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

AGENDA
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**
**Tuesday, September 3, 2019**
**6:00 p.m.**
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

**Citizen Comments:**

**Minutes for Correction/Approval:** August 6, 2019

**New Business:**

1. EDC 2019-70 Building Permit Report for July 2019
2. EDC 2019-71 Building Inspection Report for July 2019
3. EDC 2019-72 Property Maintenance Report for July 2019
4. EDC 2019-73 Economic Development Report for August 2019
5. EDC 2019-74 Menards – Plat of Resubdivision
6. EDC 2019-75 Grande Reserve Units 26 and 27 – Final Plat
7. EDC 2019-76 School of Expressive Arts and Learning (SEAL) – Special Use
8. EDC 2019-77 B-1 Zoning District Text Amendment for Special Use

**Old Business:**

1. EDC 2019-23 Downtown Form-Based Code and Streetscape Master Plan
2. EDC 2019-68 Unified Development Ordinance (UDO) – Change Order

**Additional Business:**

| **2019/2020 City Council Goals – Economic Development Committee** | | |
|---|---|---|
| **Goal** | **Priority** | **Staff** |
| "Southside Development" | 4 | Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic |
| "Downtown and Riverfront Development" | 5 | Bart Olson, Tim Evans & Krysti Barksdale-Noble |
| "Metra Extension" | 7 | Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett |
| "Manufacturing and Industrial Development" | 8 (tie) | Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson |
| "Expand Economic Development Efforts" | 10 | Krysti Barksdale-Noble & Lynn Dubajic |
| "Revenue Growth" | 13 | Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic |
| "Entrance Signage" | 17 | Krysti Barksdale-Noble & Erin Willrett |

UNITED CITY OF YORKVILLE
WORKSHEET
**ECONOMIC DEVELOPMENT COMMITTEE**
**Tuesday, September 3, 2019**
**6:00 PM**
CITY HALL CONFERENCE ROOM

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**CITIZEN COMMENTS**:

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**MINUTES FOR CORRECTION/APPROVAL:**

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1. August 6, 2019
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

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**NEW BUSINESS**:

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1. EDC 2019-70 Building Permit Report for July 2019
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2019-71 Building Inspection Report for July 2019
   - ☐ Informational Item
   - ☐ Notes _____

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3. EDC 2019-72 Property Maintenance Report for July 2019
   - ☐ Informational Item
   - ☐ Notes _____

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4. EDC 2019-73 Economic Development Report for August 2019
   - ☐ Informational Item
   - ☐ Notes _____

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5. EDC 2019-74 Menards – Plat of Resubdivison
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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6. EDC 2019-75 Grande Reserve Units 26 and 27 – Final Plat
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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7. EDC 2019-76 School of Expressive Arts and Learning (SEAL) – Special Use
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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8. EDC 2019-77 B-1 Zoning District Text Amendment for Special Use
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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**OLD BUSINESS**:

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1. EDC 2019-23 Downtown Form-Based Code and Streetscape Master Plan
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2019-68 Unified Development Ordinance (UDO) – Change Order
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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**ADDITIONAL BUSINESS:**

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| Reviewed By: | |
|---|---|
| Legal | ☐ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ☐ |
| Human Resources | ☐ |
| Community Development | ☐ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

Minutes

Tracking Number

## Agenda Item Summary Memo

**Title:** Minutes of the Economic Development Committee – August 6, 2019

**Meeting and Date:** Economic Development Committee – September 3, 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, August 6, 2019, 6:00pm**
**City Conference Room**

**In Attendance:**
**Committee Members**
Chairman Jackie Milschewski
Alderman Joel Frieders
Alderman Jason Peterson
Alderman Ken Koch

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

**Other Guests**

| | |
|---|---|
| Lynn Dubajic, City Consultant | Valerie Burd |
| Katie Finlon, *Kendall County Record* | Todd Milliron |
| Charles & Gayle Ashley | Lyman Tieman, Attorney, Gas N Wash |
| Scott Pritchett, ARSA | Kevin McEnery, Gas N Wash |
| Brian Hartz, MG2A | Greg Galgan, Gas N Wash |
| Carole Sheeley | Kathryn Bloch, WSPY |

Lisa Wolancevich, Yorkville Historical Preservation

The meeting was called to order at 6:00pm by Chairman Jackie Milschewski

**Citizen Comments:** None

**Minutes for Correction/Approval:** July 2, 2019
The minutes were approved as presented.

**New Business**
***1. EDC 2019-59 Building Permit Report for June 2019***
Mr. Ratos reported 9 single family, 11 commercial and 220 miscellaneous permits for the month. He said the roof damage repair from the recent storms is beginning and he noted a significant jump in permits as a result.

***2. EDC 2019-60 Building Inspection Report for June 2019***
There were 461 inspections for the month, mostly fences, decks and now inspections for roof repairs.

***3. EDC 2019-61 Property Maintenance Report for June 2019***
Twelve cases were heard in June, including an unpermitted accessory building on East Main St. that incurred a fine of $2,625. This was the second time this property has been at the adjudication hearings. Other cases found liable included weed violations.

***4. EDC 2019-62 Economic Development Report for July 2019***
Ms. Dubajic referred to the report she submitted and in addition, she said a lease has been signed for a cabinetry and countertop business located in the Casa Santiago building.

***5. EDC 2019-63 Lenny's Gas N Wash – Special Use, Sign Variance and Final Plat***
Mr. Engberg described this project that will be located at the northeast corner of Rt. 47 and Waterpark Way. He said the site is part of the O'Keefe property. It will include a gas station, convenience store and car wash. He reviewed the steps and requirements that have already been completed. The petitioner will apply for a sign variance to allow a larger monument sign due to additional setback when Rt. 47 is widened. There was discussion of the landscaping being placed inside the property line to avoid being removed during the Rt. 47 widening. The petitioner would be eligible for compensation if it is removed. It was decided to make this change a comment on the landscape plan. A backup SSA will be required for stormwater detention. Mr. Engberg said overall this project is in line with the Comprehensive Plan. He asked for comments and committee members said they were in favor of this project.

Attorney Lyman Tieman said that when the project is approved they hope to begin construction quickly for a spring opening. There will be a Dunkin Donuts and another restaurant to be determined inside the business. The proposed sign location was discussed and it was stated that gaming will be available in the facility. Pedestrian connectivity from the waterpark and sidewalk to the gas station was discussed and it was noted there were no designated walkways. This item will be reviewed with engineers.

This will go to Public Hearing on August 14th at the PZC meeting and will move to City Council on September 10th if all items are addressed.

***6. EDC 2019-64 208 E. Main Street – Front Yard Setback Variance***
Residents Charles and Gayle Ashley wish to re-install a porch that was removed at some point from their 1890's Victorian home. The house is set at the maximum setback in the R-2 district and they are requesting a variance of 20 feet instead of the required 30 feet. Staff and the committee were supportive of this request. This will go before the PZC on September 11th and to City Council in September or October.

***7. EDC 2019-65 Tactical Urbanism***
Mr. Engberg reviewed the memo regarding tactical urbanism and discussed the definition of the concept. Staff has discussed short-term solutions to beautify or ways to use areas in the downtown including beach sandboxes, life size chess and concrete cornholes. He elaborated on each item, the suggested location and possible concerns such as vandalism, ADA compliance, flooding and wind damage. Staff and volunteer groups might collaborate on installing and possible partnerships with local businesses to oversee the equipment were also suggested. Committee members expressed concerns and comments

and Mr. Ratos suggested bag sets could perhaps be rented through nearby businesses. Other ideas or activity suggestions were murals, volleyball nets, life-size twister, monopoly, horseshoes and a water fountain spray. Staff will move forward with the three proposed projects. Mr. Engberg said there is a $2,500 budget for this project.

***8. EDC 2019-66 Downtown Landscape Hill Project – Invitation to Bid***

In 2016 HR Green was engaged for landscaping ideas for the courthouse hill on Rt. 47. This project has $50,000 budgeted. Due to the cost estimate of $500,000, staff is trying to approach the project incrementally for immediate impact. A limestone-finish retaining wall and sign is proposed to be the first phase. Staff is asking to go out to bid for design and build and would come back to the EDC committee with 2-3 sign concepts. The bid is slated for late August with a September 23rd deadline. Based on previous experience, Alderman Milschewski expressed concern for a possible echo from the wall and Mr. Ratos suggested using a synthetic stone to help alleviate. This will move to City Council for authorization to bid. If approved, construction could start in spring.

***9. EDC 2019-67 Kane/Kendall Council of Mayors Bike Sharing - Memorandum of Understanding***

Assistant Administrator Willrett said this project would pair with the other discussed improvements for the downtown. Since Yorkville is part of the Council of Mayors, the city would have access to prices the Council finds for a bike-sharing system. Oswego is also exploring this program. Alderman Koch noted that Fermi Lab has this program and one issue is balancing the number of bikes at a certain location and the redistribution. Alderman Frieders said it's a great program and also discussed a zip bike program in Aurora. Ms. Willrett said there are no grants at this time, so the city will seek sponsorships. This moves to the City Council for the memorandum of understanding.

***10. EDC 2019-68 Unified Development Ordinance (UDO) – Change Order***

After reviewing the sub-contractor contract, Ms. Noble said staff discovered the quote for the smart code only provided for one on-line calculator when seven are actually needed. She said the company was apologetic and agreed to discount each one 15% along with a setup fee discount. The main contractor, Houseal Lavigne, agreed to reduce their billable hours by $3,400. Each calculator is $2,500 and with all costs and discounts, the total Change Order increase is $7,125. Ms. Noble detailed the capabilities and importance of the calculators which staff and developers will both use. The current method is to do the calculations by hand and requires 40% of Mr. Engberg's time. Staff currently spends 2-3 hours per plan. Alderman Funkhouser said the city will receive fewer services from Houseal Lavigne and appreciates the Encode Plus discounts, however, he would vote no on the Change Order. Ms. Noble said she will take this comment back to Houseal Lavigne and this matter will be brought back to EDC in September.

***11. EDC 2019-69 Old Jail Term Sheet***

Mr. Olson referred to his memo and also developed a term sheet for the proposed sale of the old jail. He said all parties came to terms regarding the TIF and the remaining issues pertain to the parking in the immediate area. He listed the various aspects of the agreement including possible abandonment of the building, closing date, the use or sale of the northside parking lot, public comments, deed restriction, zoning issues, incentives,

etc. He said the jail portion is in TIF #2 which has a $20,000 positive Fund Balance. He provided a detailed explanation of the payouts at the different phases of occupancy and discussed the various city fees that would be waived. A possible deed restriction to disallow demolition was also discussed. Alderman Koch asked about the right of first refusal and if the TIF is still tied to the building if the developer abandons the project. Questions about a conservation easement, historical status and tax exemption were also raised. Mr. Olson will explain the term sheet to the Aldermen not present at this meeting. An agreement will be drafted and it is hoped to bring this matter to the August 13th City Council meeting.

***Old Business***

***1. EDC 2019-23 Downtown Form-Based Code and Streetscape Master Plan***

At the last meeting, Ms. Noble was asked to bring alternatives for the proposed lighting on Van Emmon. She explained the four alternatives she found and asked for comments and direction. She said the original catenary lighting can be made less expensive with some changes of materials and it has low upkeep. A suggestion was made by Alderman Frieders for bolting the lights to buildings instead of on poles. It was noted by Ms. Noble that the lighting is not budgeted at this time. Mr. Olson said that in every city survey, 40% of respondents respond positively to lighting. There was also a brief discussion about the lack of proposed projects coming to fruition in a timely fashion. The committee decided they wanted to move forward with the lighting in the original plan and explore hanging them on buildings.

**Additional Business**

There was no further business and the meeting adjourned at 8:30pm.

Minutes respectfully submitted
by Marlys Young, Minute Taker

| Reviewed By: | |
|---|---|
| Legal | ☐ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #1

Tracking Number

EDC 2019-70

**Agenda Item Summary Memo**

**Title:** Building Permit Report for July 2019

**Meeting and Date:** Economic Development Committee – September 3, 2019

**Synopsis:** All permits issued in July 2019.

**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 (Name) Community Development (Department)

**Agenda Item Notes:**

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# UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

JULY 2019

TYPES OF PERMITS

| | Number of Permits Issued | SFD *Single Family Detached* | B.U.I.L.D *Single Family Detached Program Begins 1/1/2012* | SFA *Single Family Attached* | Multi-Family *Apartments Condominiums* | Commercial *Includes all Permits Issued for Commercial Use* | Industrial | Misc. | Construction Cost | Permit Fees |
|---|---|---|---|---|---|---|---|---|---|---|
| July 2019 | 380 | 18 | 0 | 0 | 0 | 9 | 0 | 353 | 7,000,146.00 | 203,800.08 |
| Calendar Year 2019 | 1030 | 92 | 0 | 10 | 0 | 71 | 0 | 857 | 31,153,024.00 | 1,154,308.81 |
| Fiscal Year 2020 | 749 | 44 | 0 | 5 | 0 | 28 | 0 | 672 | 14,309,478.00 | 546,279.09 |
| | | | | | | | | | | |
| July 2018 | 104 | 19 | 0 | 0 | 0 | 10 | 0 | 75 | 3,920,993.00 | 163,603.44 |
| Calendar Year 2018 | 649 | 109 | 14 | 36 | 0 | 89 | 0 | 401 | 35,211,354.00 | 1,685,260.59 |
| Fiscal Period 2019 | 341 | 67 | 0 | 0 | 0 | 33 | 0 | 241 | 18,846,162.00 | 594,515.93 |
| | | | | | | | | | | |
| July 2017 | 99 | 4 | 5 | 0 | 0 | 10 | 0 | 80 | 9,822,020.00 | 144,687.19 |
| Calendar Year 2017 | 553 | 31 | 54 | 0 | 0 | 83 | 0 | 385 | 42,786,519.00 | 1,527,090.03 |
| Fiscal Period 2018 | 320 | 15 | 26 | 0 | 0 | 39 | 0 | 240 | 32,193,175.00 | 937,880.50 |
| | | | | | | | | | | |
| July 2016 | 71 | 0 | 11 | 0 | 0 | 12 | 0 | 48 | 2,545,393.00 | 146,348.45 |
| Calendar Year 2016 | 501 | 14 | 64 | 0 | 0 | 76 | 0 | 347 | 21,048,066.00 | 992,154.64 |
| Fiscal Period 2017 | 280 | 7 | 34 | 0 | 0 | 35 | 0 | 204 | 12,565,890.00 | 528,753.30 |
| | | | | | | | | | | |

| Reviewed By: | |
|---|---|
| Legal | ☐ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #2

Tracking Number

EDC 2019-71

**Agenda Item Summary Memo**

**Title:** Building Inspection Report for July 2019

**Meeting and Date:** Economic Development Committee – September 3, 2019

**Synopsis:** All inspections scheduled in July 2019.

**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 (Name) Community Development (Department)

**Agenda Item Notes:**

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INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| EEI | _____ | 017-REI REINSPECTION | 20170460 | 1036 N CARLY CIR | 59 | | 07/11/2019 |
| | | Comments1: NO TREE TAG | | | | | |
| BF | _____ | 007-BGS BASEMENT GARAGE STOOPS | 20170926 | 3146 MATLOCK DR | 672 | | 07/26/2019 |
| | | Comments1: UPLAND | | | | | |
| BF | _____ | 007-BG BASEMENT AND GARAGE FLOOR | 20170927 | 3142 MATLOCK DR | 673 | | 07/31/2019 |
| | | Comments1: UPLAND | | | | | |
| EEI | _____ | 018-EFL ENGINEERING - FINAL INSPE | 20170928 | 3152 MATLOCK DR | 671 | | 07/12/2019 |
| | | Comments1: N. RED POINTE MAPLE NOT APPROVED TREE - | | | | | |
| | | Comments2: NOT COMPLETED S. RED POINTE MAPLE NOT AP | | | | | |
| | | Comments3: PROVED TREE - NOT COMPLETED | | | | | |
| PR | _____ | 019-FIN FINAL INSPECTION | 20170970 | 1968 RENA LN | 9 | | 07/17/2019 |
| PR | _____ | 020-PLF PLUMBING - FINAL OSR READ | | | | | 07/17/2019 |
| EEI | _____ | 021-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| PR | _____ | 017-FIN FINAL INSPECTION | 20170971 | 1966 RENA LN | 9 | | 07/17/2019 |
| PR | _____ | 018-PLF PLUMBING - FINAL OSR READ | | | | | 07/17/2019 |
| EEI | _____ | 019-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| PR | _____ | 017-FIN FINAL INSPECTION | 20170972 | 1974 RENA LN | 9 | | 07/17/2019 |
| PR | _____ | 018-PLF PLUMBING - FINAL OSR READ | | | | | 07/17/2019 |
| EEI | _____ | 019-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| PR | _____ | 016-FIN FINAL INSPECTION | 20170973 | 1962 RENA LN | 9 | | 07/17/2019 |
| PR | _____ | 017-PLF PLUMBING - FINAL OSR READ | | | | | 07/17/2019 |
| EEI | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| PR | _____ | 018-FIN FINAL INSPECTION | 20170974 | 1972 RENA LN | 9 | | 07/17/2019 |
| PR | _____ | 019-PLF PLUMBING - FINAL OSR READ | | | | | 07/17/2019 |
| EEI | _____ | 020-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | 20170975 | 1964 RENA LN | 9 | | 07/17/2019 |
| PR | _____ | 017-FIN FINAL INSPECTION | | | | | 07/17/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| EEI | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| EEI | _____ | 025-EFL ENGINEERING - FINAL INSPE | 20170994 | 967 N CARLY CIR | 124 | | 07/12/2019 |
| | | Comments1: RED POINTE MAPLE NOT APPROVED TREE - NOT | | | | | |
| | | Comments2: COMPLETED. DAMAGED SW - NOT COMPLETED | | | | | |
| EEI | _____ | 022-EFL ENGINEERING - FINAL INSPE | 20180158 | 1012 S CARLY CIR | 113 | | 07/11/2019 |
| | | Comments1: SIDEWALK SURFACE DAMAGE | | | | | |
| BF | _____ | 010-RFR ROUGH FRAMING | 20180330 | 3126 MATLOCK DR | 677 | | 07/02/2019 |
| BF | _____ | 011-REL ROUGH ELECTRICAL | | | | | 07/02/2019 |
| | | Comments1: OUTLET EACH SIDE OF OVEN NEED TO BE AIR | | | | | |
| | | Comments2: TIGHT BOXES. ELECTRICAL BOXES IN 2ND FLO | | | | | |
| | | Comments3: OR CEILING NEED TO BE AIR TIGHT | | | | | |
| BF | _____ | 012-RMC ROUGH MECHANICAL | | | | | 07/02/2019 |
| | | Comments1: PROVIDE TOP PLATE STRAPS AT DUCTS BACK W | | | | | |
| | | Comments2: ALL OF LIVING ROOM | | | | | |
| PR | _____ | 013-PLR PLUMBING - ROUGH | | | | | 07/02/2019 |
| BF | _____ | 014-INS INSULATION | | | | | 07/05/2019 |
| PR | _____ | 015-FIN FINAL INSPECTION | 20180364 | 3102 MATLOCK DR | 682 | | 07/25/2019 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 07/25/2019 |
| EEI | _____ | 017-EFL ENGINEERING - FINAL INSPE | | | | 07/26/2019 | |
| EEI | _____ | 018-EFL ENGINEERING - FINAL INSPE | 20180548 | 3128 MATLOCK DR | 676 | | 07/12/2019 |
| | | Comments1: DAMAGED SW NOT COMPLETED | | | | | |
| EEI | _____ | 018-REI REINSPECTION | 20180617 | 2821 SHERIDAN CT | 206 | 07/03/2019 | |
| EEI | _____ | 024-REI REINSPECTION | 20180708 | 928 PURCELL ST | 81 | | 07/15/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20180726 | 2835 SILVER SPRINGS CT | 249 | | 00/07/1719 |
| EEI | _____ | 018-EFL ENGINEERING - FINAL INSPE | 20180816 | 2849 KETCHUM CT | 221 | | 07/24/2019 |
| BF | _____ | 007-BG BASEMENT AND GARAGE FLOOR | 20180848 | 3112 MATLOCK DR | 680 | | 07/31/2019 |
| | | Comments1: UPLAND | | | | | |
| BC | _____ | 018-PPS PRE-POUR, SLAB ON GRADE | 20180861 | 1041 BLACKBERRY SHORE LN | 38 | | 07/01/2019 |
| PR | _____ | 011-PLF PLUMBING - FINAL OSR READ | 20180873 | 211 E SPRING ST | | | 07/15/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 012-FIN FINAL INSPECTION | | | | | 07/12/2019 |
| | | Comments1: MECHANICAL REI | | | | | |
| BC | _____ | 013-FIN FINAL INSPECTION | | | | | 07/23/2019 |
| | | Comments1: R314 SMOKE ALARMS, R315 CO DETECTORS, NO | | | | | |
| | | Comments2: OCCUPANCY | | | | | |
| EEI | _____ | 019-REI REINSPECTION | 20180957 | 4228 E MILLBROOK CIR | 287 | | 07/16/2019 |
| | | Comments1: ADA COMMON SQ IS CRACKED | | | | | |
| BC | _____ | 015-PHD POST HOLE - DECK | 20180964 | 3101 REHBEHN CT | 637 | | 07/18/2019 |
| | | Comments1: UPLAND | | | | | |
| BF | _____ AM | 007-BGS BASEMENT GARAGE STOOPS | 20180965 | 3102 REHBEHN CT | 650 | | 07/22/2019 |
| | | Comments1: GR - DR HORTON | | | | | |
| BC | _____ | 008-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/22/2019 |
| | | Comments1: GAR STOOPS | | | | | |
| BF | _____ | 013-WKS PUBLIC & SERVICE WALKS | 20180966 | 3105 REHBEHN CT | 638 | | 07/01/2019 |
| | | Comments1: UPLAND | | | | | |
| BC | _____ | 014-PHD POST HOLE - DECK | | | | | 07/18/2019 |
| | | Comments1: UPLAND | | | | | |
| BC | _____ | 007-BGS BASEMENT GARAGE STOOPS | 20180967 | 3108 REHBEHN CT | 649 | | 07/18/2019 |
| | | Comments1: CRAWL TOO, UPLAND | | | | | |
| BF | _____ | 015-WKS PUBLIC & SERVICE WALKS | 20180968 | 3109 REHBEHN CT | 639 | | 07/01/2019 |
| | | Comments1: UPLAND | | | | | |
| BC | _____ | 016-PHD POST HOLE - DECK | | | | | 07/18/2019 |
| | | Comments1: UPLAND | | | | | |
| BF | _____ | 013-WKS PUBLIC & SERVICE WALKS | 20180969 | 3121 REHBEHN CT | 640 | | 07/01/2019 |
| | | Comments1: UPLAND | | | | | |
| BC | _____ | 014-PHD POST HOLE - DECK | | | | | 07/18/2019 |
| | | Comments1: UPLAND | | | | | |
| PR | _____ | 008-RFR ROUGH FRAMING | 20180971 | 3125 REHBEHN CT | 641 | | 07/09/2019 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 07/09/2019 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 07/09/2019 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 07/09/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ | 012-INS INSULATION | | | | | 07/11/2019 |
| | Comments1: GR - HORTON | | | | | | |
| BC | _____ | 013-PHD POST HOLE - DECK | | | | | 07/18/2019 |
| | Comments1: UPLAND | | | | | | |
| PR | _____ | 008-PLR PLUMBING - ROUGH | 20180975 | 3133 REHBEHN CT | 643 | | 07/17/2019 |
| BF | _____ | 009-RFR ROUGH FRAMING | | | | | 07/17/2019 |
| BF | _____ | 010-REL ROUGH ELECTRICAL | | | | | 07/17/2019 |
| BF | _____ | 011-RMC ROUGH MECHANICAL | | | | 07/17/2019 | |
| BF | _____ | 012-INS INSULATION | | | | | 07/19/2019 |
| PR | _____ | 008-RFR ROUGH FRAMING | 20180977 | 3137 REHBEHN CT | 644 | | 07/22/2019 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 07/22/2019 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 07/22/2019 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 07/22/2019 |
| BF | _____ | 012-INS INSULATION | | | | | 07/24/2019 |
| | Comments1: HORTON | | | | | | |
| PR | _____ | 014-FIN FINAL INSPECTION | 20181004 | 2581 LYMAN LOOP | 37 | | 07/23/2019 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 07/23/2019 |
| BF | _____ | 015-FIN FINAL INSPECTION | 20181025 | 1101 BLACKBERRY SHORE LN | 44 | | 07/12/2019 |
| | Comments1: KMP, MCCUE | | | | | | |
| PBF | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 07/12/2019 |
| | Comments1: KMP MCCUE | | | | | | |
| EEI | _____ | 017-EFL ENGINEERING - FINAL INSPE | | | | | 07/12/2019 |
| PR | _____ | 014-FIN FINAL INSPECTION | 20181026 | 901 BLACKBERRY SHORE LN | 24 | | 07/09/2019 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 07/09/2019 |
| EEI | _____ | 016-EFL ENGINEERING - FINAL INSPE | | | | | 07/11/2019 |
| | Comments1: PROPERTY CORNER & SIDEWALK | | | | | | |
| BF | _____ | 015-FIN FINAL INSPECTION | 20190017 | 1093 REDWOOD DR | 47 | | 07/11/2019 |
| | Comments1: MCCUE | | | | | | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PBF | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 07/11/2019 |
| BC | _____ | 017-FIN FINAL INSPECTION | | | | | 07/12/2019 |
| EEI | _____ | 018-EFL ENGINEERING - FINAL INSPE | | | | | 07/19/2019 |
| BF | _____ | 004-ABC ABOVE CEILING | 20190028 | 1652 N BEECHER RD | 54 | | 07/11/2019 |
| | | Comments1: TARGET, FITTING ROOM 812-371-4784 | | | | | |
| BF | _____ | 005-REL ROUGH ELECTRICAL | | | | | 07/16/2019 |
| | | Comments1: IN WALL & FLOOR @ GUEST SERVICES 812-371 | | | | | |
| | | Comments2: -4784 | | | | | |
| BF | _____ | 006-RFR ROUGH FRAMING | | | | | 07/17/2019 |
| | | Comments1: EXTERIOR FRAMING JOEL 812-371-4784 CALL | | | | | |
| | | Comments2: FIRST | | | | | |
| BF | _____ | 007-ABC ABOVE CEILING | | | | | 07/22/2019 |
| | | Comments1: GUEST SERVICES JOEL 812-371-4784 | | | | | |
| BF | _____ | 009-RFR ROUGH FRAMING | 20190040 | 2577 LYMAN LOOP | 36 | | 07/01/2019 |
| | | Comments1: ONE HANGER IN BASEMENT NEEDS NAILS | | | | | |
| BF | _____ | 010-REL ROUGH ELECTRICAL | | | | | 07/01/2019 |
| | | Comments1: ELECTRIC BOXES IN CEILINGS NEED TO BE AI | | | | | |
| | | Comments2: R TIGHT | | | | | |
| BF | _____ | 011-RMC ROUGH MECHANICAL | | | | | 07/01/2019 |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | | 07/01/2019 |
| BC | _____ | 013-INS INSULATION | | | | | 07/03/2019 |
| | | Comments1: PULTE, GR | | | | | |
| PR | _____ | 014-SUM SUMP | | | | 07/29/2019 | |
| PR | _____ | 001-RFR ROUGH FRAMING | 20190047 | 502 TERI LN | 9 | | 07/03/2019 |
| PR | _____ | 002-REL ROUGH ELECTRICAL | | | | | 07/03/2019 |
| PR | _____ | 003-PLR PLUMBING - ROUGH | | | | | 07/03/2019 |
| PR | _____ | 015-FIN FINAL INSPECTION | 20190061 | 2451 WYTHE PL | 7 | | 07/18/2019 |
| PR | _____ | 016-PLF PLUMBING - FINAL OSR READ | | | | | 07/18/2019 |
| EEI | _____ | 017-EFL ENGINEERING - FINAL INSPE | | | | 07/19/2019 | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ | 013-WKS PUBLIC & SERVICE WALKS | 20190066 | 2835 KETCHUM CT | 217 | | 07/01/2019 |
| | Comments1: MIDWEST | | | | | | |
| PR | _____ | 014-FIN FINAL INSPECTION | | | | | 07/25/2019 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 07/25/2019 |
| EEI | _____ | 016-EFL ENGINEERING - FINAL INSPE | 20190085 | 2828 KETCHUM CT | 215 | | 07/01/2019 |
| | Comments1: PROPERTY CORNERS | | | | | | |
| BF | _____ | 014-FIN FINAL INSPECTION | 20190089 | 1941 WREN RD | 17 | | 07/12/2019 |
| | Comments1: PRESTWICK - KHOV | | | | | | |
| PBF | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 07/12/2019 |
| | Comments1: PRESTWICK - KHOV | | | | | | |
| EEI | _____ | 016-EFL ENGINEERING - FINAL INSPE | | | | | 07/19/2019 |
| PR | _____ | 017-REI REINSPECTION | | | | | 07/19/2019 |
| | Comments1: FINAL PLUMB | | | | | | |
| BF | _____ AM | 016-WKS PUBLIC & SERVICE WALKS | 20190100 | 501 OMAHA DR | 3 | | 07/31/2019 |
| | Comments1: MCCUE | | | | | | |
| BF | _____ | 015-EPW ENGINEERING- PUBLIC WALK | 20190105 | 800 ALEXANDRA LN | 20 | | 07/02/2019 |
| BF | _____ | 016-EDA ENGINEERING - DRIVEWAY AP | | | | | 07/05/2019 |
| | Comments1: HEARTLAND MEADOWS | | | | | | |
| BF | _____ | 017-FIN FINAL INSPECTION | | | | | 07/17/2019 |
| PBF | _____ | 018-PLF PLUMBING - FINAL OSR READ | | | | | 07/17/2019 |
| EEI | _____ | 019-EFL ENGINEERING - FINAL INSPE | | | | | 07/17/2019 |
| BF | _____ | 008-PPS PRE-POUR, SLAB ON GRADE | 20190108 | 1431 CRIMSON LN | 223-1 | | 07/17/2019 |
| | Comments1: STOOP PATIO | | | | | | |
| PR | _____ | 009-RFR ROUGH FRAMING | | | | | 07/31/2019 |
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 07/31/2019 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 07/31/2019 |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | | 07/31/2019 |
| BF | _____ | 008-PPS PRE-POUR, SLAB ON GRADE | 20190109 | 1433 CRIMSON LN | 223-2 | | 07/17/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ | 008-PPS PRE-POUR, SLAB ON GRADE | 20190110 | 1435 CRIMSON LN | 223-3 | | 07/17/2019 |
| BF | _____ | 008-PPS PRE-POUR, SLAB ON GRADE | 20190111 | 1437 CRIMSON LN | 223-4 | | 07/17/2019 |
| BF | _____ | 008-PPS PRE-POUR, SLAB ON GRADE | 20190112 | 1439 CRIMSON LN | 223-5 | | 07/17/2019 |
| PR | _____ | 009-PLR PLUMBING - ROUGH | 20190115 | 3168 BOOMBAH BLVD | 130 | | 07/15/2019 |
| PR | _____ | 010-RFR ROUGH FRAMING | | | | | 07/15/2019 |
| | | Comments1: CAL - RYAN | | | | | |
| PR | _____ | 011-REL ROUGH ELECTRICAL | | | | | 07/15/2019 |
| PR | _____ | 012-RMC ROUGH MECHANICAL | | | | | 07/15/2019 |
| BF | _____ | 013-INS INSULATION | | | | | 07/17/2019 |
| | | Comments1: CAL - RYAN | | | | | |
| BC | _____ | 014-WKS PUBLIC & SERVICE WALKS | | | | | 07/25/2019 |
| | | Comments1: 3 | | | | | |
| PR | _____ PM | 004-FIN FINAL INSPECTION | 20190125 | 2422 FITZHUGH TURN | 146 | 07/16/2019 | |
| PR | _____ | 005-PLF PLUMBING - FINAL OSR READ | | | | 07/16/2019 | |
| BF | _____ AM | 012-PPS PRE-POUR, SLAB ON GRADE | 20190130 | 1112 CARLY DR | 26 | | 07/11/2019 |
| | | Comments1: GARAGE FLOOR, FRONT AND REAR STOOPS | | | | | |
| BF | _____ AM | 013-WKS PUBLIC & SERVICE WALKS | | | | | 07/31/2019 |
| | | Comments1: NORWOOD | | | | | |
| PR | _____ | 014-FIN FINAL INSPECTION | 20190160 | 2799 GAINS CT | 195 | | 07/19/2019 |
| PR | _____ | 015-PLF PLUMBING - FINAL OSR READ | | | | | 07/19/2019 |
| PR | _____ | 005-FIN FINAL INSPECTION | 20190165 | 1132 KATE DR | 40 | | 07/19/2019 |
| PR | _____ | 008-PLR PLUMBING - ROUGH | 20190190 | 4376 E MILLBROOK CIR | 269 | | 07/03/2019 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 07/03/2019 |
| PR | _____ | 010-RFR ROUGH FRAMING | | | | | 07/02/2019 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 07/02/2019 |
| BC | _____ | 012-INS INSULATION | | | | | 07/08/2019 |
| BC | _____ | 013-WKS PUBLIC & SERVICE WALKS | | | | | 07/11/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PR | _____ | 007-RFR ROUGH FRAMING | 20190193 | 272 WINDETT RIDGE RD | 17 | | 07/25/2019 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 07/25/2019 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 07/25/2019 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 07/25/2019 |
| PR | _____ | 011-SUM SUMP | | | | | 07/29/2019 |
| BF | _____ | 012-INS INSULATION | | | | | 07/30/2019 |
| | Comments1: WINDETT, LENNAR | | | | | | |
| BC | _____ | 005-FIN FINAL INSPECTION | 20190196 | 503 W WASHINGTON ST | 6 | | 07/05/2019 |
| PR | _____ | 007-RFR ROUGH FRAMING | 20190199 | 875 PURCELL ST | 71 | | 07/22/2019 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 07/22/2019 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 07/22/2019 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 07/22/2019 |
| BF | _____ AM | 011-INS INSULATION | | | | | 07/25/2019 |
| | Comments1: MCCUE | | | | | | |
| BC | _____ | 003-REI REINSPECTION | 20190222 | 114 CONOVER CT | 11 | | 07/16/2019 |
| BF | _____ | 007-PPS PRE-POUR, SLAB ON GRADE | 20190255 | 841 OMAHA DR | 20 | 07/25/2019 | |
| | Comments1: NORWOOD, GARAGE AND STOOP | | | | | | |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 07/31/2019 |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 07/31/2019 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 07/31/2019 |
| PR | _____ | 011-PLR PLUMBING - ROUGH | | | | | 07/31/2019 |
| BF | _____ AM | 012-WKS PUBLIC & SERVICE WALKS | 20190265 | 2785 GAINS CT | 191 | | 07/02/2019 |
| BC | _____ PM | 012-PPS PRE-POUR, SLAB ON GRADE | 20190266 | 832 ALEXANDRA LN | 36 | | 07/10/2019 |
| | Comments1: GAR & FRONT PORCH SLABS, MARKER | | | | | | |
| BF | _____ | 013-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/30/2019 |
| | Comments1: REAR SLAB AND STOOPS | | | | | | |
| _____ | _____ | 001-MIS MISCELLANEOUS | 20190269 | 484 HONEYSUCKLE LN | 162 | | 07/01/2019 |
| | Comments1: TRENCH - GAS AND ELECTRIC | | | | | | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 002-RFR ROUGH FRAMING | 20190272 | 2322 WINTERTHUR GREEN | 178 | 07/10/2019 | |
| BC | _____ | 003-FIN FINAL INSPECTION | | | | 07/22/2019 | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190275 | 278 WALSH CIR | 89 | | 07/05/2019 |
| PR | _____ | 008-ESW ENGINEERING - SEWER / WAT | 20190276 | 3271 LAUREN DR | 82 | | 07/16/2019 |
| BC | _____ | 009-INS INSULATION | | | | | 07/26/2019 |
| BC | _____ | 010-WKS PUBLIC & SERVICE WALKS | | | | | 07/25/2019 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190279 | 1992 MEADOWLARK LN | 143 | | 07/15/2019 |
| BF | _____ | 006-BSM BASEMENT FLOOR | | | | | 07/25/2019 |
| | Comments1: NORWOOD | | | | | | |
| PR | _____ | 006-PLU PLUMBING - UNDERSLAB | 20190287 | 709 CLOVER CT | 5 | | 07/19/2019 |
| PR | _____ | 007-RFR ROUGH FRAMING | | | | | 07/23/2019 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 07/23/2019 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 07/23/2019 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 07/23/2019 |
| BF | _____ PM | 011-BG BASEMENT AND GARAGE FLOOR | | | | | 07/24/2019 |
| | Comments1: 1. SEAMS IN PLASTIC NEED TO BE SEALED/TA | | | | | | |
| | Comments2: PED IN BSMT FRO RADON 2. NO PLASTIC INST | | | | | | |
| | Comments3: ALLED IN GARAGE PROVIDE PLASTIC IN GARAG | | | | | | |
| | Comments4: E FLOOR | | | | | | |
| BC | _____ | 012-INS INSULATION | | | | | 07/26/2019 |
| BF | _____ | 013-BGS BASEMENT GARAGE STOOPS | | | | 07/30/2019 | |
| | Comments1: RSS | | | | | | |
| BC | _____ | 004-FIN FINAL INSPECTION | 20190291 | 1991 MEADOWLARK LN | 113 | | 07/10/2019 |
| | Comments1: LEDGERBOARD ON EAST SIDE OF FIREPLACE MU | | | | | | |
| | Comments2: ST BE ANCHORED WITH 1/2"BOLTS. ADD SHIMS | | | | | | |
| | Comments3: UNDER STAIR STRINGERS AT LONG UPPERMOST | | | | | | |
| | Comments4: STAIR | | | | | | |
| BC | _____ | 005-REI REINSPECTION | | | | | 07/24/2019 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190292 | 1455 CRIMSON LN | 222-1 | | 07/24/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PR | _____ | 006-UGE UNDERGROUND ELECTRIC | | | | | 07/24/2019 |
| BF | _____ | 007-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/26/2019 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190293 | 1453 CRIMSON LN | 222-2 | | 07/24/2019 |
| PR | _____ | 006-UGE UNDERGROUND ELECTRIC | | | | | 07/24/2019 |
| BF | _____ | 007-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/26/2019 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190294 | 1451 CRIMSON LN | 222-3 | | 07/24/2019 |
| PR | _____ | 006-UGE UNDERGROUND ELECTRIC | | | | | 07/24/2019 |
| BF | _____ | 007-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/26/2019 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190295 | 1449 CRIMSON LN | 222-4 | | 07/24/2019 |
| PR | _____ | 006-UGE UNDERGROUND ELECTRIC | | | | | 07/24/2019 |
| BF | _____ | 007-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/26/2019 |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190296 | 1447 CRIMSON LN | 222-5 | | 07/24/2019 |
| PR | _____ | 006-UGE UNDERGROUND ELECTRIC | | | | | 07/24/2019 |
| BF | _____ | 007-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/26/2019 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | 20190302 | 2037 SQUIRE CIR | 208 | | 07/01/2019 |
| PR | _____ | 007-BG BASEMENT AND GARAGE FLOOR | | | | | 07/02/2019 |
| BC | _____ | 008-STP STOOP | | | | | 07/02/2019 |
| PR | _____ | 009-RFR ROUGH FRAMING | 20190303 | 2052 SQUIRE CIR | 190 | | 07/26/2019 |
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 07/26/2019 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 07/26/2019 |
| PR | _____ | 012-PLR PLUMBING - ROUGH | | | | | 07/26/2019 |
| BC | _____ | 013-INS INSULATION | | | | | 07/30/2019 |
| PR | _____ | 008-PLR PLUMBING - ROUGH | 20190320 | 2078 SQUIRE CIR | 182 | | 07/17/2019 |
| PR | _____ | 009-RFR ROUGH FRAMING | | | | | 07/17/2019 |
| | Comments1: GR - RYAN | | | | | | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PR | _____ | 010-REL ROUGH ELECTRICAL | | | | | 07/17/2019 |
| PR | _____ | 011-RMC ROUGH MECHANICAL | | | | | 07/17/2019 |
| BF | _____ | 012-INS INSULATION | | | | | 07/19/2019 |
| | | Comments1: GR- RYAN | | | | | |
| BF | _____ | 013-WKS PUBLIC & SERVICE WALKS | | | | | 07/24/2019 |
| | | Comments1: MIDWEST | | | | | |
| PR | _____ | 007-PLR PLUMBING - ROUGH | 20190321 | 4262 E MILLBROOK CIR | 282 | | 07/16/2019 |
| PR | _____ | 008-RFR ROUGH FRAMING | | | | | 07/16/2019 |
| | | Comments1: GR - RYAN | | | | | |
| PR | _____ | 009-REL ROUGH ELECTRICAL | | | | | 07/16/2019 |
| PR | _____ | 010-RMC ROUGH MECHANICAL | | | | | 07/16/2019 |
| BC | _____ | 011-INS INSULATION | | | | | 07/18/2019 |
| | | Comments1: GR- RYAN | | | | | |
| BC | _____ | 012-WKS PUBLIC & SERVICE WALKS | | | | | 07/23/2019 |
| PR | _____ | 006-PLR PLUMBING - ROUGH | 20190322 | 2782 GAINS CT | 188 | | 07/08/2019 |
| BF | _____ | 007-REL ROUGH ELECTRICAL | | | | | 07/08/2019 |
| BF | _____ | 008-RMC ROUGH MECHANICAL | | | | | 07/08/2019 |
| BF | _____ | 009-RFR ROUGH FRAMING | | | | | 07/08/2019 |
| BF | _____ | 010-INS INSULATION | | | | | 07/10/2019 |
| BC | _____ | 011-WKS PUBLIC & SERVICE WALKS | | | | | 07/11/2019 |
| BF | _____ | 007-RFR ROUGH FRAMING | 20190323 | 1952 WREN RD | 6 | | 07/09/2019 |
| | | Comments1: MISSING ANCHOR BOLT AT SEAM IN GARAGE. P | | | | | |
| | | Comments2: ROVIDE MORE BRACING ON ROOF TRUSSES PER | | | | | |
| | | Comments3: PLANS. | | | | | |
| BF | _____ | 008-REL ROUGH ELECTRICAL | | | | | 07/09/2019 |
| BF | _____ | 009-RMC ROUGH MECHANICAL | | | | | 07/09/2019 |
| | | Comments1: PROVIDE TOP PLATE STRAP AT RADON PIPE IN | | | | | |
| | | Comments2: FAMILY ROOM | | | | | |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 07/09/2019 |
| | | Comments1: BRACE WASHER BOX AND AIR CHAMBER | | | | | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ | 011-INS INSULATION | | | | | 07/11/2019 |
| | Comments1: PW - KHOV | | | | | | |
| BF | _____ | 012-REI REINSPECTION | | | | | 07/16/2019 |
| | Comments1: ROUGH FRAME | | | | | | |
| PR | _____ | 007-RFR ROUGH FRAMING | 20190324 | 1921 WREN RD | 15 | | 07/19/2019 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 07/19/2019 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 07/19/2019 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 07/19/2019 |
| BF | _____ | 011-INS INSULATION | | | | | 07/23/2019 |
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190339 | 4612 PLYMOUTH AVE | 995 | | 07/08/2019 |
| | Comments1: PATIO, | | | | | | |
| PR | _____ | 005-PLU PLUMBING - UNDERSLAB | 20190340 | 976 S CARLY CIR | 106 | | 07/02/2019 |
| BF | _____ | 006-BSM BASEMENT FLOOR | | | | | 07/17/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190341 | 2793 GAINS CT | 193 | | 07/02/2019 |
| BC | _____ | 001-MIS MISCELLANEOUS | 20190349 | 707 ADRIAN ST | | | 07/01/2019 |
| | Comments1: TRENCH | | | | | | |
| BC | _____ | 002-ELU ELECTRICAL - UNDERSLAB | | | | | 07/01/2019 |
| | Comments1: POOL | | | | | | |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | 20190351 | 834 ALEXANDRA LN | 37 | | 07/09/2019 |
| PR | _____ | 005-RFR ROUGH FRAMING | | | | | 07/23/2019 |
| PR | _____ | 006-REL ROUGH ELECTRICAL | | | | | 07/23/2019 |
| PR | _____ | 007-RMC ROUGH MECHANICAL | | | | | 07/23/2019 |
| PR | _____ | 008-PLR PLUMBING - ROUGH | | | | | 07/23/2019 |
| BF | _____ | 009-INS INSULATION | | | | | 07/25/2019 |
| | Comments1: MARKER | | | | | | |
| BF | _____ | 010-BGS BASEMENT GARAGE STOOPS | | | | | 07/30/2019 |
| | Comments1: MARKER | | | | | | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190362 | 388 BERTRAM DR | 1032 | | 07/05/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ AM | 001-PWK PRIVATE WALKS | 20190368 | 303 MCHUGH RD | | | 07/12/2019 |
| PR | _____ | 003-WAT WATER | 20190380 | 2684 PATRIOT CT | 221 | | 07/01/2019 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 07/08/2019 |
| BC | _____ | 005-BKF BACKFILL | | | | | 07/02/2019 |
| BF | _____ AM | 006-STP STOOP | | | | | 07/10/2019 |
| | Comments1: GR - MIDWEST FRONT & REAR STOOPS | | | | | | |
| BF | _____ AM | 007-BGS BASEMENT GARAGE STOOPS | 20190381 | 2792 GAINS CT | 186 | | 07/02/2019 |
| | Comments1: GR | | | | | | |
| PR | _____ AM | 006-BG BASEMENT AND GARAGE FLOOR | 20190384 | 1991 WREN RD | 22 | | 07/02/2019 |
| | Comments1: PW- UPLAND | | | | | | |
| PR | _____ | 007-RFR ROUGH FRAMING | | | | | 07/25/2019 |
| PR | _____ | 008-REL ROUGH ELECTRICAL | | | | | 07/25/2019 |
| PR | _____ | 009-RMC ROUGH MECHANICAL | | | | | 07/25/2019 |
| PR | _____ | 010-PLR PLUMBING - ROUGH | | | | | 07/25/2019 |
| BF | _____ | 011-INS INSULATION | | | | | 07/29/2019 |
| | Comments1: KHOV | | | | | | |
| PR | _____ AM | 006-BG BASEMENT AND GARAGE FLOOR | 20190386 | 1942 WREN RD | 5 | | 07/02/2019 |
| | Comments1: PW - UPLAND | | | | | | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190388 | 1975 MEADOWLARK LN | 120 | | 07/10/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190392 | 2979 ELLSWORTH DR | 399 | | 07/10/2019 |
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190395 | 764 JOHN ST | 1 | | 07/10/2019 |
| | Comments1: PATIO | | | | | | |
| BC | _____ | 001-TRN TRENCH - (GAS, ELECTRIC, | 20190403 | 1201 EVERGREEN LN | 158 | | 07/25/2019 |
| | Comments1: PROPERTY & DECK DO NOT MEET BARRIER REQU | | | | | | |
| | Comments2: IREMENTS. | | | | | | |
| BC | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190414 | 2953 OLD GLORY DR | 256 | | 07/09/2019 |
| BC | _____ AM | 001-PHD POST HOLE - DECK | 20190416 | 171 CLAREMONT CT | 23 | | 07/25/2019 |
| PR | _____ | 002-RFR ROUGH FRAMING | 20190418 | 508 CENTER PKWY | 6B | | 07/22/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PR | _____ | 003-REL ROUGH ELECTRICAL | | | | | 07/22/2019 |
| PR | _____ | 004-PLR PLUMBING - ROUGH | | | | | 07/22/2019 |
| PR | _____ | 005-INS INSULATION | | | | | 07/24/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190420 | 4324 E MILLBROOK CIR | 274 | | 07/30/2019 |
| BC | _____ PM | 003-RFR ROUGH FRAMING | 20190423 | 1282 SPRING ST | 189 | | 07/10/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190426 | 977 HEARTLAND DR | 65 | | 07/11/2019 |
| | Comments1: 4 PCS OF CAPSDTONE NOT SECURELY GLUED AT | | | | | | |
| | Comments2: THE FOUNTAIN | | | | | | |
| BC | _____ | 003-FIN FINAL INSPECTION | 20190429 | 2435 FAIRFAX WAY | 242 | | 07/17/2019 |
| | Comments1: INSTALL HURRICANE TIES ON ALL JOISTS AT | | | | | | |
| | Comments2: BEAM FOR WIND UPLIFT | | | | | | |
| BC | _____ | 004-REI REINSPECTION | | | | | 07/19/2019 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20190432 | 4511 HARRISON ST | 1126 | 07/09/2019 | |
| BC | _____ | 002-REI REINSPECTION | | | | | 07/17/2019 |
| BC | _____ AM | 003-FOU FOUNDATION | 20190438 | 2829 SHERIDAN CT | 208 | | 07/03/2019 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 07/16/2019 |
| BF | _____ | 005-BKF BACKFILL | | | | | 07/09/2019 |
| | Comments1: RYAN, GR | | | | | | |
| BC | _____ | 006-STP STOOP | | | | | 07/23/2019 |
| | Comments1: FRONT & REAR, MIDWEST | | | | | | |
| BF | _____ AM | 003-FOU FOUNDATION | 20190439 | 2801 OWEN CT | 178 | | 07/05/2019 |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 07/15/2019 |
| BF | _____ PM | 005-BGS BASEMENT GARAGE STOOPS | | | | | 07/16/2019 |
| | Comments1: PLEASE MAKE THIS THE LAST OF YOUR DAY, I | | | | | | |
| | Comments2: F YOU WILL BE DONE EARLY PLEASE CALL SO | | | | | | |
| | Comments3: THAT WE CANCEL THIS ONE. MIDWEST | | | | | | |
| BF | _____ | 006-BG BASEMENT AND GARAGE FLOOR | | | | 07/17/2019 | |
| | Comments1: CANCEL | | | | | | |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190441 | 323 FONTANA DR | 58 | | 07/10/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190445 | 2709 GOLDENROD DR | 243 | | 07/12/2019 |
| | Comments1: SHED | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190448 | 1503 COBALT DR. | 13 | | 07/01/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 07/05/2019 |
| PR | 11:00 | 001-FIN FINAL INSPECTION | 20190455 | 507 W KENDALL DR | | 07/09/2019 | |
| | Comments1: RESCHEDULE | | | | | | |
| PR | _____ | 002-FIN FINAL INSPECTION | | | | | 07/30/2019 |
| | Comments1: BKFD APPROVAL 7-30-19 | | | | | | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190463 | 2603 MCLELLAN BLVD | 41 | 07/18/2019 | |
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190466 | 3153 MATLOCK DR | 656 | | 07/08/2019 |
| | Comments1: PATIO, GR | | | | | | |
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190467 | 3147 MATLOCK DR | 655 | | 07/08/2019 |
| | Comments1: PATIO, GR | | | | | | |
| BF | _____ | 005-PPS PRE-POUR, SLAB ON GRADE | 20190469 | 824 ALEXANDRA LN | 32 | | 07/16/2019 |
| | Comments1: HMD, MARKER | | | | | | |
| BF | _____ | 001-FIN FINAL INSPECTION | 20190477 | 2721 LILAC CT | 324 | | 07/25/2019 |
| | Comments1: SOLAR | | | | | | |
| BC | _____ | 003-BKF BACKFILL | 20190483 | 1405 WOODSAGE AVE | 23 | | 07/03/2019 |
| | Comments1: RSS BRIARWOOD | | | | | | |
| BF | _____ | 001-FIN FINAL INSPECTION | 20190486 | 1252 DEERPATH DR | 231 | | 07/23/2019 |
| | Comments1: SOLAR | | | | | | |
| PR | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190488 | 3158 BOOMBAH BLVD | 129 | | 07/26/2019 |
| PR | _____ AM | 003-BKF BACKFILL | 20190497 | 1555 MONTROSE CT | 34 | | 07/02/2019 |
| | Comments1: PW - UPLAND | | | | | | |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | | | | | 07/09/2019 |
| PBF | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 07/10/2019 |
| | Comments1: K HOV, PRESTWICK | | | | | | |
| BF | _____ | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 07/12/2019 |
| | Comments1: UPLAND | | | | | | |
| PR | _____ | 004-ESW ENGINEERING - SEWER / WAT | 20190498 | 1961 WREN RD | 19 | | 07/09/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PBF | _____ | 005-PLU PLUMBING - UNDERSLAB | | | | | 07/10/2019 |
| | | Comments1: K HOV, PRESTWICK | | | | | |
| BF | _____ | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 07/12/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190499 | 554 KELLY AVE | 161 | | 07/03/2019 |
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190500 | 2295 LAVENDER WAY | 72 | | 07/08/2019 |
| PR | _____ | 001-PLU PLUMBING - UNDERSLAB | 20190502 | 4533 MARQUETTE ST | 1248 | | 07/08/2019 |
| PR | _____ | 002-RFR ROUGH FRAMING | | | | | 07/15/2019 |
| PR | _____ | 003-REL ROUGH ELECTRICAL | | | | | 07/15/2019 |
| PR | _____ | 004-PLR PLUMBING - ROUGH | | | | | 07/15/2019 |
| PR | _____ | 005-RMC ROUGH MECHANICAL | | | | | 07/15/2019 |
| BC | _____ | 001-PHF POST HOLE - FENCE | 20190508 | 2765 CRANSTON CIR | 113 | | 00/07/0319 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190512 | 1099 CANARY AVE | 2491 | | 07/23/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190513 | 484 HONEYSUCKLE LN | 162 | | 07/08/2019 |
| BC | _____ | 002-RFR ROUGH FRAMING | | | | | 07/09/2019 |
| | | Comments1: JOIST NOT ANCHORED IN JOIST HANGER NOT W | | | | | |
| | | Comments2: ELL SECURED AT POSTS NEAR POOL. | | | | | |
| BC | _____ AM | 003-REI REINSPECTION | | | | | 07/10/2019 |
| | | Comments1: FRAMING REINSPECTION | | | | | |
| BC | _____ | 004-FIN FINAL INSPECTION | | | | | 07/11/2019 |
| BC | _____ AM | 001-PHF POST HOLE - FENCE | 20190514 | 207 W ELIZABETH ST | | | 07/12/2019 |
| BF | _____ AM | 002-FTG FOOTING | 20190515 | 836 ALEXANDRA LN | 38 | | 07/01/2019 |
| | | Comments1: SOPRIS | | | | | |
| PR | _____ | 003-PLU PLUMBING - UNDERSLAB | | | | | 07/23/2019 |
| | | Comments1: BACKFILL, UGE | | | | | |
| BF | _____ AM | 004-PPS PRE-POUR, SLAB ON GRADE | | | | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190518 | 520 REDBUD DR | 30 | | 07/02/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190519 | 1124 WESTERN LN | 75 | | 07/01/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-FIN FINAL INSPECTION | 20190521 | 206 E KENDALL DR | | | 07/17/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190522 | 3964 HAVENHILL CT | | | 07/17/2019 |
| BF | _____ | 001-FIN FINAL INSPECTION | 20190525 | 4557 GARDINER AVE | | | 07/25/2019 |
| | Comments1: SOLAR | | | | | | |
| BF | _____ AM | 001-FTG FOOTING | 20190528 | 4208 E MILLBROOK CIR | 290 | | 07/05/2019 |
| BF | _____ | 002-FOU FOUNDATION | | | | | 07/08/2019 |
| | Comments1: MIDWEST | | | | | | |
| PR | _____ | 003-PLU PLUMBING - UNDERSLAB | | | | | 07/18/2019 |
| PR | _____ | 004-WAT WATER | | | | | 07/17/2019 |
| BF | _____ | 005-BGS BASEMENT GARAGE STOOPS | | | | | 07/23/2019 |
| | Comments1: MIDWEST | | | | | | |
| BC | _____ | 001-RFR ROUGH FRAMING | 20190542 | 4534 MARQUETTE ST | 1218 | | 07/09/2019 |
| PR | _____ PM | 001-ESW ENGINEERING - SEWER / WAT | 20190544 | 822 ALEXANDRA LN | 31 | | 07/29/2019 |
| BF | _____ AM | 002-FTG FOOTING | | | | | 07/31/2019 |
| | Comments1: NORWOOD | | | | | | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190545 | 2977 OLD GLORY DR | 260 | | 07/03/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190553 | 534 RED TAIL LN | 23 | | 07/12/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190556 | 1922 COUNTRY HILLS DR | 123 | | 07/15/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190557 | 1538 SIENNA DR | 76 | | 07/17/2019 |
| | Comments1: RPZ | | | | | | |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190559 | 442 HONEYSUCKLE LN | 157 | | 07/10/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | 20190560 | 2421 ALAN DALE LN | 133 | | 07/10/2019 |
| BC | _____ PM | 001-PHF POST HOLE - FENCE | 20190562 | 1547 SIENNA DR | 80 | | 07/10/2019 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190563 | 3311 LAUREN DR | 79 | | 07/12/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190566 | 416 DOVER CT S | | | 07/09/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 07/19/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190567 | 3183 MATLOCK DR | 662 | 07/31/2019 | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-FIN FINAL INSPECTION | 20190569 | 119 W HYDRAULIC AVE | | | 07/03/2019 |
| | | Comments1: REPL GFCI RECEPT IN SHOWER RM. REPL ALL | | | | | |
| | | Comments2: ELEC RECEPT IN BACK SERVICE RM. ALL CLOG | | | | | |
| | | Comments3: GED WITH PAINT | | | | | |
| BC | _____ | 002-REI REINSPECTION | | | | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190571 | 2092 NORTHLAND LN | 84 | | 07/02/2019 |
| BC | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190572 | 611 RED TAIL CT | 34 | | 07/12/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190573 | 941 CANYON TRL | 129 | | 07/08/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190578 | 1887 WALSH DR | 48 | | 07/26/2019 |
| BC | _____ AM | 003-ROF ROOF UNDERLAYMENT ICE & W | 20190587 | 2354 TITUS DR | | | 07/05/2019 |
| BC | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190590 | 478 HONEYSUCKLE LN | 160 | | 07/01/2019 |
| | | Comments1: NO WORK BEING CONDUCTED | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190596 | 108 E FOX RD | | | 07/09/2019 |
| BC | _____ | 001-FTG FOOTING | 20190600 | 445 KELLY AVE | 117 | | 07/11/2019 |
| | | Comments1: PREPOUR CONC | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190601 | 472 HONEYSUCKLE LN | 159 | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190602 | 2729 GOLDENROD DR | | | 07/19/2019 |
| | | Comments1: NO WORK | | | | | |
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 07/23/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190603 | 525 FAXON RD | | | 07/08/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190604 | 3272 LAUREN DR | 120 | | 07/15/2019 |
| BC | _____ PM | 002-RFR ROUGH FRAMING | | | | | 07/23/2019 |
| | | Comments1: AS NOTED | | | | | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190607 | 2699 LILAC WAY | 321 | | 07/10/2019 |
| | | Comments1: ROOF | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190608 | 2556 OVERLOOK CT | 18 | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190610 | 607 GREENFIELD TURN | | | 07/03/2019 |
| BC | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190613 | 2996 ELLSWORTH DR | 345 | | 07/11/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 002-FIN FINAL INSPECTION | | | | 07/24/2019 | |
| GH | _____ | 001-FIN FINAL INSPECTION | 20190614 | 1041 BLACKBERRY SHORE LN | 38 | | 07/25/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190617 | 2279 LAVENDER WAY | | 07/16/2019 | |
| BC | _____ | 002-REI REINSPECTION | | | | | 07/17/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190619 | 2688 MCLELLAN BLVD | 52 | | 07/12/2019 |
| BF | _____ | 002-RFR ROUGH FRAMING | | | | | 07/23/2019 |
| | Comments1: DECK, MIKE 715-1132 | | | | | | |
| BC | _____ PM | 003-FIN FINAL INSPECTION | | | | | 07/30/2019 |
| BC | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190622 | 568 REDBUD DR | | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190626 | 677 ANDREA CT | 7 | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190627 | 1316 WILLOW WAY | 190 | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190628 | 592 REDTAIL LN | 26 | | 07/01/2019 |
| | Comments1: NO WORK CONDUCTED | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190629 | 519 CHESHIRE CT | 41 | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190631 | 2845 MCMURTRIE WAY | 258 | | 07/03/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190634 | 687 PARKSIDE LN | 114 | | 07/03/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190640 | 403 CENTER PKWY | 22 | | 07/22/2019 |
| BC | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190642 | 109 E KENDALL DR | 10 | | 07/01/2019 |
| | Comments1: MID AM | | | | | | |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20190643 | 1482 CORNERSTONE DR | 17 | | 07/16/2019 |
| BF | _____ AM | 002-FTG FOOTING | | | | | 07/17/2019 |
| | Comments1: RSS - BRIARWOOD | | | | | | |
| BF | _____ | 003-FOU FOUNDATION | | | | | 07/22/2019 |
| | Comments1: RSS BRIARWOOD | | | | | | |
| BF | _____ | 004-BKF BACKFILL | | | | | 07/24/2019 |
| | Comments1: RSS | | | | | | |
| PR | _____ | 001-WAT WATER | 20190646 | 2806 OWEN CT | 176 | | 07/17/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | _____ | 002-FTG FOOTING | | | | 07/24/2019 | |
| | Comments1: 3" STONE INSTALLED TO 18" DEEP SOIL REPO | | | | | | |
| | Comments2: RT TURNED INTO CITY. OK TO POUR | | | | | | |
| BF | _____ | 003-FOU FOUNDATION | | | | | 07/25/2019 |
| BC | _____ PM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190648 | 322 RYAN CT | 71 | | 07/02/2019 |
| | Comments1: EARLY PM | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190656 | 472 WINTERBERRY DR | 94 | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190659 | 433 E BARBERRY CIR | 153 | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190663 | 2282 IROQUOIS LN | | | 07/08/2019 |
| | Comments1: NO WORK BEING CONDUCTED | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190664 | 1533 CORAL DR | 171 | | 07/17/2019 |
| PR | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190666 | 3356 CALEDONIA DR | 144 | | 07/26/2019 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190667 | 574 SHADOW WOOD DR | 95 | | 07/12/2019 |
| BC | _____ AM | 001-FIN FINAL INSPECTION | 20190669 | 1101 GRACE DR. | | | 07/05/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190676 | 423 TWINLEAF TR | | | 07/16/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190677 | 504 POWERS | 2 | | 07/18/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190678 | 425 FAIRHAVEN DR | 34 | | 07/24/2019 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190682 | 2249 KINGSMILL ST | 79 | | 07/08/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190685 | 1961 WESTON AVE | | | 07/08/2019 |
| PBF | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20190687 | 830 ALEXANDRA LN | 35 | | 07/10/2019 |
| | Comments1: MARKER, HMD | | | | | | |
| PR | _____ | 002-FTG FOOTING | | | | | 07/26/2019 |
| BF | _____ | 001-FTG FOOTING | 20190688 | 1902 WREN RD | 1 | | 07/11/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 002-FOU FOUNDATION | | | | | 07/16/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 003-BKF BACKFILL | | | | | 07/23/2019 |
| | Comments1: UPLAND | | | | | | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | 07/30/2019 | |
| PR | _____ | 005-ESW ENGINEERING - SEWER / WAT | | | | | 07/31/2019 |
| BF | _____ | 001-FTG FOOTING | 20190689 | 1972 WREN RD | 8 | | 07/10/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 002-FOU FOUNDATION | | | | | 07/12/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 003-BKF BACKFILL | | | | | 07/19/2019 |
| | Comments1: UPLAND | | | | | | |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 07/23/2019 |
| BF | 11:00 | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 07/29/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 001-FTG FOOTING | 20190690 | 1523 MONTROSE CT | 10 | | 07/10/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ AM | 002-FOU FOUNDATION | | | | | 07/15/2019 |
| | Comments1: PW - UPLAND | | | | | | |
| BF | _____ | 003-BKF BACKFILL | | | | | 07/19/2019 |
| | Comments1: UPLAND | | | | | | |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 07/23/2019 |
| PR | _____ | 005-ESW ENGINEERING - SEWER / WAT | | | | | 07/24/2019 |
| BF | _____ | 006-BG BASEMENT AND GARAGE FLOOR | | | | | 07/30/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ AM | 001-FTG FOOTING | 20190691 | 1951 WREN RD | 18 | | 07/15/2019 |
| | Comments1: PW - UPLAND | | | | | | |
| BF | _____ | 002-FOU FOUNDATION | | | | | 07/17/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 003-BKF BACKFILL | | | | | 07/23/2019 |
| | Comments1: UPLAND | | | | | | |
| PR | _____ | 004-PLU PLUMBING - UNDERSLAB | | | | | 07/30/2019 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190694 | 1101 BLACKBERRY SHORE LN | 44 | | 07/02/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190695 | 2232 ALAN DALE LN | | | 07/08/2019 |
| | Comments1: NO WORK BEING CONDUCTED | | | | | | |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 07/17/2019 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190696 | 1983 PRAIRIE ROSE LN | | | 07/08/2019 |
| BF | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190699 | 2191 BURR CT | 7 | | 07/10/2019 |
| | | Comments1: PATIOS AND WALK INSPECTION NOTES: BACK S | | | | | |
| | | Comments2: TOOP CONCRETE NEEDS OT SET ON WING WALL | | | | | |
| | | Comments3: TO SUPPORT NEW STOOP. NEW PATIO IN BACK | | | | | |
| | | Comments4: OK TO POUR, APPROVED WITH NOTE | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190700 | 2341 IROQUOIS LN | 12 | | 07/22/2019 |
| BC | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190701 | 683 YELLOWSTONE LN | 104 | | 07/02/2019 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190709 | 667 ANDREA CT | | | 07/17/2019 |
| BC | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190710 | 2277 NORTHLAND LN | 100 | | 07/11/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190712 | 821 CAULFIELD PT | 108 | | 07/17/2019 |
| | | Comments1: ELEC RECEPTACLE LASS THAN 6 FROM POOL (3 | | | | | |
| | | Comments2: ') NO INDICATION OF BONDING, LADDER NOT | | | | | |
| | | Comments3: GUARDED, NO FENCE | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190713 | 2355 SUMAC DR | 24 | | 07/01/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190718 | 102 W KENDALL DR | | | 07/08/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190719 | 1163 WESTERN LN | 66 | | 07/02/2019 |
| BC | 09:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190720 | 421 HONEYSUCKLE LN | 148 | | 07/09/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190722 | 210 E KENDALL DR | 0 | | 07/03/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190723 | 1999 WESTON AVE | 50 | | 07/16/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190725 | 2761 LILAC CT | 328 | | 07/25/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190726 | 643 WHITE OAK WAY | 13 | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190727 | 2921 OLD GLORY DR | | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190728 | 2338 TITUS DR | 237 | | 07/11/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190729 | 2698 LILAC WAY | 381 | | 07/25/2019 |
| | | Comments1: NO ICE & WATER INSPECTION | | | | | |
| PR | 15:00 | 001-ESW ENGINEERING - SEWER / WAT | 20190731 | 810 ALEXANDRA LN | 15 | | 07/25/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BF | 10:00 | 002-FTG FOOTING | | | | 07/26/2019 | |
| | Comments1: NORWOOD | | | | | | |
| BF | 11:00 | 003-FOU FOUNDATION | | | | | 07/30/2019 |
| | Comments1: NORWOOD | | | | | | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190733 | 4312 E MILLBROOK CIR | 275 | | 07/25/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190734 | 578 REDBUD DR | 36 | | 07/08/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190739 | 465 WINTERBERRY DR | 112 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190740 | 2353 SUMAC DR | 23 | | 07/30/2019 |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190748 | 2698 LILAC WAY | 381 | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190751 | 502 REDBUD LN | 27 | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190753 | 2426 CATALPA TR | 175 | | 07/08/2019 |
| BC | _____ PM | 001-FIN FINAL INSPECTION | 20190754 | 711 KENTSHIRE DR | 134 | | 07/15/2019 |
| BC | _____ PM | 002-REI REINSPECTION | | | | | 07/17/2019 |
| PR | _____ | 001-PLR PLUMBING - ROUGH | 20190755 | 304 BLAINE ST | | | 07/09/2019 |
| PR | _____ | 002-REL ROUGH ELECTRICAL | | | | | 07/18/2019 |
| PR | _____ | 003-PLR PLUMBING - ROUGH | | | | | 07/18/2019 |
| PR | _____ | 004-RFR ROUGH FRAMING | | | | | 07/18/2019 |
| GH | _____ | 001-FIN FINAL INSPECTION | 20190756 | 3251 LAUREN DR | 83 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190764 | 314 E WASHINGTON ST | | | 07/12/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190765 | 1121 BLACKBERRY SHORE LN | 46 | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190768 | 356 TWINLEAF TR | 66 | | 07/05/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190769 | 963 WESTERN LN | 93 | | 07/05/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190770 | 523 CHESHIRE CT | 43 | | 07/25/2019 |
| BC | 10:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190771 | 2425 SAGE CT | 22 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190772 | 486 HONEYSUCKLE LN | 163 | | 07/16/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190773 | 739 INDEPENDENCE BLVD | | | 07/08/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190776 | 427 FAIRHAVEN DR | 35 | | 07/05/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190778 | 1144 WESTERN LN | 74 | | 07/08/2019 |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190781 | 472 WINTERBERRY DR | 94 | | 07/17/2019 |
| | Comments1: SHED | | | | | | |
| BC | _____ | 001-FIN FINAL INSPECTION | 20190782 | 428 WINTERBERRY DR | | | 07/24/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190788 | 1211 PATRICK CT | 17 | | 07/23/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190792 | 207 FAIRHAVEN DR | 4 | | 07/09/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190795 | 2574 ALAN DALE LN | 116 | | 07/12/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190796 | 462 TWINLEAF TR | 140 | | 07/10/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190797 | 2388 SUMAC DR | 51 | | 07/17/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190799 | 2321 IROQUOIS LN | 13 | | 07/10/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190800 | 201 FAIRHAVEN DR | 78 | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190804 | 2289 NORTHLAND LN | 101 | | 07/25/2019 |
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190805 | 1485 CRIMSON LN | | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190808 | 2447 CATALPA TR | 172 | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190809 | 2501 ALAN DALE LN | | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190811 | 441 HONEYSUCKLE LN | 150 | | 07/19/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190814 | 2263 EMERALD LN | 49 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190815 | 2911 GRANDE TR | 378 | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190818 | 2297 NORTHLAND LN | | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190819 | 699 YELLOWSTONE LN | | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190820 | 903 HAYDEN DR | 129 | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190821 | 2233 MEADOWVIEW LN | 59 | | 07/24/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190823 | 2362 SUMAC DR | 11 | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190824 | 571 REDBUD DR | 43 | 07/17/2019 | |
| PR | _____ | 001-RFR ROUGH FRAMING | 20190828 | 356 TYLER CREEK CT | 85 | | 07/19/2019 |
| PR | _____ | 002-REL ROUGH ELECTRICAL | | | | | 07/19/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190830 | 213 NEWBURY CT | 7 | | 07/16/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190831 | 2004 PRIAIRE GRASS LN | 50 | | 07/11/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190832 | 215 NEWBURY CT | 8 | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190833 | 2141 IROQUOIS LN | 69 | | 07/25/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190834 | 217 NEWBURY CT | 5 | | 07/17/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 07/24/2019 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190836 | 1414 ASPEN LN | 86 | 07/25/2019 | |
| | Comments1: NO WORK DONE | | | | | | |
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 07/26/2019 |
| BC | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190837 | 2191 MEADOWVIEW LN | 55 | | 07/25/2019 |
| BC | _____ PM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190838 | 410 WINTERBERRY DR | 101 | | 07/12/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190841 | 920 PURCELL ST | 80 | | 07/19/2019 |
| PR | _____ | 001-ESW ENGINEERING - SEWER / WAT | 20190842 | 362 WESTWIND DR | 11 | | 07/17/2019 |
| BF | _____ | 002-FTG FOOTING | | | | | 07/22/2019 |
| | Comments1: RSS, BRIARWOOD | | | | | | |
| BF | _____ | 003-FOU FOUNDATION | | | | | 07/25/2019 |
| | Comments1: RSS | | | | | | |
| BF | _____ | 004-BKF BACKFILL | | | | | 07/29/2019 |
| | Comments1: RSS | | | | | | |
| BC | _____ | 001-PPS PRE-POUR, SLAB ON GRADE | 20190844 | 967 N CARLY CIR | 124 | | 07/19/2019 |
| BC | 12:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190846 | 594 REDBUD DR | 38 | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190847 | 591 REDBUD DR | 40 | | 07/16/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190848 | 108 E KENDALL DR | | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190849 | 303 E KENDALL DR | | | 07/15/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190852 | 1042 WHITE PLAINS LN | 54 | | 07/26/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190857 | 3303 CALEDONIA DR | 77 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190861 | 2659 LILAC WAY | 317 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190863 | 2478 CATALPA TR | 178 | | 07/22/2019 |
| BC | _____ | 001-MIS MISCELLANEOUS | 20190865 | 206 W KENDALL DR | 7 | | 07/29/2019 |
| | Comments1: RAISE ELEC RECEPT 12-16" ABOVE GRADE & P | | | | | | |
| | Comments2: ROVIDE SUPPORT TO MINIMIZE PHYSICAL DAMA | | | | | | |
| | Comments3: GE TO RECEPTACLE | | | | | | |
| BC | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190866 | 322 TWINLEAF TR | 72 | 07/26/2019 | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190869 | 312 E BLACKBERRY LN | | | 07/12/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190875 | 991 HEARTLAND DR | 63 | | 07/12/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190882 | 1010 SUNSET AVE | 46 | | 07/22/2019 |
| BC | _____ | 002-FIN FINAL INSPECTION | | | | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190883 | 1172 MIDNIGHT PL | 301 | | 07/31/2019 |
| BF | _____ | 001-FTG FOOTING | 20190886 | 2061 WREN RD | 29 | | 07/24/2019 |
| | Comments1: K HOV | | | | | | |
| BF | _____ | 002-FOU FOUNDATION | | | | | 07/26/2019 |
| | Comments1: UPLAND | | | | | | |
| BF | _____ | 003-BKF BACKFILL | | | | | 07/30/2019 |
| | Comments1: UPLAND | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190892 | 2383 IROQUOIS LN | 9 | | 07/17/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190893 | 2533 LYMAN LOOP | | | 07/17/2019 |
| GH | _____ | 001-FIN FINAL INSPECTION | 20190902 | 3375 RYAN DR | 13 | | 07/31/2019 |
| | Comments1: GATES DRAG ON GROUND - SPOKE WITH RESIDE | | | | | | |
| | Comments2: NT AND TOLD HIM TO CONTACT FENCE INSTALL | | | | | | |
| | Comments3: ER. | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190906 | 601 HAYDEN DR | 76 | | 07/25/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-TRN TRENCH - (GAS, ELECTRIC, | 20190910 | 1986 MEADOWLARK LN | 144 | | 07/29/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190912 | 486 WINTERBERRY DR | 93 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190913 | 2531 ALAN DALE LN | 123 | | 07/17/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190924 | 492 TWINLEAF TRAIL | | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190925 | 111 N CONOVER CT | | | 07/23/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190927 | 2749 GOLDENROD DR | 237 | | 07/23/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190928 | 661 YELLOWSTONE LN | 106 | | 07/23/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190929 | 2331 EMERALD LN | 102 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190930 | 2411 SUMAC DR | 185 | | 07/30/2019 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190934 | 1924 WILD INDIGO LN | | | 07/30/2019 |
| BC | 11:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190937 | 348 TWINLEAF TR | 69 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190942 | 612 ANDREA CT | 14 | | 07/19/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190943 | 1972 WILD INDIGO LN | 84 | | 07/22/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190948 | 2057 SWITCHGRASS LANE | | | 07/19/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190949 | 1403 RUBY DR | 349 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190958 | 1551 ORCHID ST | 194 | | 07/26/2019 |
| BC | _____ | 001-PHD POST HOLE - DECK | 20190966 | 301 WINDETT RIDGE RD | 45 | 07/29/2019 | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190968 | 2778 GOLDENROD DR | 254 | | 07/25/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190969 | 626 YELLOWSTONE LN | | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190970 | 552 YELLOWSTONE LN | | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190971 | 567 YELLOWSTONE LN | 2 | | 07/23/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190978 | 1570 CRIMSON LN | | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190980 | 843 CANYON TR | 116 | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190981 | 1545 ORCHID ST | 195 | | 07/22/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190983 | 401 FAIRHAVEN DR | 22 | | 07/24/2019 |
| BC | 09:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20190997 | 2561 EMERALD LN | 129 | 07/24/2019 | |
| BC | 11:30 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191007 | 313 ESSEX CT | 17 | | 07/23/2019 |
| BC | 10:45 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191014 | 406 WINTERBERRY DR | 103 | | 07/31/2019 |
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191016 | 2261 IROQUOIS LN | 16 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191019 | 2891 MCMURTRIE CT | 221 | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191022 | 2244 NORTHLAND LN | 74 | | 07/25/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191026 | 2128 MEADOWVIEW LANE | | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191027 | 2133 OLIVE LN | 290 | 07/26/2019 | |
| | Comments1: NO WORK DONE | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191034 | 2765 ELDEN DR | 262 | | 07/26/2019 |
| PR | _____ | 001-FIN FINAL INSPECTION | 20191036 | 1901 S BRIDGE ST | | | 07/25/2019 |
| BC | 08:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191038 | 411 E SOMONAUK ST | 6 | | 07/26/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191047 | 1429 ASPEN LN | 110 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191048 | 389 BERTRAM DR | 1115 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191050 | 305 CENTER PKWY | 19 | | 07/29/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191052 | 425 FAIRHAVEN DR | 34 | | 07/24/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191055 | 107 CENTER PKWY | | | 07/31/2019 |
| BC | _____ | 002-ROF ROOF UNDERLAYMENT ICE & W | | | | 07/27/2019 | |
| | Comments1: SCHEDULED FOR BOTH 7/27 AND 7/30 NO WORK<br>Comments2: HAD BEEN PERFORMED | | | | | | |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191059 | 675 YELLOWSTONE LN | 105 | | 07/30/2019 |
| BC | _____ PM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191073 | 103 E KENDALL DR | 7 | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191078 | 2610 BOOMER LN | 1 | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191079 | 206 FAIRHAVEN DR | | | 07/31/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|---|
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191086 | 2792 ELDEN DR | 283 | | 07/29/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191088 | 991 CANYON TRAIL CT | 39 | | 07/30/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191091 | 371 TIMABLIER ST | 1018 | | 07/31/2019 |
| BC | 12:00 | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191108 | 349 BERTRAM DR | 1107 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191132 | 1821 WILD INDIGO LN | 1 | | 07/31/2019 |
| BC | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W | 20191143 | 731 BLUESTEM DR | 26 | | 07/31/2019 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

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

PERMIT TYPE SUMMARY:

| | | |
|---|---|---|
| AGP | ABOVE-GROUND POOL | 7 |
| BDO | COMMERCIAL BUILD-OUT | 4 |
| BIP | BUILD INCENTIVE PROGRAM SFD | 2 |
| BSM | BASEMENT REMODEL | 9 |
| CCO | COMMERCIAL OCCUPANCY PERMIT | 5 |
| CRM | COMMERCIAL REMODEL | 4 |
| DCK | DECK | 27 |
| DRV | DRIVEWAY | 1 |
| FNC | FENCE | 8 |
| GAZ | GAZEBO | 1 |
| PRG | PERGOLA | 1 |
| PTO | PATIO / PAVERS | 18 |
| REM | REMODEL | 10 |
| REP | REPAIR | 3 |
| ROF | ROOFING | 176 |
| RPZ | RPZ - BACKFLOW PREVENTION | 1 |
| SFA | SINGLE-FAMILY ATTACHED | 42 |
| SFD | SINGLE-FAMILY DETACHED | 252 |
| SHD | SHED/ACCESSORY BUILDING | 2 |
| SOL | SOLAR PANELS | 3 |
| SPA | SAUNA / HOT TUB | 2 |
| SWK | PRIVATE SIDEWALK | 1 |
| WHR | WATER HEATER REPLACEMENT | 1 |
| WIN | WINDOW REPLACEMENT | 7 |

INSPECTION SUMMARY:

| | | |
|---|---|---|
| ABC | ABOVE CEILING | 2 |
| BG | BASEMENT AND GARAGE FLOOR | 11 |
| BGS | BASEMENT GARAGE STOOPS | 8 |
| BKF | BACKFILL | 11 |
| BSM | BASEMENT FLOOR | 2 |
| EDA | ENGINEERING - DRIVEWAY APRON | 1 |
| EFL | ENGINEERING - FINAL INSPECTION | 19 |
| ELU | ELECTRICAL - UNDERSLAB | 1 |
| EPW | ENGINEERING- PUBLIC WALK | 1 |
| ESW | ENGINEERING - SEWER / WATER | 10 |
| FIN | FINAL INSPECTION | 70 |
| FOU | FOUNDATION | 12 |
| FTG | FOOTING | 14 |
| INS | INSULATION | 20 |
| MIS | MISCELLANEOUS | 3 |
| PHD | POST HOLE - DECK | 15 |
| PHF | POST HOLE - FENCE | 4 |
| PLF | PLUMBING - FINAL OSR READY | 18 |
| PLR | PLUMBING - ROUGH | 25 |
| PLU | PLUMBING - UNDERSLAB | 22 |
| PPS | PRE-POUR, SLAB ON GRADE | 34 |
| PWK | PRIVATE WALKS | 1 |

INSPECTIONS SCHEDULED FROM 07/01/2019 TO 07/31/2019

| INSPECTOR TIME | TYPE OF INSPECTION | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|---|---|---|---|---|---|---|
| | REI REINSPECTION | 14 | | | | |
| | REL ROUGH ELECTRICAL | 26 | | | | |
| | RFR ROUGH FRAMING | 32 | | | | |
| | RMC ROUGH MECHANICAL | 21 | | | | |
| | ROF ROOF UNDERLAYMENT ICE & WATER | 162 | | | | |
| | STP STOOP | 3 | | | | |
| | SUM SUMP | 2 | | | | |
| | TRN TRENCH - (GAS, ELECTRIC, ETC) | 2 | | | | |
| | UGE UNDERGROUND ELECTRIC | 5 | | | | |
| | WAT WATER | 3 | | | | |
| | WKS PUBLIC & SERVICE WALKS | 13 | | | | |
| INSPECTOR SUMMARY: | | 1 | | | | |
| | BC BOB CREADEUR | 270 | | | | |
| | BF B&F INSPECTOR CODE SERVICE | 123 | | | | |
| | EEI ENGINEERING ENTERPRISES | 23 | | | | |
| | GH GINA HASTINGS | 3 | | | | |
| | PBF BF PLUMBING INSPECTOR | 7 | | | | |
| | PR PETER RATOS | 160 | | | | |
| STATUS SUMMARY: A | BC | 7 | | | | |
| A | BF | 3 | | | | |
| A | PR | 2 | | | | |
| C | BC | 52 | | | | |
| C | BF | 13 | | | | |
| C | EEI | 14 | | | | |
| C | GH | 3 | | | | |
| C | PBF | 3 | | | | |
| C | PR | 28 | | | | |
| I | | 1 | | | | |
| I | BC | 210 | | | | |
| I | BF | 107 | | | | |
| I | EEI | 2 | | | | |
| I | PBF | 4 | | | | |
| I | PR | 130 | | | | |
| T | BC | 1 | | | | |
| T | EEI | 7 | | | | |
| REPORT SUMMARY: | | 587 | | | | |

| Reviewed By: | |
|---|---|
| Legal | ☐ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #3

Tracking Number

EDC 2019-72

**Agenda Item Summary Memo**

**Title:** Property Maintenance Report for July 2019

**Meeting and Date:** Economic Development Committee – September 3, 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 (Name) Community Development (Department)

**Agenda Item Notes:**

*Have a question or comment about this agenda item?*
*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council*

# Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: July 31, 2019
Subject: July Property Maintenance

## Property Maintenance Report July 2019

**Adjudication:**

23 Property Maintenance Cases heard in July

| | | | |
|---|---|---|---|
| **7/1/2019** | | | |
| N 3947 | 2374 Titus Dr | Motor Vehicles | Dismissed |
| N 4154 | Lot 1 Fox Hill 6 | Weeds | Dismissed |
| N 4155 | Lot 1 Fox Hill 6 | Weeds | Dismissed |
| N 4156 | 212 Windham Cir | Weeds | Dismissed |
| N 4157 | 402 Liberty St | Weeds | Liable $500 |
| **7/8/2019** | | | |
| N 4158 | 8721 Route 126 | Commercial Vehicles | Dismissed |
| N 4160 | 1202 Willow Way | Motor Vehicles | Dismissed |
| N 4161 | Lot 2 Fountain Village | Weeds | Liable $500 |
| N 4162 | Timber Glen Subdivision | Erosion Control | Liable $750 |
| N 4163 | Blackberry Woods Phase B | Erosion Control | Liable $750 |
| N 4164 | 1702 John St | Weeds | Dismissed |
| N 4165 | 206 Heustis St | Weeds | Liable/Continued |
| N 4166 | 206 Heustis St | Weeds | Continued |
| N 4167 | 206 Heustis St | Boats | Dismissed |
| N 4168 | 204A Hillcrest Ave | Motor Vehicles | Liable $100 |
| N 4169 | 204A Hillcrest Ave | Motor Vehicles | Liable $200 |
| **7/15/2019** | | | |
| N 4170 | 1133 Taus Cir | Weeds | Liable $100 |
| N 4171 | 1331 Spring St | Weeds | Liable $100 |
| N 4172 | 407 Adams St | Weeds | Dismissed |
| N 4173 | 102 Worsley St | Weeds | Liable $500 |
| **7/22/2019** | | | |
| N 4165 | 206 Heustis St | Weeds | Liable $500 |
| **7/29/2019** | | | |
| N 4174 | 613 Greenfield Turn | Weeds | Dismissed |
| N 4175 | 320 Blackberry Ln | Rubbish Garbage | Dismissed |

# Case Report

## 7/1/2019 - 7/31/2019

| Case # | Case Date | ADDRESS OF COMPLAINT | TYPE OF VIOLATION | STATUS | VIOLATION LETTER SENT | FOLLOW UP STATUS | CITATION ISSUED | DATE OF HEARING | POSTED | PUBLIC WORKS TO MOW |
|---|---|---|---|---|---|---|---|---|---|---|
| 20190525 | 7/30/2019 | Median Center | Grass & Weeds | IN VIOLATION | | | | | | |
| 20190524 | 7/30/2019 | 120 Strawberry Ln | Vehicle Parking | IN VIOLATION | 8/1/2019 | | | | | |
| 20190523 | 7/30/2019 | Median Center | Weeds & Grass | IN VIOLATION | | | | | | |
| 20190522 | 7/30/2019 | 871 Purcell St | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190521 | 7/30/2019 | 906 S Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190520 | 7/30/2019 | 966 S Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190519 | 7/30/2019 | 974 S Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190518 | 7/30/2019 | 983 S Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190517 | 7/30/2019 | 1023 S Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190516 | 7/30/2019 | 1032 S Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190515 | 7/30/2019 | 966 N Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190514 | 7/30/2019 | 956 N Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190513 | 7/30/2019 | 947 N Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190512 | 7/30/2019 | 906 N Carly Cir | Grass & Weeds | IN VIOLATION | | | | | 7/30/2019 | |
| 20190511 | 7/30/2019 | 0208100006 | NOXIOUS ODOR COMING FROM GREEN ORGANICS | CLOSED | | COMPLIANT | | | | |
| 20190510 | 7/29/2019 | 213 Dickson Ct | Grass & Weeds | IN VIOLATION | | | | | 7/29/2019 | |
| 20190509 | 7/29/2019 | 1201 Evergreen Ln | Lack of Permit | CLOSED | 7/29/2019 | COMPLIANT | | | | |
| 20190508 | 7/26/2019 | Hydraulic Ave | Weeds & Grass | IN VIOLATION | | | | | | |
| 20190507 | 7/26/2019 | 202 Church St | Vehicle | IN VIOLATION | 7/26/2019 | | | | | |
| 20190506 | 7/26/2019 | 1004 Sunset Ave | Weeds & Grass | IN VIOLATION | | | | | | |
| 20190505 | 7/25/2019 | 905 Stony Creek | Grass & Weeds | IN VIOLATION | | | | | | |
| 20190504 | 7/25/2019 | 557 W Barberry | Vehicle | IN VIOLATION | 7/25/2019 | | | | | |
| 20190503 | 7/25/2019 | 804 Carly Ct | Watering Lawn Outside of Permitted Hours of Water Use | IN VIOLATION | | | | | | |
| 20190502 | 7/25/2019 | 661 Yellowstone Ln | Unguarded Swimming Pool | IN VIOLATION | 7/25/2019 | | | | | |
| 20190501 | 7/24/2019 | 135 E Van Emmon | Weeds | IN VIOLATION | 7/25/2019 | | | | | |
| 20190500 | 7/23/2019 | Imperial | Grass & Weeds | IN VIOLATION | 7/25/2019 | | | | | |
| 20190499 | 7/23/2019 | N Beecher Rd | Grass Height | IN VIOLATION | | | | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20190498 | 7/22/2019 | 112 Conover Ct | Grass Height, Fence in Disrepair, Large Branch | IN VIOLATION | 7/23/2019 | | | | | |
| 20190497 | 7/22/2019 | 1496 Sycamore Rd | Grass & Weeds | IN VIOLATION | 7/23/2019 | | | | | |
| 20190496 | 7/19/2019 | 102 Worsley Ln | Grass & Weeds | IN VIOLATION | 7/19/2019 | | | | | |
| 20190495 | 7/18/2019 | 204 A Hillcrest | Vehicle | IN VIOLATION | 7/19/2019 | | | | | |
| 20190494 | 7/19/2019 | 232 Commercial Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/19/2019 | |
| 20190493 | 7/19/2019 | 254 Commercial Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/19/2019 | |
| 20190492 | 7/19/2019 | 169 Commercial Dr | Grass & Weeds | IN VIOLATION | 7/22/2019 | | | | 7/19/2019 | |
| 20190491 | 7/19/2019 | 225 Commercial Dr | Grass & Weeds | CLOSED | 7/22/2019 | COMPLIANT | | | 7/19/2019 | |
| 20190490 | 7/19/2019 | Rt 47 & Cornelies | Cars for Sale | IN VIOLATION | | | | | | |
| 20190489 | 7/19/2019 | 4040 Cannonball Trail | Grass & Weeds | CLOSED | | COMPLIANT | | | | |
| 20190488 | 7/18/2019 | 3284 Pinewood Dr | Grass Height | CLOSED | | COMPLIANT | | | 7/18/2019 | |
| 20190487 | 7/18/2019 | 383 Fontana Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/18/2019 | |
| 20190486 | 7/18/2019 | Caledonia lot 57 | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/18/2019 | |
| 20190485 | 7/18/2019 | 104 E Spring St | Branches Covering Public Sidewalk | IN VIOLATION | 7/19/2019 | | | | | |
| 20190484 | 7/18/2019 | 2458 Wythe Pl | Branches in Street | CLOSED | 7/18/2019 | COMPLIANT | | | | |
| 20190483 | 7/16/2019 | 952 Hayden Dr | Junk, Trash & Refuse | IN VIOLATION | 7/18/2019 | | | | | |
| 20190482 | 7/16/2019 | 7144 Rt 47 | Grass & Weeds | IN VIOLATION | 7/16/2019 | | | | | |
| 20190481 | 7/16/2019 | 7311 S Bridge St | Grass & Weeds | IN VIOLATION | 7/16/2019 | | | | | |
| 20190480 | 7/16/2019 | Lt 2 Fountainview | Grass & Weeds | IN VIOLATION | 7/16/2019 | | | | | |
| 20190478 | 7/15/2019 | 806 Behrens St | Business In Residential Area | CLOSED | | COMPLIANT | | | | |
| 20190477 | 7/15/2019 | 806 Behrens St | Trailer, Unlicensed Vehicle | CLOSED | | COMPLIANT | | | | |
| 20190476 | 7/15/2019 | 998 White Plains Ln | Weeds & Grass | CLOSED | | COMPLIANT | | | | |
| 20190475 | 7/12/2019 | 3352 Caledonia Dr | Lawn Watering During Non-Permitted Hours | CLOSED | 7/15/2019 | COMPLIANT | | | | |
| 20190474 | 7/12/2019 | 1301 Evergreen Ln | Grass & Weeds | CLOSED | | COMPLIANT | | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20190473 | 7/11/2019 | 1538 Sienna Dr | Lawn Watering During Non-Permitted Hours | TO BE INSPECTED | | | | | | |
| 20190472 | 7/11/2019 | 4558 C Half Moon Dr | Junk, Trash & Refuse | CLOSED | 7/12/2019 | COMPLIANT | | | | |
| 20190471 | 7/9/2019 | 1100 McHugh | Junk, Trash & Refuse | CLOSED | | | | | | |
| 20190470 | 7/11/2019 | 197 E Veterans Pkwy | Location of Wind Feather | IN VIOLATION | 7/12/2019 | | | | | |
| 20190469 | 7/11/2019 | 132 Commercial Dr | Sign without Permit | IN VIOLATION | 7/12/2019 | | | | | |
| 20190468 | 7/9/2019 | 2007 S Bridge St | Pothole in Sidewalk | CLOSED | | | | | | |
| 20190467 | 7/11/2019 | Caledonia Lots 122 & 124 | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/18/2019 | |
| 20190466 | 7/11/2019 | 212 S Bridge St | Occupancy without a permit | CLOSED | 7/11/2019 | COMPLIANT | | | | |
| 20190465 | 7/10/2019 | 948 Hayden Dr | Grass & Weeds | CLOSED | 7/11/2019 | COMPLIANT | | | | |
| 20190464 | 7/8/2019 | Blackberry Woods Phase B | Soil Erosion and Sediment Control Maintenance | IN VIOLATION | 7/9/2019 | | | | | |
| 20190463 | 7/8/2019 | TIMBER GLEN SUBDIVISION | Soil Erosion and Sediment Control Maintenance | IN VIOLATION | 7/9/2019 | | | | | |
| 20190462 | 7/9/2019 | Lt 2 Resub Lot 1 Fox Hill Unit 6 | Stop Sign in Need of Repair | IN VIOLATION | 7/9/2019 | | | | | |
| 20190461 | 7/9/2019 | 1225 Evergreen Ln | Vehicle | IN VIOLATION | 7/9/2019 | | | | | |
| 20190460 | 7/8/2019 | PT LT 2 Fountain | Grass & Weeds | IN VIOLATION | | | 7/18/2019 | 8/19/2019 | 7/8/2019 | YES |
| 20190459 | 7/5/2019 | Rt 47 & Cornelies | Cars for Sale | CLOSED | | COMPLIANT | | | | |
| 20190457 | 7/3/2019 | 1956 Meadowlark Ln | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/3/2019 | |
| 20190456 | 7/3/2019 | 1969 Meadowlark ln | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/3/2019 | |
| 20190455 | 7/3/2019 | 1962 Meadowlark Ln | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/3/2019 | |
| 20190454 | 7/3/2019 | 1965 Meadowlark Ln | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/3/2019 | |
| 20190453 | 7/3/2019 | 604 Greenfield Turn | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/3/2019 | |
| 20190452 | 7/3/2019 | 1111 S Bridge St, Unit C | Sign without Permit | IN VIOLATION | 7/5/2019 | | | | | |
| 20190451 | 7/3/2019 | 231 Greenbriar Rd | Grass & Weeds | IN VIOLATION | 7/5/2019 | | | | | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20190450 | 7/3/2019 | 577 E Kendall Dr | 1. Soil Erosion and Sediment Control Maintenance, 2.Junk, Trash & Refuse 3.Grading and Drainage | IN VIOLATION | 7/3/2019 | | | | | |
| 20190449 | 7/3/2019 | 401 E. Main St | Accessory Building/Deck & Lack of Inspection/Approval | IN VIOLATION | 7/3/2019 | | | | | |
| 20190448 | 7/2/2019 | 2744 Alan Dale Ln | Vehicle | CLOSED | 7/3/2019 | COMPLIANT | | | | |
| 20190447 | 7/3/2019 | 3161 Lauren Dr | Pool Installed without a Permit | CLOSED | 7/3/2019 | COMPLIANT | | | | |
| 20190446 | 7/2/2019 | 1192 Taus Cir | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190445 | 7/2/2019 | 1172 Taus Cir | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190444 | 7/2/2019 | 1133 Taus Cir Lot 108 Heartland | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190443 | 7/2/2019 | 841 Omaha Dr | Grass & Weeds | IN VIOLATION | | | | | 7/2/2019 | |
| 20190442 | 7/2/2019 | 1092 Kate Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190441 | 7/2/2019 | 1142 Kate Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190440 | 7/2/2019 | 1109 Clearwater Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190439 | 7/2/2019 | 701 Omaha Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | | |
| 20190438 | 7/2/2019 | 541 Omaha Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190437 | 7/2/2019 | 1091 Auburn Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190436 | 7/2/2019 | 1141 Grace Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190435 | 7/2/2019 | 501 Birchwood Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190434 | 7/2/2019 | 511 Birchwood Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190433 | 7/2/2019 | 551 Birchwood Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190432 | 7/2/2019 | 572 Birchwood Dr | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 20190431 | 7/2/2019 | 1376 E Spring St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190430 | 7/2/2019 | 1378 E Spring St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190429 | 7/2/2019 | 1386 Spring St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190428 | 7/2/2019 | 1331 E Spring St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190427 | 7/2/2019 | 1309 E Spring St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190426 | 7/2/2019 | 1312 E Spring St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| 20190425 | 7/1/2019 | 847 Greenfield Turn | Grass Height | CLOSED | | COMPLIANT | | | 7/1/2019 | |
| 20190424 | 7/1/2019 | 874 Flint Creek Ln | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/1/2019 | |
| 20190423 | 7/1/2019 | 871 Purcell St | Grass & Weeds | CLOSED | | COMPLIANT | | | 7/1/2019 | |
| 20190422 | 7/1/2019 | 402 Liberty St | Grass & Weeds | IN VIOLATION | 7/1/2019 | | 7/18/2019 | 8/19/2019 | 7/1/2019 | YES |
| 20190421 | 7/1/2019 | 2398 Iroquois Ln | WEEDS, GRASS | CLOSED | | COMPLIANT | | | 7/2/2019 | |
| | | | | | | | | | | |

**Total Records: 103** **7/31/2019**

| Reviewed By: | |
|---|---|
| Legal | ☐ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ☐ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #4

Tracking Number

EDC 2019-73

**Agenda Item Summary Memo**

**Title:** Economic Development Report for August 2019

**Meeting and Date:** Economic Development Committee – September 3, 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 (Name) Administration (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*

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Phone 630-553-0843 • FAX 630-553-0889

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

August 2019 Activity

Downtown Redevelopment:

- Working with tenants who are interested in the commercial space of the Old Historic Jail. Also working with Peter McKnight and his business partner Cary Coles.
- Working with **"Select Surfaces**" www.selectsurfaces.net (owner Renato Otten) and **"Luxe Cabinetry"** www.luxecabinentry.com (owner Tommy Okapal) who have begun their move into the top floor of the Casa Santiago Building (their entrance on the Van Emmon side). They hope to be fully operational by October 2019.
- Working with a new restaurant on the former Cobblestone addition (last known as 1836 Provisions and Drink Lab). The name of the restaurant is **"Parma Pizza Bar".** www.parmapizzabar.com The menu will include Italian specialties and Neapolitan style pizza. It is hopeful that the new restaurant will be open this fall. The entrance to the restaurant will be in the rear of the building.
- Working with Donna Wood who is in the process of purchasing 220 S. Bridge Street. She is a local resident and experienced restaurateur, and is planning to open **"Paradise Cove 220"**, which will be a full restaurant with a tropical island theme. More information, including menu items will be available shortly. Opening will also take place this fall.

Development south of Fox River:

- Continue working with Eleno Silva on banquet center. Eleno is completing both exterior and interior construction in Stagecoach Crossing. Official name of the business is **"Martini Banquets".** He is focusing on opening very soon. The first official wedding is scheduled for Saturday, September 7th. Furniture is being put into place, and Eleno encourages any City Council member to stop into tour the building, as he completes the finishing touches.
- Continue working with a business who is interested in the NE corner of Route 47 and 71 to do a major ground up project.

Development north of the Fox River:

- **Kendall Crossing**…Construction is in full swing for the **"Hacienda Real"** building (opening December 2019), the **"Flight Tasting Room & Bottle Shoppe"** (opening September 2019) building, and of course the **"Holiday Inn Express & Suites"** and **"Kendall Banquets". "Burnt Barrel Social"** (opening Fall 2019) with 2,300 square feet and "**Chicago Title"** (opening September 2019) with 1,600 square feet will complete the remainder of the multi- tenant building. **"Burnt Barrell Social"** is a new local gathering place with great food, and small batch whiskey and will be owned and operated by Yorkville resident, Matt Strong.
- **Kendall Marketplace**…Continue to work perspective inline tenants, tenants for a future multi-tenant out lot building, and a national restaurant for new construction on an out lot and with Alex's broker, Jason Pesola.
- **"Arby's**" remodel is well underway. Then the owner, Yonas Hagos, has to begin training. Opening is anticipated in October 2019.
- **"Gas N Wash"** has a new site in Yorkville. They have submitted plans and are officially beginning their approval process. This is for a 5 plus acre parcel under contract at northeast corner of Route 47 and Waterpark Way. They would like to begin construction this fall, and be open in the spring of 2020.
- Working with **"Synergy Financial Services"** www.synfintax.com as they prepare to relocate into the River North Center at Route 47 and Cannonball Trail.
- Working with a variety of retail and service-based businesses that are exploring opportunities in Yorkville.

Industrial Development:

- Continue to work with **"Morton Buildings"** as they begin building their construction center in Yorkville Business Center.

Recreation:

- **Go for it Sports**…continue working with the center. "Go For It Sports" continues to develop exciting new programs such as "Preschool FUNctional Class", "Indoor Adult Flag Football League", and "Private Birthday Parties".

Other Activity:

- Personally, met with 45 existing Yorkville businesses in August.
- Attended strategic planning meetings for Waubonsee Community College and Rush Copley.

Respectfully submitted,

Lynn Dubajic

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

| Reviewed By: | |
|---|---|
| Legal | ■ |
| Finance | ☐ |
| Engineer | ■ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #5

Tracking Number

EDC 2019-74

**Agenda Item Summary Memo**

**Title:** Menards – Final Plat of Resubdivision

**Meeting and Date:** Economic Development Committee - September 3, 2019

**Synopsis:** Proposed Plat of Resubdivision of Lots 1&2 in the Menards Commercial Commons

**Council Action Previously Taken:**

Date of Action: _____ Action Taken: _____

Item Number: _____

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

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

**Agenda Item Notes:**

See attached memorandum.

# Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: July 15, 2019
Subject: **PZC 2019-21 Menards – Lots 1&2 of Menard's Commercial Commons Final Plat of Resubdivision Approval**

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**Proposed Request:**

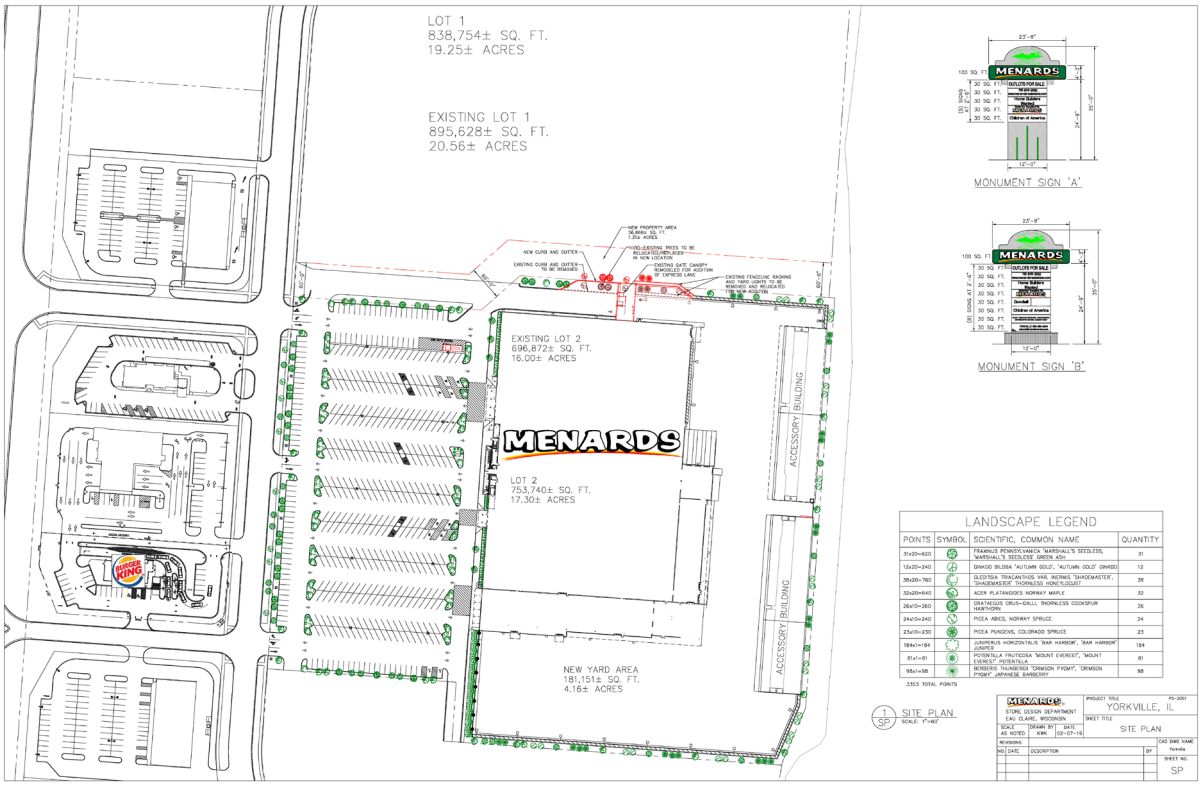
The petitioner, Tyler Edwards, on behalf of Menard., Inc. is seeking final plat approval to resubdivide Lots 1 & 2 of the Menard's Commercial Commons, an approximately 37-acre parcel. Located in the northeast quadrant of Marketview Drive and E. Countryside Parkway, the subject property was annexed as a part of a larger multi-parcel commercial development approved by the City of Yorkville in 2000. Currently, Lot 1 is improved with the Menards big-box home improvement retail store and Lot 2 is utilized for agricultural purposes, as permitted by the annexation agreement. Both lots are zoned B-3 General Business District and owned by Menard, Inc.




**Proposed Final Plat of Resubdivision:**

As proposed, the parcel line separating the existing Lots 1 and 2 will be adjusted northward to allow for an addition to the yard gate for an automatic express entrance lane which is being implemented at all of Menard's store locations. This gate allows customers with online orders to scan a barcode at the new entrance lane and enter the yard for pick up without the inconvenience of waiting for a gate guard to manually approve entrance. There will also be an additional twenty feet (20') added to the existing gate canopy which will serve as the exit lane.

Since the yard gate is attached to the Menard's store, the International Building Code (IBC) requires a minimum continual clearance of sixty feet (60') around the building. This dictates the existing property line be relocated so that the structure does not straddle two (2) lot lines and remains compliant with building setback regulations for the B-3 Zoning District which is 20 feet. Below is a site plan showing the proposed addition.




The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated July 22, 2019 and August 14, 2019 were provided to the applicant (see attached). The minor revisions requested by the City Engineer will be addressed by the applicant prior to the Planning and Zoning Commission meeting and reviewed for compliance prior to final plat recordation.

**Staff Comments:**

Based upon the review of the proposed Final Plat of Resubdivision of Lots 1 & 2 of the Menard's Commercial Commons, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the September 11, 2019 meeting with subsequent final determination by the City Council at the October 8, 2019 meeting.

Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

**Attachments:**

1. Copy of Petitioner's Application
2. Final Plat of Resubdivision of Menard's Commercial Commons Seventh Addition prepared by Craig R. Knoche & Associates dated 06-12-19.
3. EEI Letter to the City dated July 22, 2019 re: Menards Plat of Resubdivision.
4. EEI Letter to City dated August 14, 2019 re: Menards Plat of Resubdivision

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

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

| INVOICE & WORKSHEET PETITION APPLICATION | | | |
|---|---|---|---|
| **CONCEPT PLAN REVIEW** | ☐ Engineering Plan Review deposit | $500.00 | Total: $ |
| **AMENDMENT** | ☐ Annexation<br>☐ Plan<br>☐ Plat<br>☐ P.U.D. | $500.00<br>$500.00<br>$500.00<br>$500.00 | Total: $ |
| **ANNEXATION** | ☐ $250.00 + $10 per acre for each acre over 5 acres<br>____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $250 = $ ____ (Total Amount) | | Total: $ |
| **REZONING**<br>*If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* | ☐ $200.00 + $10 per acre for each acre over 5 acres<br>____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $200 = $ ____ (Total Amount) | | Total: $ |
| **SPECIAL USE** | ☐ $250.00 + $10 per acre for each acre over 5 acres<br>____ (# of Acres) - 5 = ____ (Acres over 5) x $10 = ____ (Amount for Extra Acres) + $250 = $ ____ (Total Amount) | | Total: $ |
| **ZONING VARIANCE** | ☐ $85.00 + $500.00 outside consultants deposit | | Total: $ |
| **PRELIMINARY PLAN FEE** | ☐ $500.00 | | Total: $ |
| **PUD FEE** | ☐ $500.00 | | Total: $ |
| **FINAL PLAT FEE** | ☑ $500.00 | | Total: $ 500 |
| **ENGINEERING PLAN REVIEW DEPOSIT** | ☐ Less than 1 acre<br>☑ Over 1 acre, less than 10 acres<br>☐ Over 10 acres, less than 40 acres<br>☐ Over 40 acres, less than 100 acres<br>☐ Over 100 acres | $1,000.00<br>$2,500.00<br>$5,000.00<br>$10,000.00<br>$20,000.00 | Total: $ 2500 |
| **OUTSIDE CONSULTANTS DEPOSIT** *Legal, land planner, zoning coordinator, environmental services*<br>For Annexation, Subdivision, Rezoning, and Special Use: | ☐ Less than 2 acres<br>☑ Over 2 acres, less than 10 acres<br>☐ Over 10 acres | $1,000.00<br>$2,500.00<br>$5,000.00 | Total: $ 2500 |
| | **TOTAL AMOUNT DUE:** | | 5500 |

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

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

| DATE: | PZC NUMBER: | DEVELOPMENT NAME: |
|---|---|---|
| **PETITIONER INFORMATION** | | |
| NAME: Tyler Edwards | | COMPANY: Menard, Inc. |
| MAILING ADDRESS: 5101 Menard Drive | | |
| CITY, STATE, ZIP: Eau Claire WI 54703 | | TELEPHONE: 715-876-2143 |
| EMAIL: tedwards@menard-inc.com | | FAX: |
| **PROPERTY INFORMATION** | | |
| NAME OF HOLDER OF LEGAL TITLE: Menard, Inc. | | |
| IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: | | |
| PROPERTY STREET ADDRESS: 1800 Marketview Drive | | |
| TYPE OF REQUEST: ☐ PRELIMINARY PLAN ☑ FINAL PLAT ☐ AMENDED PREMILINARY PLAN ☐ AMENDED FINAL PLAT | | |
| TOTAL LOT ACREAGE: 36.9 | | CURRENT ZONING CLASSIFICATION: B2 |
| **ATTACHMENTS** | | |
| Petitioner must attach a legal description of the property to this application and title it as "Exhibit A". | | |

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

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

| | |
|---|---|
| **ATTORNEY INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **ENGINEER INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**AGREEMENT**

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE 7/3/19

Real Estate Rep
Menard, Inc.

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

# PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| PROJECT NUMBER: Tyler Edwards - Real Estate Rep | FUND ACCOUNT NUMBER: Menard, Inc. | PROPERTY ADDRESS: 5101 Menard Drive |
|---|---|---|

APPLICATION/APPROVAL TYPE (*check appropriate box(es) of approval requested*):

| | | | |
|---|---|---|---|
| ☐ CONCEPT PLAN REVIEW | ☐ AMENDMENT (TEXT) | ☐ ANNEXATION | ☐ REZONING |
| ☐ SPECIAL USE | ☐ MILE AND 1/2 REVIEW | ☐ ZONING VARIANCE | ☐ PRELIMINARY PLAN |
| ☐ FINAL PLANS | ☐ PLANNED UNIT DEVELOPMENT | ☑ FINAL PLAT | |

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: Tyler Edwards - Real Estate Rep | COMPANY: Menard, Inc. |
|---|---|
| MAILING ADDRESS: 5101 Menard Drive | |
| CITY, STATE, ZIP: Eau Claire WI 54703 | TELEPHONE: 715-876-2143 |
| EMAIL: tedwards@menard-inc.com | FAX: |

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

| Tyler Edwards | Real Estate Rep |
|---|---|
| PRINT NAME | TITLE |
| [signature] | 7/3/19 |
| SIGNATURE | DATE |

**ACCOUNT CLOSURE AUTHORIZATION**

DATE REQUESTED: _____ ☐ COMPLETED ☐ INACTIVE

PRINT NAME: _____ ☐ WITHDRAWN ☐ COLLECTIONS

SIGNATURE: _____ ☐ OTHER

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

Scale 1"=100'

0 20 40 60 80 100 150 200 300 400

# Menard's Commercial Commons Seventh Addition

Being a resubdivision of Lots 1 and 2 of Menard's Commercial Commons Fifth Addition, Yorkville, Kendall County, Illinois, being a resubdivision of Lot 1 and part of Lot 3 of Menard's Commercial Commons, a subdivision of part of Section 21, Township 37 North, Range 7 East of the Third Principal Meridian in the United City of Yorkville, Kendall County, Illinois.




Lot 2
830,150 sq.ft.
19.06 acres

Lot 1
776,899 sq.ft.
17.84 acres

Notes:

Iron pipes at all Lot corners except as noted.

All easements and setback lines granted and created by the Plat of Menard's Commercial Commons Fifth Addition, Doc. 200700014706 except as noted.

# Plat of Resubdivision

Prepared for:
Menard, Inc.


Craig R. Knoche & Associates
Civil Engineers, P.C.
Registered Design Firm 3763
24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 845-1270 • fax (630) 845-1275
• Civil Engineers
• Surveyors
• Land Planners


| | |
|---|---|
| Date: | 6-12-19 |
| File: | 19-025RP1 |
| Job: | 19-025 |

Sheet 1 of 2

# Menard's Commercial
# Commons Seventh Addition

State of Wisconsin
County of Eau Claire } S.S.

This is to certify that Menard, Inc. is the owner of the lands shown and described on the annexed plat and by its duly elected officers has as such owner caused the same to be surveyed, resubdivided and platted as shown thereon for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown.

It is further certified that the lands platted herein fall within the boundaries of Yorkville Community Unit School District 115.

Given this____day of_____, A.D.2019.

by:_____
(title)

attest:_____
(title)

State of Wisconsin
County of Eau Claire } S.S.

I,_____, a notary public in and for the County and State aforesaid do hereby certify that_____and_____, as_____and_____of Menard, Inc., who are personally known to me to be the same persons whose names are subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat of resubdivision and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of Menard, Inc.

Given under my hand and notarial seal this____day of_____ , A.D.2013.

_____
notary public

State of Illinois
County of Kendall } S.S.

Approved by the City Administrator of the United City of Yorkville, Illinois this _____ day of _____, A.D., 2019.

_____
City Administrator

State of Illinois
County of Kendall }

I, _____, City Engineer for the United City of Yorkville, do hereby certify that the required improvements have been installed or the required guarantee collateral has been posted for the completion of all required improvements.

Given at Yorkville, Illinois this____day of_____, A.D.2019

_____
City Engineer

State of Illinois
County of Kendall }

Approved and accepted by the Mayor and the City Council of the United City of Yorkville, Illinois, this _____ day of _____, 2019.

_____ _____
Mayor City Clerk

State of Illinois
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted those lands described as follows:

Lots 1 and 2 of Menard's Commercial Commons Fifth Addition, Yorkville, Kendall County, Illinois, being a resubdivision of Lot 1 and part of Lot 3 of Menard's Commercial Commons, a subdivision of part of Section 21, Township 37 North, Range 7 East of the Third Principal Meridian in the United City of Yorkville, Kendall County, Illinois.

Area: 1,607,049 sq.ft., 36.89 acres

I further certify that the lands described above fall in "Zone X, Area of Minimal Flood Hazard" as defined by the Federal Emergency Management Agency based on reference to Flood Insurance Rate Maps 170830037H and 170830045H, both with effective dates of January 8, 2014.

I further certify that the lands described above lie within the corporate limits of the United City of Yorkville, which has adopted a Comprehensive Plan and Map and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as now or hereafter amended.

I further certify that the platted lands do not border on or include any public waters of the state in which the state has property rights or interests.

I further certify that this professional service conforms to the current Illinois standards for a Boundary Survey.

All dimensions are given in feet and decimal parts thereof and are correct at 62° Fahrenheit.

Given under my Hand and Seal this____day of_____, A.D.2019.

_____
Illinois Professional Land Surveyor 2967
exp. 11-30-20

State of Illinois
County of Kendall } S.S.

I, _____, County Clerk in Kendall County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat. Given under my hand and seal of the County at Yorkville, Illinois this _____ day of _____, A.D., 2019.

_____
County Clerk

State of Illinois
County of Kendall } S.S.

This Instrument No. _____, was filed for record in the Recorder's Office of Kendall County, Illinois, on the _____ day of _____, 2007 at _____O'Clock ___ .M. and was recorded in Plat Envelope No. _____.

Given under my hand and seal of the County at Yorkville, Illinois this _____ day of _____, A.D., 2019.

_____
County Recorder

Plat of Resubdivision

Prepared for:
Menard, Inc.

Craig R. Knoche & Associates
Civil Engineers, P.C.
Registered Design Firm 3763
24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 845-1270 • fax (630) 845-1275
• Civil Engineers
• Surveyors
• Land Planners

Date: 6-12-19
File: 19-025RP2
Job: 19-025

Sheet 2 of 2

LOT 1
838,754± SQ. FT.
19.25± ACRES

EXISTING LOT 1
895,628± SQ. FT.
20.56± ACRES

NEW PROPERTY AREA
56,868± SQ. FT.
1.31± ACRES

(9)–EXISTING TREES TO BE RELOCATED/REPLACED IN NEW LOCATION

NEW CURB AND GUTTER

EXISTING CURB AND GUTTER TO BE REMOVED

EXISTING GATE CANOPY REMODELED FOR ADDITION OF EXPRESS LANE

EXISTING FENCELINE RACKING AND YARD LIGHTS TO BE REMOVED AND RELOCATED FOR NEW ADDITION

60'-0"

60'-0"

EXISTING LOT 2
696,872± SQ. FT.
16.00± ACRES

MENARDS

LOT 2
753,740± SQ. FT.
17.30± ACRES

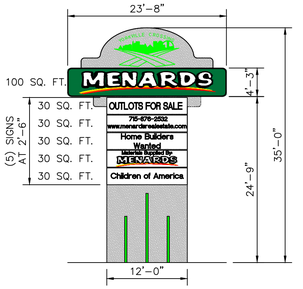
NEW YARD AREA
181,151± SQ. FT.
4.16± ACRES

ACCESSORY BUILDING

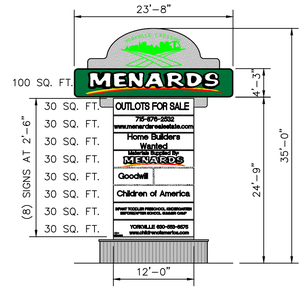
ACCESSORY BUILDING

ACCESS DRIVEWAY

BURGER KING




MONUMENT SIGN 'A'




MONUMENT SIGN 'B'

| LANDSCAPE LEGEND | | | |
|---|---|---|---|
| POINTS | SYMBOL | SCIENTIFIC, COMMON NAME | QUANTITY |
| 31x20=620 | | FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS, 'MARSHALL'S SEEDLESS' GREEN ASH | 31 |
| 12x20=240 | | GINKGO BILOBA 'AUTUMN GOLD', 'AUTUMN GOLD' GINKGO | 12 |
| 38x20=760 | | GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER', 'SHADEMASTER' THORNLESS HONEYLOCUST | 38 |
| 32x20=640 | | ACER PLATANOIDES NORWAY MAPLE | 32 |
| 26x10=260 | | CRATAEGUS CRUS-GALLI, THORNLESS COCKSPUR HAWTHORN | 26 |
| 24x10=240 | | PICEA ABIES, NORWAY SPRUCE | 24 |
| 23x10=230 | | PICEA PUNGENS, COLORADO SPRUCE | 23 |
| 184x1=184 | | JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER | 184 |
| 81x1=81 | | POTENTILLA FRUTICOSA 'MOUNT EVEREST', 'MOUNT EVEREST' POTENTILLA | 81 |
| 98x1=98 | | BERBERIS THUNBERGII 'CRIMSON PYGMY', 'CRIMSON PYGMY' JAPANESE BARBERRY | 98 |

3353 TOTAL POINTS

1 SP SITE PLAN
SCALE: 1"=60'

MENARDS®
STORE DESIGN DEPARTMENT
EAU CLAIRE, WISCONSIN

PROJECT TITLE P5-2001
YORKVILLE, IL

SHEET TITLE
SITE PLAN

| SCALE | DRAWN BY | DATE |
|---|---|---|
| AS NOTED | KWK | 02-07-19 |

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| | | | |
| | | | |
| | | | |

CAD DWG NAME
Yorkville

SHEET NO.
SP

July 22, 2019

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

***Re: Menards Plat of Resubdivision***
***United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Plat of Resubdivision dated June 12, 2019 and prepared by Craig Knoche & Assoc.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. City certificates will need to be used. The surveyor should contact Mark Scheller with our office to obtain them electronically.

2. The minimum text size should be 0.08.

3. The text size for the existing Lots 1 and 2 should be scaled down so they are not the same size as the new Lots 1 and 2.

4. The name, address and phone number of the owners subdividing the plat needs to be on the plat.

5. The widths of all adjacent streets along with recording document numbers need to be shown.

6. The chord bearing, and length needs to be shown on the plat.

7. The locations of the two concrete monuments that are to be set need to be described and shown.

8. The basis of the bearings used in creating the plat should be provided.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Jason Engberg, Senior Planner (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Admin Assistant (via e-mail)
Ms. Lisa Pickering, City Clerk (via e-mail)
Mr. Tyler Edwards, Menard, Inc. (via e-mail)
JAM, TNP, NLS EEI (Via e-mail)

August 14, 2019

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

***Re: Menards Plat of Resubdivision***
***United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Plat of Resubdivision dated June 12, 2019 and prepared by Craig Knoche & Assoc.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. Unaltered City certificates will need to be used.
2. The minimum text size will be 0.08.
3. The text size for the existing Lots 1 and 2 needs be scaled down so they are not the same size as the new Lots 1 and 2.
4. The name, address and phone number of the owners subdividing the plat needs to be on the plat.
5. The widths of all adjacent streets along with recording document numbers need to be shown.
6. The basis of the bearings used in creating the plat should be provided.
7. A revision date is needed on the plat.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Jason Engberg, Senior Planner (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Mr. Pete Ratos, Building Department (via e-mail)
Ms. Dee Weinert, Admin Assistant (via e-mail)
Ms. Lisa Pickering, City Clerk (via e-mail)
Mr. Tyler Edwards, Menard, Inc. (via e-mail)
JAM, TNP, NLS EEI (Via e-mail)

| Reviewed By: | |
|---|---|
| Legal | ■ |
| Finance | ☐ |
| Engineer | ■ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #6

Tracking Number

EDC 2019-75

**Agenda Item Summary Memo**

**Title:** Grande Reserve Units 26 & 27 – Final Plat of Subdivision

**Meeting and Date:** Economic Development Committee - September 3, 2019

**Synopsis:** Proposed Plat of Subdivision of Units 26 & 27 in the Grande Reserve Development

**Council Action Previously Taken:**

Date of Action: _____ Action Taken: _____

Item Number: _____

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

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

**Agenda Item Notes:**

See attached memorandum.

*Have a question or comment about this agenda item?*
*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php*

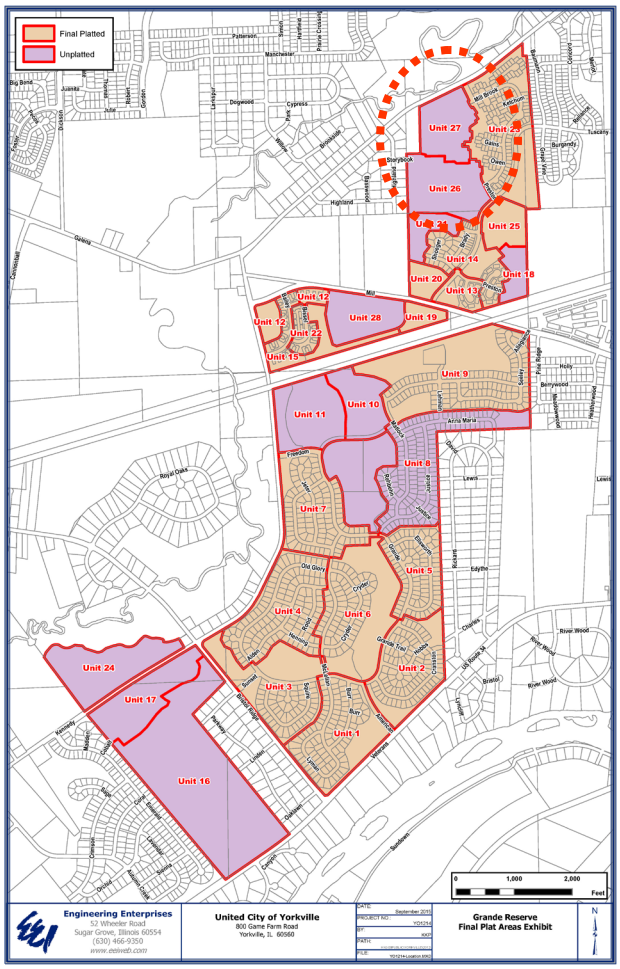
# Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: August 13, 2019
Subject: **PZC 2019-22 Grande Reserve – Units 26-27 (Final Plat)**
Proposed Approval of 171 lots in 2 New Units of Grande Reserve

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**Proposed Request:**

The petitioner, Dean Edmeier, on behalf of Grande Reserve (Chicago) ASLV VI, LLLP, owner/developer, is seeking Final Plat approval for an approximately 52-acre site consisting of 171 new residential lots located in the northeast quadrant of Galena Road and Mill Road in Yorkville. The subject property was originally annexed as a part of a larger multi-unit residential development approved by the City of Yorkville in 2003. Currently, Units 26 and 27 (Neighborhood 1) are vacant and utilized for agricultural purposes, as permitted by the annexation agreement. Both units are zoned R-2 Single Family Traditional Residence District Planned Unit Development (PUD) and part of "The Colonies", a villa-style, age-targeted housing product offered in Grande Reserve. Additionally, a recent amendment to the Grande Reserve Annexation Agreement permits the developer to construct an unlimited number of three (3) bedroom ranch or two-story homes in the remaining lots to be built within these units.




**Proposed Final Plat of Resubdivision:**

Preliminary plans for both Units 26 and 27 were approved by the City Council in December 2006 but have since expired. The proposed Final Plat of Subdivision generally conforms to those originally approved plans. As proposed, the final plat illustrates lots a clustering of lots around private cul-de-sac streets along a main collector road, Millbrook Circle, a future dedicated public street. The area breakdown of the proposed final platted area is as follows:

| AREA SUMMARY | | |
|---|---|---|
| ***Land Type*** | ***Acres*** | ***Square Feet*** |
| Lots 1 - 171 | 29.900 | 1,302,445 |
| Lot 3035 (Open Space) | 10.848 | 472,552 |
| Outlots S-1 – S-14 (Private Streets) | 7.880 | 343,273 |
| Dedicated R.O.W. (Public Streets) | 3.664 | 159,589 |
| ***TOTAL*** | **52.292 Acres** | **2,277,859 SF** |

All cul-de-sacs proposed will be private and maintained by the homeowner's association. Per the original Annexation Agreement, the cul-de-sacs will also provide for on-street guest parking. In addition to city staff review, the Oswego Fire District (OFD) has reviewed the proposed Final Plat of Subdivision to

ensure their standards for truck turn around in the private cul-de-sacs is met, since this area of the Grande Reserve development is serviced by OFD.

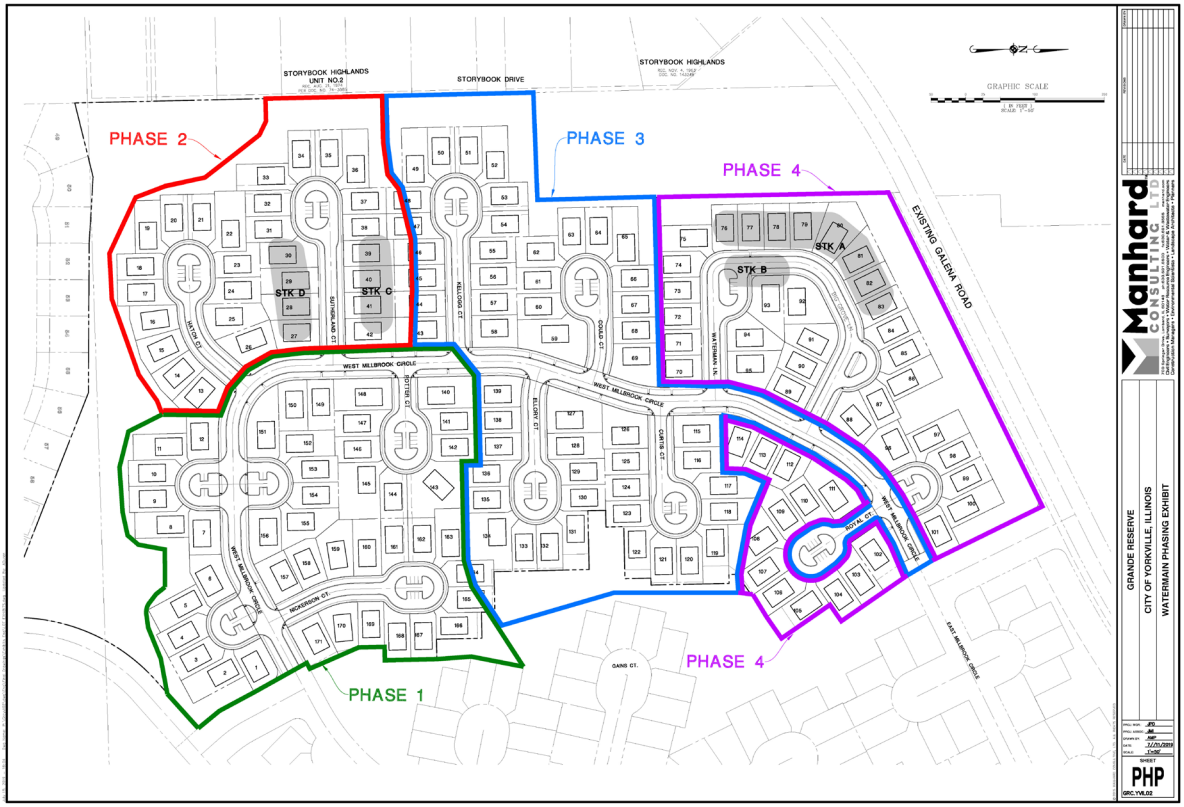
**Building Setback:**

Proposed lot setbacks for front yard, side yard and rear yard are consistent with the requirements set forth in Exhibit E-2 of the approved annexation agreement as detailed below:

| BUILDING SETBACK | REQUIRED MINIMUM | PROPOSED SETBACK |
|---|---|---|
| Front | 20’ | 20’ |
| Side (Interior) | 7.5’ | 7.5’ |
| Side (Corner) | 20’ | 20’ |
| Rear | 20’ | 20’ |
| Rear Building to Rear Building Min. | 40’ | 40’ |

**Proposed Phasing of Development:**

The petitioner proposes to development Units 26 and 27 of Grande Reserve in four (4) phases with roughly 45 lots per phase. As requested by staff, the water main in Phase 1 will be looped and connected to the adjacent Unit 23 water main just south of Gains Ct. The water main in Phase 2 will be looped and connected back to the existing water main on E. Millbrook Circle. While staff supports the phasing of the development, bonding will be required by unit and not by phase, as required by the City’s Subdivision Control Ordinance.



**Staff Comments:**

The proposed Final Plat of Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated August 13, 2019 were provided to the applicant (see attached). These comments will be addressed in a revised Final Plat which will be submitted to the City prior to final plat recordation.

Based upon the review of the proposed Final Plat of Subdivision of Grande Reserve Unit 26-27, staff believes the submitted plans are consistent with the approved development site plan and the current subdivision control regulations. Therefore, we intend to recommend approval of the Final Plat to the Planning and Zoning Commission at the October 9, 2019 meeting with subsequent final determination by the City Council at the October 22, 2019 meeting.

Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

**Attachments:**

1. Copy of Petitioner's Application
2. Final Plat of Subdivision of Grande Reserve Unit 26 and 27 prepared by Manhard Consulting Ltd., dated 07-31-19.
3. Proposed Watermain Phasing Exhibit prepared by Manhard Consulting Ltd., dated 07/11/2019.
4. EEI Letter to the City dated August 13, 2019.

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

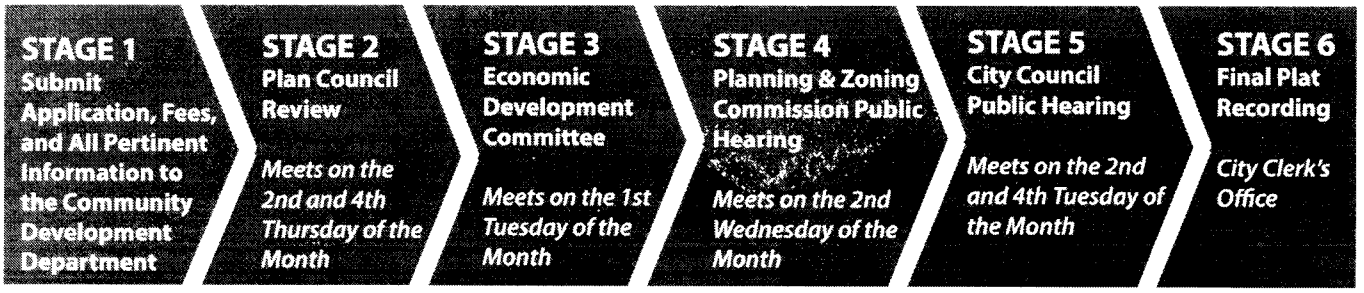
# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

## INTENT AND PURPOSE:

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards and enhances the land's value. Preliminary Plans and Final Plats allow the City Staff and local government to review how land will be developed and if it is ideal for that location within the city. This application is used to submit new preliminary plans and final plats but may also be used to ammend either of those documents.

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

## APPLICATION PROCEDURE:




## STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Two (2) 11" x 17" copies each of the proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

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

Applicant is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

## STAGE 2: PLAN COUNCIL REVIEW

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

## STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

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

## STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING

Applicant will attend a meeting conducted by the Planning & Zoning Commission. The Planning & Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. The Planning & Zoning Commission will conduct a meeting on the request, discuss the request, and make a recommendation to City Council.

## STAGE 5: CITY COUNCIL PUBLIC HEARING

Applicant must present the proposed subdivision replat to the City Council. The City Council meets the 2nd and 4th Tuesdays of every month at 7:00 p.m. in the Yorkville City Hall Council Chambers. The proposal will be discussed at the City Council hearing where formal voting takes place. City Council will make the final approval of the replatting.

## STAGE 6: FINAL PLAT RECORDING

Once the final subdivision plat is approved by the City Council and all required documents, bonds, and letters of credit are submitted to the city, the final plat must be recorded with Kendall County. Submit the final plat mylar to the Deputy Clerk for signatures. When all city signatures are in place, the developer or his surveyor may take the mylar to the Kendall County Clerk for their signature. The next step is to have six (6) paper prints made and return to the Kendall County Recorder's office for recording. Kendall County requires the mylar and four (4) paper copies. The City of Yorkville requires that you submit two (2) recorded paper copies to the Deputy Clerk.

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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

| INVOICE & WORKSHEET PETITION APPLICATION | | | |
|---|---|---|---|
| **CONCEPT PLAN REVIEW** | ☐ Engineering Plan Review deposit | $500.00 | Total: $ |
| **AMENDMENT** | ☐ Annexation | $500.00 | Total: $ |
| | ☐ Plan | $500.00 | |
| | ☐ Plat | $500.00 | |
| | ☐ P.U.D. | $500.00 | |
| **ANNEXATION** | ☐ $250.00 + $10 per acre for each acre over 5 acres | | Total: $ |
| _____ - 5 = _____ x $10 = _____ + $250 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **REZONING** | ☐ $200.00 + $10 per acre for each acre over 5 acres | | Total: $ |
| *If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* | | | |
| _____ - 5 = _____ x $10 = _____ + $200 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **SPECIAL USE** | ☐ $250.00 + $10 per acre for each acre over 5 acres | | Total: $ |
| _____ - 5 = _____ x $10 = _____ + $250 = $ _____ | | | |
| # of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | | | |
| **ZONING VARIANCE** | ☐ $85.00 + $500.00 outside consultants deposit | | Total: $ |
| **PRELIMINARY PLAN FEE** | ☐ $500.00 | | Total: $ |
| **PUD FEE** | ☐ $500.00 | | Total: $ |
| **FINAL PLAT FEE** | ☑ $500.00 | | Total: $ 500.00 |
| **ENGINEERING PLAN REVIEW DEPOSIT** | ☐ Less than 1 acre | $1,000.00 | Total: $ 10,000.00 |
| | ☐ Over 1 acre, less than 10 acres | $2,500.00 | |
| | ☐ Over 10 acres, less than 40 acres | $5,000.00 | |
| | ☑ Over 40 acres, less than 100 acres | $10,000.00 | |
| | ☐ Over 100 acres | $20,000.00 | |
| **OUTSIDE CONSULTANTS DEPOSIT** *Legal, land planner, zoning coordinator, environmental services* | For Annexation, Subdivision, Rezoning, and Special Use: | | Total: $ 5,000.00 |
| | ☐ Less than 2 acres | $1,000.00 | |
| | ☐ Over 2 acres, less than 10 acres | $2,500.00 | |
| | ☑ Over 10 acres | $5,000.00 | |
| | **TOTAL AMOUNT DUE:** | | 15,500.00 |

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# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

| DATE: 7/8/19 | PZC NUMBER: | DEVELOPMENT NAME: Grande Reserve-Units 26 &27 |
|---|---|---|
| **PETITIONER INFORMATION** | | |
| NAME: Grande Reserve (Chicago) ASLI VI LLLP | | COMPANY: |
| MAILING ADDRESS: 923 N. Pennsylvania Ave. | | |
| CITY, STATE, ZIP: Winter Park, FL 32789 | | TELEPHONE: 847-980-3279 |
| EMAIL: dean4608@comcast.net | | FAX: |
| **PROPERTY INFORMATION** | | |
| NAME OF HOLDER OF LEGAL TITLE: Grande Reserve (Chicago) ASLI VI, LLLP | | |
| IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: | | |
| PROPERTY STREET ADDRESS: nearest intersection= E. Millbrook Cir. and Blackhawk Blvd. - Yorkville | | |
| TYPE OF REQUEST: ☐ PRELIMINARY PLAN ☑ FINAL PLAT ☐ AMENDED PREMILINARY PLAN ☐ AMENDED FINAL PLAT | | |
| TOTAL LOT ACREAGE: 52.29 | | CURRENT ZONING CLASSIFICATION: R-2 PUD |
| **ATTACHMENTS** | | |
| Petitioner must attach a legal description of the property to this application and title it as "Exhibit A". | | |

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Website: www.yorkville.il.us

# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

| **ATTORNEY INFORMATION** | |
|---|---|
| NAME: John H. Mays | COMPANY: Gould & Ratner |
| MAILING ADDRESS: 222 N. Lasalle St Ste 300 | |
| CITY, STATE, ZIP: Chicago IL 60601 | TELEPHONE: 312-236-3003 |
| EMAIL: JMays@gouldratner.com | FAX: |
| **ENGINEER INFORMATION** | |
| NAME: Joe Iovinelli | COMPANY: Manhard Consulting |
| MAILING ADDRESS: 700 Springer Dr. | |
| CITY, STATE, ZIP: Lombard IL 60148 | TELEPHONE: 630-925-1110 |
| EMAIL: jiovinelli@manhard.com | FAX: |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: see Manhard info above | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**AGREEMENT**

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

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

PETITIONER SIGNATURE _____ DATE 7/8/19

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

OWNER SIGNATURE _____ DATE 7/8/19

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# PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| PROJECT NUMBER: Grande Reserve (Chicago) ASL | FUND ACCOUNT NUMBER: same | PROPERTY ADDRESS: 923 N. Pennsylvania Ave |
|---|---|---|

APPLICATION/APPROVAL TYPE (*check appropriate box(es) of approval requested*):

| | | | |
|---|---|---|---|
| ☐ CONCEPT PLAN REVIEW | ☐ AMENDMENT (TEXT) | ☐ ANNEXATION | ☐ REZONING |
| ☐ SPECIAL USE | ☐ MILE AND 1/2 REVIEW | ☐ ZONING VARIANCE | ☑ PRELIMINARY PLAN |
| ☐ FINAL PLANS | ☐ PLANNED UNIT DEVELOPMENT | ☑ FINAL PLAT | |

PETITIONER DEPOSIT ACCOUNT FUND:
It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: Grande Reserve (Chicago) ASLI VI LLLP | COMPANY: same |
|---|---|
| MAILING ADDRESS: 923 N. Pennsylvania Ave | |
| CITY, STATE, ZIP: Winter Park, FL 32789 | TELEPHONE: 847-980-3279 |
| EMAIL: dean4608@comcast.net | FAX: |

FINANCIALLY RESPONSIBLE PARTY:
I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Marvin Shapiro — PRINT NAME
President — TITLE
SIGNATURE
7/8/19 — DATE

**ACCOUNT CLOSURE AUTHORIZATION**

DATE REQUESTED: _____ ☐ COMPLETED ☐ INACTIVE

PRINT NAME: _____ ☐ WITHDRAWN ☐ COLLECTIONS

SIGNATURE: _____ ☐ OTHER

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

# LEGAL DESCRIPTION FOR PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE YORKVILLE, ILLINOIS

THAT PART OF THE EAST HALF OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3030 IN GRANDE RESERVE UNIT 20, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 200600035289; THENCE NORTH 01 DEGREES 21 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200500001028, 808.51 FEET, TO THE SOUTHEAST CORNER OF LOT 42 IN STORYBROOK HIGHLANDS UNIT 2 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1974 AS DOCUMENT NUMBER 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG EAST LINE OF SAID SUBDIVISION, 1,029.69 FEET, TO A 1 INCH IRON PIPE ON THE SOUTH LINE OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 200400024625; THENCE NORTH 88 DEGREES 02 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE, 248.73 FEET, TO A 1 1/4 INCH PINCHED IRON PIPE ON THE EAST LINE OF SAID LAND; THENCE NORTH 01 DEGREES 18 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 808.81 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF GELENA ROAD (ALSO KNOWN AS COUNTY HIGHWAY 9 AND CANNONBALL TRAIL) AS DEDICATED BY DOCUMENT NUMBER 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG SAID SOUTH LINE, 806.93 FEET (807.42 FEET RECORD), TO THE WEST LINE OF GRANDE RESERVE UNIT 23, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT NUMBER 200600040560, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED BY SAID UNIT 23; THENCE ALONG WEST LINE OF SAID UNIT 23 FOR THE FOLLOWING 39 COURSES; 1) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 283.50 FEET; 2) THENCE SOUTH 63 DEGREES 46 MINUTES 24 SECONDS WEST, 25.99 FEET; 3) THENCE SOUTH 26 DEGREES 13 MINUTES 36 SECONDS EAST, 66.00 FEET; 4) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 70.22 FEET; 5) THENCE NORTH 55 DEGREES 14 MINUTES 47 SECONDS EAST, 26.00 FEET; 6) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 120.00 FEET; 7) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 41.00 FEET; 8) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 95.00 FEET; 9) THENCE SOUTH 55

# LEGAL DESCRIPTION FOR PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE YORKVILLE, ILLINOIS

DEGREES 14 MINUTES 47 SECONDS WEST, 60.00 FEET; 10) THENCE SOUTH 34 DEGREES 45 MINUTES 13 SECONDS EAST, 36.00 FEET; 11) THENCE SOUTH 55 DEGREES 14 MINUTES 47 SECONDS WEST, 120.00 FEET; 12) THENCE SOUTH 36 DEGREES 18 MINUTES 44 SECONDS WEST, 28.73 FEET; 13) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 14) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 36.00 FEET; 15) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 120.00 FEET; 16) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 31.00 FEET; 17) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 18) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 100.00 FEET; 19) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 20) THENCE SOUTH 88 DEGREES 48 MINUTES 22 SECONDS WEST, 38.65 FEET; 21) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 41.00 FEET; 22) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 100.00 FEET; 23) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 60.00 FEET; 24) THENCE NORTH 88 DEGREES 48 MINUTES 22 SECONDS EAST, 31.00 FEET; 25) THENCE SOUTH 01 DEGREES 11 MINUTES 38 SECONDS EAST, 164.53 FEET; 26) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 98.08 FEET; 27) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 36.00 FEET; 28) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 60.00 FEET; 29) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 95.00 FEET; 30) THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS EAST, 41.00 FEET; 31) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 120.00 FEET; 32) THENCE SOUTH 88 DEGREES 42 MINUTES 03 SECONDS WEST, 26.00 FEET; 33) THENCE SOUTH 01 DEGREES 17 MINUTES 57 SECONDS EAST, 60.00 FEET; 34) THENCE SOUTH 11 DEGREES 03 MINUTES 49 SECONDS EAST, 50.60 FEET; 35) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 73.98 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MILLBROOK CIRCLE AS DEDICATED BY AFORESAID SAID UNIT 23; 36) THENCE SOUTH 61 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 10.20 FEET; 37) THENCE SOUTH 28 DEGREES 13 MINUTES 56 SECONDS EAST, 188.75 FEET, TO A POINT OF CURVATURE; 38) THENCE SOUTHEASTERLY, 81.76 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHEAST, HAVING A

# LEGAL DESCRIPTION FOR PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE YORKVILLE, ILLINOIS

RADIUS OF 350.00 FEET, A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 27 SECONDS EAST, AND A CHORD DISTANCE OF 81.57 FEET, TO A POINT OF TANGENCY; 39) THENCE SOUTH 41 DEGREES 37 MINUTES 26 SECONDS EAST, 22.23 FEET (22.30 FEET RECORD), TO A 1 INCH IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED BY DOCUMENT NUMBER 200600035289; THENCE ALONG SAID NORTHERLY LINE FOR THE FOLLOWING 3 COURSES; 1) SOUTH 48 DEGREES 21 MINUTES 51 SECONDS WEST, 146.12 FEET, TO A POINT OF CURVATURE; 2) THENCE SOUTHWESTERLY, 358.07 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING SOUTH 24 DEGREES 46 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 348.05 FEET, TO A POINT OF TANGENCY; 3) THENCE SOUTH 01 DEGREES 12 MINUTES 04 SECONDS WEST, 14.26 FEET (14.59 FEET RECORD), TO THE NORTHERLY LINE OF AFORESAID GRANDE RESERVE UNIT 20; THENCE ALONG NORTHERLY AND WESTERLY LINE OF SAID SUBDIVISION FOR THE FOLLOWING 20 COURSES; 1) THENCE NORTH 88 DEGREES 58 MINUTES 59 SECONDS WEST, 30.23 FEET (30.00 FEET RECORD), TO A 1 INCH IRON PIPE; 2) THENCE NORTH 81 DEGREES 36 MINUTES 50 SECONDS WEST, 74.01 FEET (74.02 FEET RECORD), TO A 1 INCH IRON PIPE; 3) THENCE NORTH 68 DEGREES 38 MINUTES 07 SECONDS WEST, 167.47 FEET (167.50 FEET RECORD), TO 1 INCH IRON PIPE; 4) THENCE SOUTH 21 DEGREES 22 MINUTES 30 SECONDS WEST, 185.96 FEET (186.00 FEET RECORD), TO A 1 INCH IRON PIPE; 5) THENCE SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST, 23.47 FEET (22.36 FEET RECORD), TO A 1 INCH IRON PIPE; 6) THENCE SOUTH 21 DEGREES 17 MINUTES 24 SECONDS WEST, 120.00 FEET; 7) THENCE SOUTH 89 DEGREES 49 MINUTES 02 SECONDS WEST, 78.14 FEET, TO A 1 INCH IRON PIPE; 8) THENCE NORTH 51 DEGREES 56 MINUTES 39 SECONDS WEST, 99.59 FEET (99.54 FEET RECORD); 9) THENCE NORTH 70 DEGREES 41 MINUTES 59 SECONDS WEST, 78.16 FEET; 10) THENCE NORTH 88 DEGREES 08 MINUTES 28 SECONDS WEST, 78.84 FEET; 11) THENCE NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, 168.36 FEET; 12) THENCE SOUTH 31 DEGREES 05 MINUTES 04 SECONDS WEST, 89.64 FEET, TO A 1 INCH IRON PIPE; 13) THENCE SOUTH 01 DEGREES 21 MINUTES 18 SECONDS EAST, 158.00 FEET; 14) THENCE SOUTH 59 DEGREES 40 MINUTES 13 SECONDS EAST, 57.67 FEET; 15) THENCE SOUTH 37 DEGREES 12 MINUTES 58 SECONDS WEST, 148.98 FEET, TO A 1 INCH IRON PIPE; 16) THENCE SOUTH 14

# LEGAL DESCRIPTION FOR
# PROPOSED UNIT 26 AND 27 IN GRANDE RESERVE
# YORKVILLE, ILLINOIS

DEGREES 40 MINUTES 46 SECONDS WEST, 66.00 FEET (66.12 FEET RECORD), TO A 1 INCH IRON PIPE AND A POINT ON A NON-TANGENT CURVE; 17) THENCE EASTERLY, 8.88 FEET (8.94 FEET RECORD), ALONG SAID NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING SOUTH 73 DEGREES 52 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 8.88 FEET, TO A 1 INCH IRON PIPE; 18) THENCE SOUTH 75 DEGREES 34 MINUTES 47 SECONDS EAST, 20.30 FEET (20.47 FEET RECORD), TO A 1 INCH IRON PIPE; 19) THENCE SOUTH 14 DEGREES 34 MINUTES 25 SECONDS WEST, 120.10 FEET (120.00 FEET RECORD), TO A 1 INCH IRON PIPE; 20) THENCE NORTH 75 DEGREES 18 MINUTES 58 SECONDS WEST, 248.70 FEET (248.68 FEET RECORD), TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS EXCEPT THAT PART IN THE SOUTHEAST QUARTER IN SAID SECTION 11.

CONTAINING 2,186,349 SQUARE FEET, (50.192 ACRES) MORE OR LESS.

PREPARED BY:
MANHARD CONSULTING LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

## SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.L.P.
C/O AVANTI PROPERTIES GROUP
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

GRAPHIC SCALE
120 0 60 120 240 480
( IN FEET )
1 inch = 120 ft.

N

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| ——— | LOT LINE | ——— |
| — — — | EASEMENT LINE | — — — |
| ——— ——— | SETBACK LINE | ——— ——— |
| | B.S.L. | BUILDING SETBACK LINE |
| | P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| | S.W.M.E. | STORMWATER MANAGEMENT EASEMENT |
| | XXX.XX | MEASURED INFORMATION |
| | (XXX.XX) | RECORD INFORMATION |

## AREA SUMMARY

| | | |
|---|---|---|
| LOTS 1-42 & 140-171: | (13.011 AC±) | 566,755 SQUARE FEET |
| LOT 3035: | (7.600 AC±) | 331,046 SQUARE FEET |
| OUTLOTS S-1 - S-7: | (3.264 AC±) | 142,202 SQUARE FEET |
| DEDICATED R.O.W.: | (1.770 AC±) | 77,095 SQUARE FEET |
| TOTAL: | (26.645 AC±) | 1,117,098 SQUARE FEET |

## PIN'S

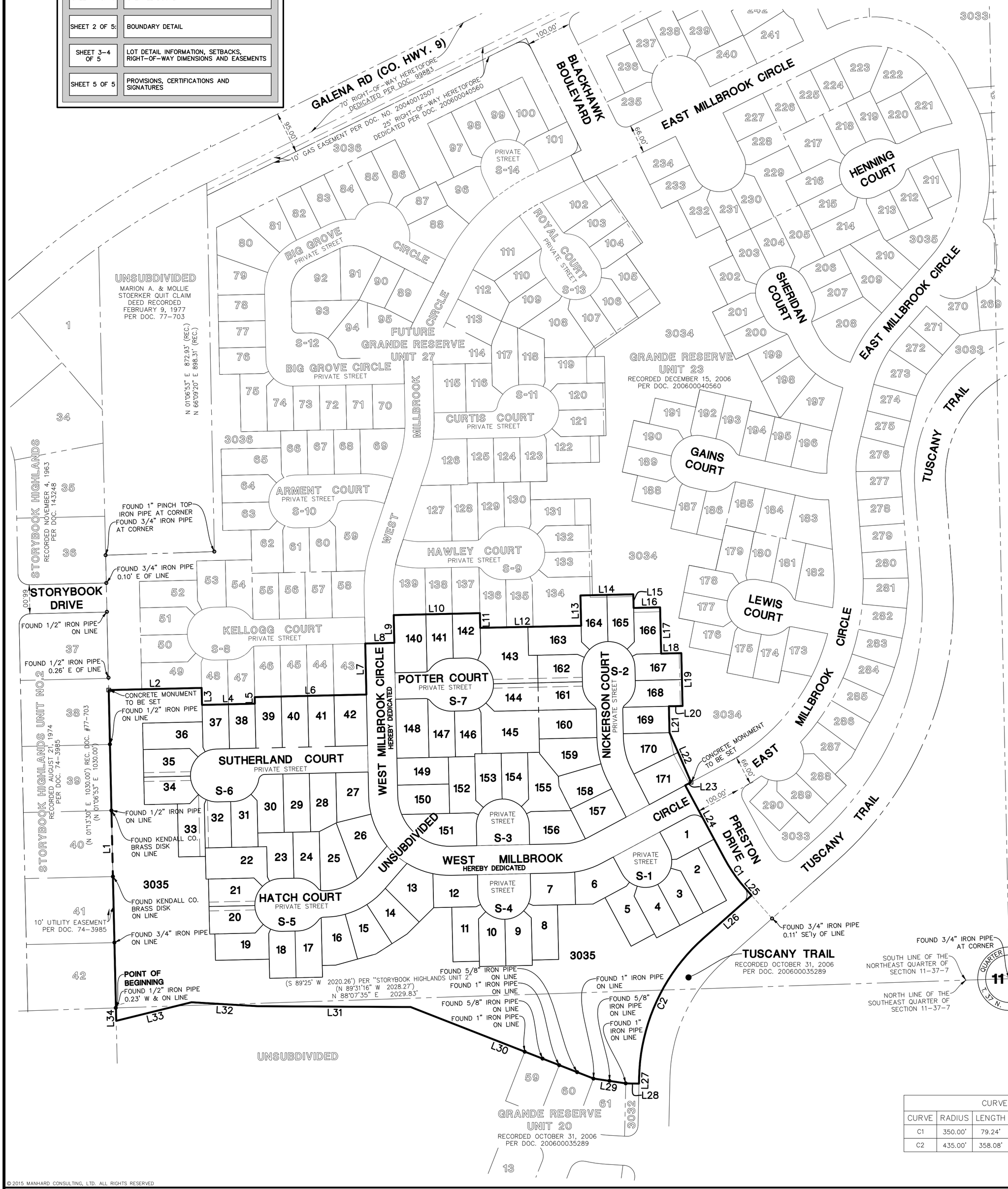
02-11-276-005
02-11-400-011
02-11-228-086

## SURVEYOR'S NOTES

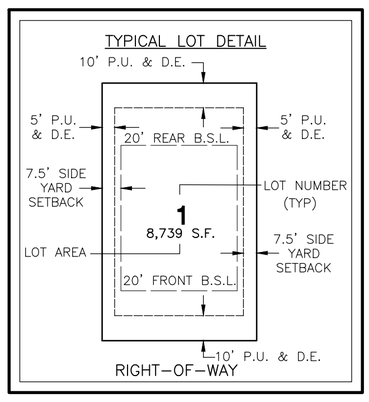
1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ⊡ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
8. STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3035.
9. ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF OUTLOTS S-1 THROUGH S-7.

## SHEET INDEX

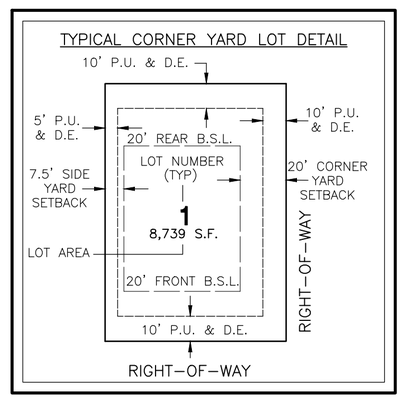

| | |
|---|---|
| SHEET 1 OF 5 | OVERALL BOUNDARY |
| SHEET 2 OF 5: | BOUNDARY DETAIL |
| SHEET 3-4 OF 5 | LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS |
| SHEET 5 OF 5 | PROVISIONS, CERTIFICATIONS AND SIGNATURES |


### TYPICAL LOT DETAIL




### TYPICAL CORNER YARD LOT DETAIL




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N01°17'53"W | 722.03' |
| L2 | N88°42'28"E | 211.11' |
| L3 | S01°17'32"E | 38.50' |
| L4 | N88°42'28"E | 120.00' |
| L5 | N01°17'32"W | 15.00' |
| L6 | N88°42'28"E | 253.50' |
| L7 | N01°17'32"W | 116.00' |
| L8 | N88°42'28"E | 66.00' |
| L9 | N01°17'32"W | 62.99' |
| L10 | N88°42'37"E | 195.90' |
| L11 | S01°11'13"E | 33.39' |
| L12 | N88°48'47"E | 229.20' |
| L13 | N01°17'32"W | 68.82' |
| L14 | N88°42'28"E | 120.00' |
| L15 | S01°17'32"E | 31.00' |
| L16 | N88°42'28"E | 60.00' |
| L17 | S01°17'32"E | 105.00' |
| L18 | N88°42'28"E | 46.00' |
| L19 | S01°17'32"E | 120.00' |
| L20 | S88°42'28"W | 31.00' |
| L21 | S01°17'32"E | 60.00' |
| L22 | S23°34'54"E | 122.73' |
| L23 | S61°46'30"W | 15.20' |
| L24 | S28°13'30"E | 188.75' |
| L25 | S41°35'17"E | 24.82' |
| L26 | S48°23'27"W | 146.12' |
| L27 | S01°15'13"W | 14.53' |
| L28 | N88°45'03"W | 30.00' |
| L29 | N81°34'25"W | 74.17' |
| L30 | N68°37'33"W | 445.81' |
| L31 | N89°42'05"W | 344.84' |
| L32 | N86°36'11"W | 152.80' |
| L33 | S76°07'45"W | 176.09' |
| L34 | N01°19'43"W | 29.30' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 350.00' | 79.24' | S34°42'39"E | 79.07' |
| C2 | 435.00' | 358.08' | S24°50'08"W | 348.05' |

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SHEET 1 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=120'

**GRANDE RESERVE UNIT - 26**
**UNITED CITY OF YORKVILLE, ILLINOIS**
**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE

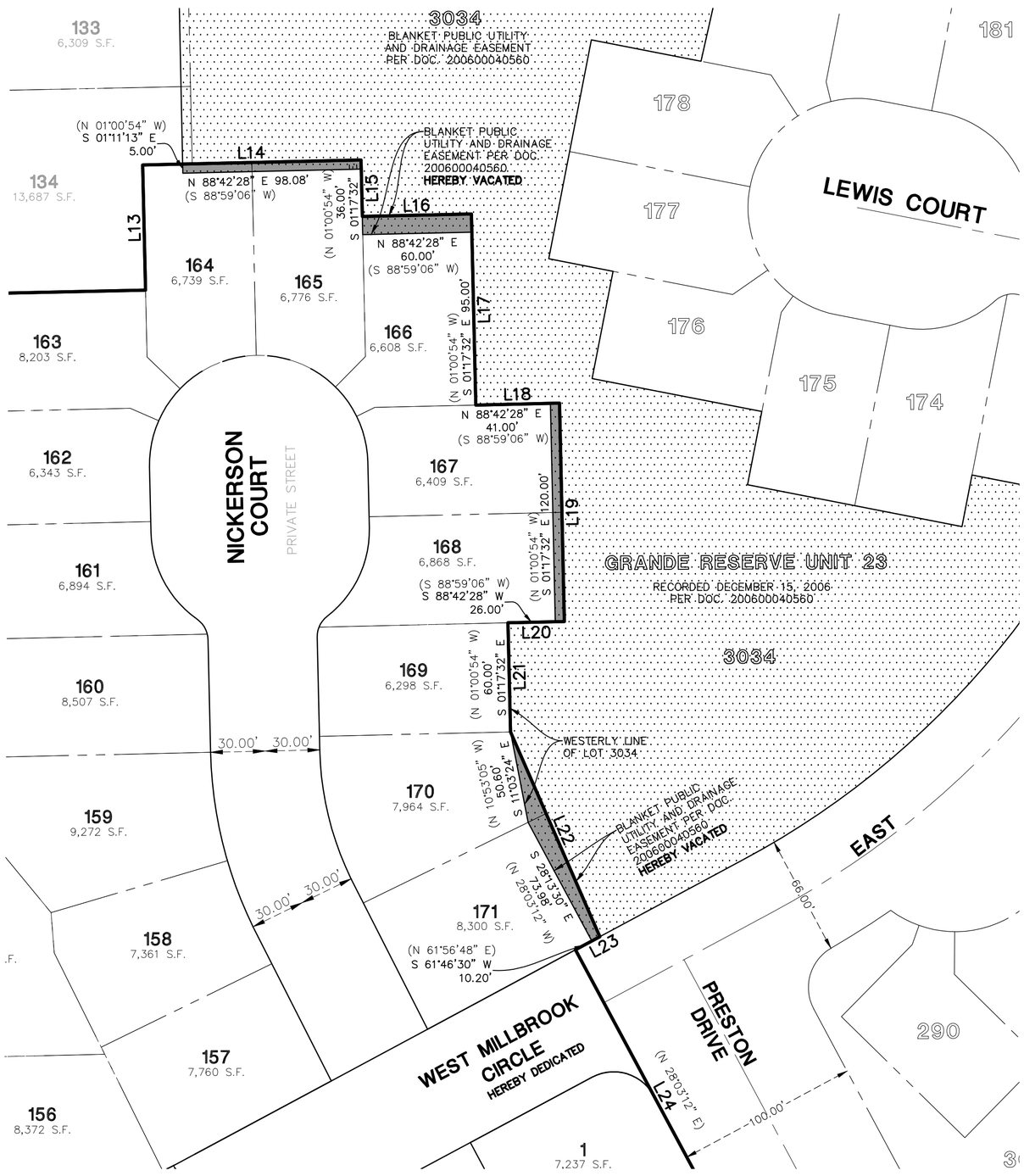
50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

## *BASIS OF BEARINGS*

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L12 | N88°48'47"E | 229.20' |
| L13 | N01°17'32"W | 68.82' |
| L14 | N88°42'28"E | 120.00' |
| L15 | S01°17'32"E | 31.00' |
| L16 | N88°42'28"E | 60.00' |
| L17 | S01°17'32"E | 105.00' |
| L18 | N88°42'28"E | 46.00' |
| L19 | S01°17'32"E | 120.00' |
| L20 | S88°42'28"W | 31.00' |
| L21 | S01°17'32"E | 60.00' |
| L22 | S23°34'54"E | 122.73' |
| L23 | S61°46'30"W | 15.20' |
| L24 | S28°13'30"E | 188.75' |




## *LEGEND*

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| — — — | LOT LINE | — — — |
| — — — | EASEMENT LINE | — — — |
| —— —— | SETBACK LINE | —— —— |
| B.S.L. | BUILDING SETBACK LINE | |
| S.W.M.E. | STORMWATER MANAGEMENT EASEMENT | |
| XXX.XX | MEASURED INFORMATION | |
| (XXX.XX) | RECORD INFORMATION | |

LOT 3034

BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600040560 **HEREBY VACATED**

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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

N

## *BASIS OF BEARINGS*

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## *LEGEND*

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| —— - - —— | LOT LINE | ——— |
| — —— — | EASEMENT LINE | — —— — |
| ——— ——— | SETBACK LINE | ——— ——— |
| | B.S.L. | BUILDING SETBACK LINE |
| | S.W.M.E. | STORMWATER MANAGEMENT EASEMENT |
| | XXX.XX | MEASURED INFORMATION |
| | (XXX.XX) | RECORD INFORMATION |
| | PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED** | |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 350.10' | 81.76' | S34°55'02"E | 81.57' |
| C2 | 435.00' | 358.08' | S24°50'08"W | 348.05' |
| C3 | 25.00' | 39.27' | N73°13'30"W | 35.36' |
| C4 | 14.00' | 13.08' | S28°03'01"E | 12.61' |
| C5 | 60.00' | 56.04' | S28°03'01"E | 54.03' |
| C6 | 60.00' | 56.04' | N25°27'58"E | 54.03' |
| C7 | 14.00' | 13.08' | N25°27'58"E | 12.61' |
| C8 | 14.00' | 13.08' | S61°56'59"W | 12.61' |
| C9 | 60.00' | 56.04' | S61°56'59"W | 54.03' |
| C10 | 60.00' | 56.04' | S64°32'02"E | 54.03' |
| C11 | 14.00' | 13.08' | S64°32'02"E | 12.61' |
| C12 | 14.00' | 13.08' | S61°56'59"W | 12.61' |
| C13 | 60.00' | 56.04' | S61°56'59"W | 54.03' |
| C14 | 60.00' | 56.04' | S64°32'02"E | 54.03' |
| C15 | 14.00' | 13.08' | S64°32'02"E | 12.61' |
| C16 | 14.00' | 19.33' | S49°09'38"W | 17.83' |
| C17 | 60.00' | 82.83' | S49°09'38"W | 76.41' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N01°17'53"W | 722.03' |
| L2 | N88°42'28"E | 211.11' |
| L3 | S01°17'32"E | 38.50' |
| L4 | N88°42'28"E | 120.00' |
| L5 | N01°17'32"W | 15.00' |
| L6 | N88°42'28"E | 253.50' |
| L7 | N01°17'32"W | 116.00' |
| L8 | N88°42'28"E | 66.00' |
| L9 | N01°17'32"W | 62.99' |
| L10 | N88°42'37"E | 195.90' |
| L11 | S01°11'13"E | 33.39' |
| L12 | N88°48'47"E | 229.20' |
| L13 | N01°17'32"W | 68.82' |
| L14 | N88°42'28"E | 120.00' |
| L15 | S01°17'32"E | 31.00' |
| L16 | N88°42'28"E | 60.00' |
| L17 | S01°17'32"E | 105.00' |
| L18 | N88°42'28"E | 46.00' |
| L19 | S01°17'32"E | 120.00' |
| L20 | S88°42'28"W | 31.00' |
| L21 | S01°17'32"E | 60.00' |
| L22 | S23°34'54"E | 122.73' |
| L23 | S61°46'30"W | 15.20' |
| L24 | S28°13'30"E | 188.75' |
| L25 | S41°36'33"E | 22.30' |
| L26 | S48°23'27"W | 146.12' |
| L27 | S01°15'13"W | 14.53' |
| L28 | N88°45'03"W | 30.00' |
| L29 | N81°34'25"W | 74.17' |
| L30 | N68°37'33"W | 445.81' |
| L31 | N89°42'05"W | 344.84' |
| L32 | N86°36'11"W | 152.80' |
| L33 | S76°07'45"W | 176.09' |
| L34 | N01°19'43"W | 29.30' |
| L35 | N86°42'19"E | 11.17' |
| L36 | N74°11'46"W | 23.45' |
| L37 | S17°44'45"W | 23.45' |
| L38 | N36°50'40"E | 11.17' |
| L39 | S66°21'42"E | 17.10' |
| L40 | S46°03'16"E | 25.21' |
| L41 | S44°40'44"W | 23.45' |
| L42 | N63°46'39"E | 11.17' |
| L43 | S66°21'42"E | 11.17' |
| L44 | N47°15'47"W | 23.45' |
| L45 | S44°40'44"W | 23.45' |
| L46 | N63°46'39"E | 11.17' |
| L47 | S47°15'47"E | 23.45' |
| L48 | S44°40'44"W | 23.45' |
| L49 | S26°13'21"E | 11.17' |
| L50 | N23°38'18"E | 11.17' |
| L51 | N42°44'13"E | 26.93' |
| L52 | S45°19'16"E | 26.93' |
| L53 | S26°13'21"E | 11.17' |
| L54 | S43°44'47"E | 20.00' |
| L55 | S23°38'18"W | 11.17' |
| L56 | N43°56'10"E | 28.74' |
| L57 | S45°19'16"E | 26.93' |
| L58 | N26°13'21"W | 11.17' |

STORYBOOK HIGHLANDS RECORDED NOVEMBER 4, 1963 PER DOC. 143248

STORYBOOK HIGHLANDS UNIT NO.2 RECORDED AUGUST 21, 1974 PER DOC. 74-3985

FOUND 3/4" IRON PIPE AT CORNER

FOUND 1" PINCH TOP IRON PIPE AT CORNER

FOUND 3/4" IRON PIPE 0.10' E OF LINE

FOUND 1/2" IRON PIPE ON LINE

FOUND 1/2" IRON PIPE 0.26' E OF LINE

CONCRETE MONUMENT TO BE SET

FOUND 1/2" IRON PIPE ON LINE

FOUND KENDALL CO. BRASS DISK ON LINE

FOUND KENDALL CO. BRASS DISK ON LINE

10' UTILITY EASEMENT PER DOC. 74-3985

FOUND 3/4" IRON PIPE ON LINE

POINT OF BEGINNING

FOUND 1/2" IRON PIPE 0.23' W & ON LINE

STORYBOOK DRIVE

KELLOGG COURT PRIVATE STREET

FUTURE GRANDE RESERVE UNIT 27

SUTHERLAND COURT PRIVATE STREET

HATCH COURT PRIVATE STREET

POTTER COURT PRIVATE STREET

MILLBROOK CIRCLE HEREBY DEDICATED

WEST MI

UNSUBDIVIDED

**3035** 472,552 S.F.

**3035** 331,046 S.F.
STORMWATER MANAGEMENT EASEMENT
PUBLIC UTILITY AND DRAINAGE EASEMENT
**HEREBY GRANTED**

20' P.U.E. & D.E. **HEREBY GRANTED**

**S-5** 28,264 S.F. 0.649 AC

**S-6** 31,283 S.F. 0.718 AC

**S-7** 19,825 S.F. 0.455 AC

SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11-37-7

NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11-37-7

**MATCHLINE - SEE SHEET 04**

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SHEET 3 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-12
SCALE: 1"=50'

**GRANDE RESERVE UNIT - 26**

**UNITED CITY OF YORKVILLE, ILLINOIS**

**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

N

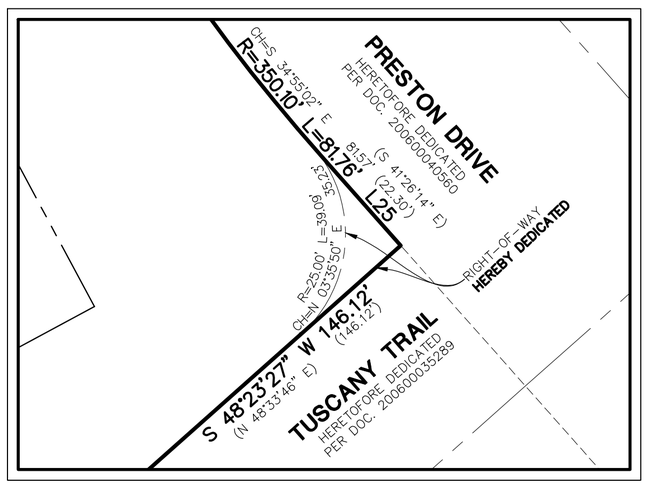
## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

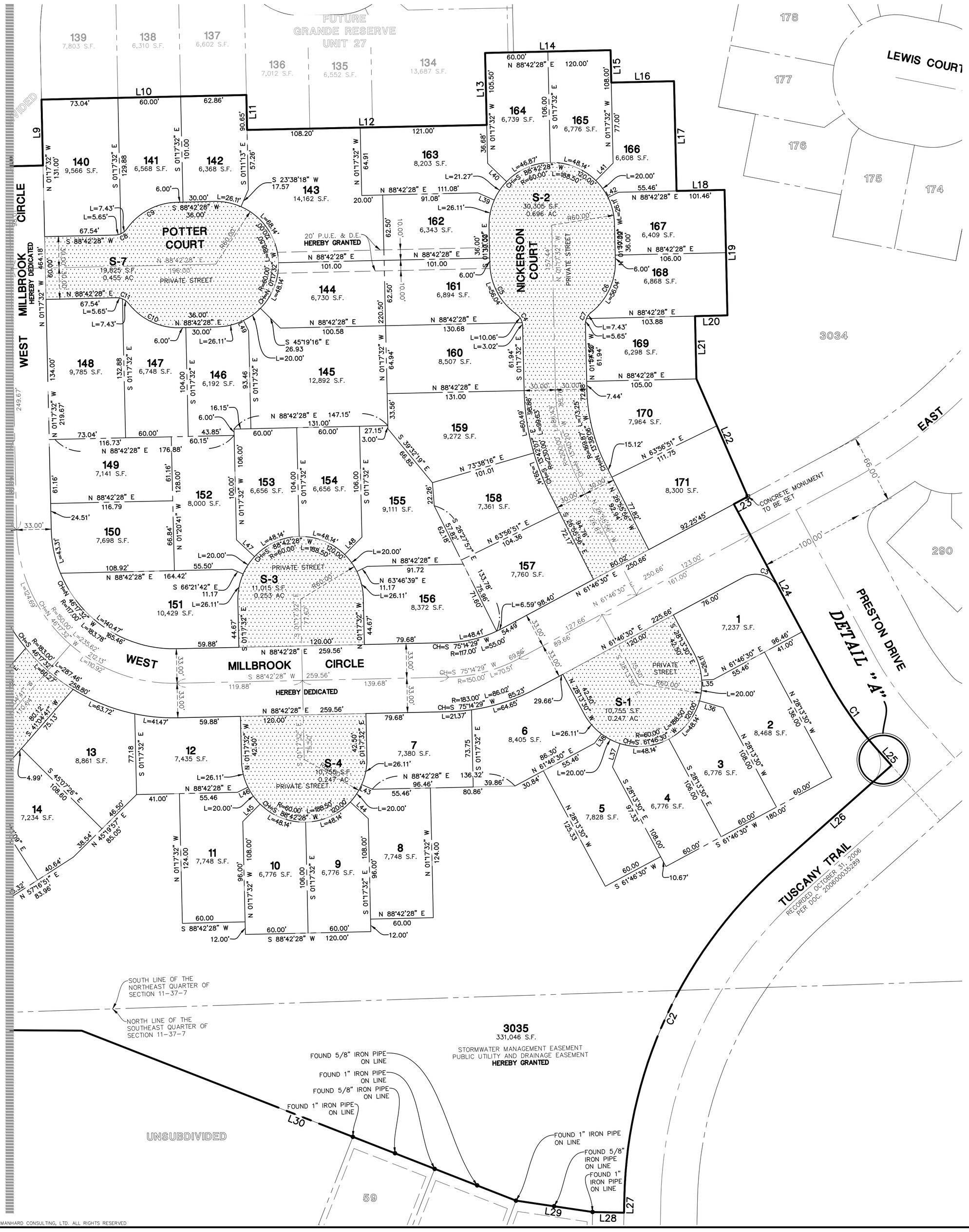
## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| —— - - —— | LOT LINE | ——— |
| — — — — | EASEMENT LINE | — — — — |
| —— —— | SETBACK LINE | —— —— |
| | B.S.L. | BUILDING SETBACK LINE |
| | S.W.M.E. | STORMWATER MANAGEMENT EASEMENT |
| | XXX.XX | MEASURED INFORMATION |
| | (XXX.XX) | RECORD INFORMATION |
| | PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED** | |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 350.10' | 81.76' | S34°55'02"E | 81.57' |
| C2 | 435.00' | 358.08' | S24°50'08"W | 348.05' |
| C3 | 25.00' | 39.27' | N73°13'30"W | 35.36' |
| C4 | 14.00' | 13.08' | S28°03'01"E | 12.61' |
| C5 | 60.00' | 56.04' | S28°03'01"E | 54.03' |
| C6 | 60.00' | 56.04' | N25°27'58"E | 54.03' |
| C7 | 14.00' | 13.08' | N25°27'58"E | 12.61' |
| C8 | 14.00' | 13.08' | S61°56'59"W | 12.61' |
| C9 | 60.00' | 56.04' | S61°56'59"W | 54.03' |
| C10 | 60.00' | 56.04' | S64°32'02"E | 54.03' |
| C11 | 14.00' | 13.08' | S64°32'02"E | 12.61' |
| C12 | 14.00' | 13.08' | S61°56'59"W | 12.61' |
| C13 | 60.00' | 56.04' | S61°56'59"W | 54.03' |
| C14 | 60.00' | 56.04' | S64°32'02"E | 54.03' |
| C15 | 14.00' | 13.08' | S64°32'02"E | 12.61' |
| C16 | 14.00' | 19.33' | S49°09'38"W | 17.83' |
| C17 | 60.00' | 82.83' | S49°09'38"W | 76.41' |




## DETAIL "A"
SCALE: 1"=20'




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N01°17'53"W | 722.03' |
| L2 | N88°42'28"E | 211.11' |
| L3 | S01°17'32"E | 38.50' |
| L4 | N88°42'28"E | 120.00' |
| L5 | N01°17'32"W | 15.00' |
| L6 | N88°42'28"E | 253.50' |
| L7 | N01°17'32"W | 116.00' |
| L8 | N88°42'28"E | 66.00' |
| L9 | N01°17'32"W | 62.99' |
| L10 | N88°42'37"E | 195.90' |
| L11 | S01°11'13"E | 33.39' |
| L12 | N88°48'47"E | 229.20' |
| L13 | N01°17'32"W | 68.82' |
| L14 | N88°42'28"E | 120.00' |
| L15 | S01°17'32"E | 31.00' |
| L16 | N88°42'28"E | 60.00' |
| L17 | S01°17'32"E | 105.00' |
| L18 | N88°42'28"E | 46.00' |
| L19 | S01°17'32"E | 120.00' |
| L20 | S88°42'28"W | 31.00' |
| L21 | S01°17'32"E | 60.00' |
| L22 | S23°34'54"E | 122.73' |
| L23 | S61°46'30"W | 15.20' |
| L24 | S28°13'30"E | 188.75' |
| L25 | S41°36'33"E | 22.30' |
| L26 | S48°23'27"W | 146.12' |
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| L32 | N86°36'11"W | 152.80' |
| L33 | S76°07'45"W | 176.09' |
| L34 | N01°19'43"W | 29.30' |
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| L47 | S47°15'47"E | 23.45' |
| L48 | S44°40'44"W | 23.45' |
| L49 | S26°13'21"E | 11.17' |
| L50 | N23°38'18"E | 11.17' |
| L51 | N42°44'13"E | 26.93' |
| L52 | S45°19'16"E | 26.93' |
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| L55 | S23°38'18"W | 11.17' |
| L56 | N43°56'10"E | 28.74' |
| L57 | S45°19'16"E | 26.93' |
| L58 | N26°13'21"W | 11.17' |

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SHEET 4 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

**GRANDE RESERVE UNIT - 26**

**UNITED CITY OF YORKVILLE, ILLINOIS**

**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
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| | | |

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 26

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

## OWNER'S CONSENT

STATE OF ILLINOIS )
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____, _____
(TOWN) (STATE)

THIS _____ DAY OF _____, 20___.

_____ _____
OWNER (PRINTED NAME) OWNER (PRINTED NAME)

## NOTARY PUBLIC

STATE OF _____ )
) SS
COUNTY OF _____ )

I,_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 20 _____.

_____
NOTARY PUBLIC

## CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

## CITY PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CHAIRMAN

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
MAYOR

## CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS ___ DAY OF_____, 2016.

_____
CITY CLERK

## CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS ___ DAY OF_____, 20__.

_____
CITY ENGINEER

## KENDALL COUNTY HIGHWAY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF KENDALL )

ACCEPTED AND APPROVED THIS ___ DAY OF_____, 20__.

_____
KENDALL COUNTY HIGHWAY DEPARTMENT

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

## PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

## KENDALL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF KENDALL)

I,_____,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 20_____.

_____
COUNTY CLERK

## KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____, A.D., 20_____, AT_____O'CLOCK_____.M., AND WAS RECORDED IN BOOK_____OF PLATS ON PAGE_____.

BY: _____
RECORDER OF DEEDS

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )
) S.S.
COUNTY OF DuPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, _____.

_____
JOSEPH M. IOVINELLI
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: _____ ATTORNEY: _____

## VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
UNITED CITY OF YORKVILLE

_____
PRINTED NAME AND TITLE

## PERMISSION TO RECORD

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT - 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 42 IN STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF SAID STORYBOOK HIGHLANDS UNIT NO. 2, A DISTANCE OF 722.03 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 211.11 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 38.50 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 253.50 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 116.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 66.00 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 62.99 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 195.90 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 33.39 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 229.20 FEET; THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 68.82 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 31.00 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 105.00 FEET; 2) THENCE NORTH 88 DEGREES 42 MINUTES 28 SECONDS EAST, A DISTANCE OF 46.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 120.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1)THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 31.00 FEET; 2) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE SOUTH 61 DEGREES 46 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.20 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF PRESTON DRIVE AS DEDICATED PER DOCUMENT 20060040560; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 28 DEGREES 13 MINUTES 30 SECONDS EAST, A DISTANCE OF 188.75 FEET TO A TANGENT CURVE 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350.00 FEET SUBTENDING A CHORD BEARING SOUTH 34 DEGREES 55 MINUTES 02 SECONDS EAST, A CHORD DISTANCE OF 81.57 FEET AND AN ARC DISTANCE OF 81.76 FEET TO A TANGENT LINE; 3) THENCE SOUTH 41 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 22.30 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUSCANY TRAIL AS DEDICATED PER DOCUMENT 200600035289; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 48 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 146.12 FEET TO A TANGENT CURVE; 2) THENCE SOUTHERLY ALONG SAID TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 435.00 FEET SUBTENDING A CHORD BEARING SOUTH 24 DEGREES 50 MINUTES 08 SECONDS WEST, A CHORD DISTANCE OF 348.05 FEET AND AN ARC DISTANCE OF 358.08 FEET, TO A TANGENT LINE; 3) THENCE SOUTH 01 DEGREES 15 MINUTES 13 SECONDS WEST, A DISTANCE OF 14.53 FEET TO THE NORTHEAST CORNER OF LOT 3032 IN GRANDE RESERVE - UNIT 20 RECORDED OCTOBER 31, 2006 PER DOCUMENT 20060035289; THENCE ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE - UNIT 20 FOR THE FOLLOWING 3 COURSES. 1) THENCE NORTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, A DISTANCE OF 30.00 FEET; 2) THENCE NORTH 81 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 74.17 FEET; 3) THENCE NORTH 68 DEGREES 37 MINUTES 33 SECONDS WEST, A DISTANCE OF 445.81 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 05 SECONDS WEST, A DISTANCE OF 344.84 FEET; THENCE NORTH 86 DEGREES 36 MINUTES 11 SECONDS WEST, A DISTANCE OF 152.80 FEET; THENCE SOUTH 76 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 176.09 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 01 DEGREES 19 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 29.30 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS _____ DAY OF _____, _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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SHEET 5 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-12-19
SCALE: NTS

**GRANDE RESERVE UNIT - 26**

**UNITED CITY OF YORKVILLE, ILLINOIS**

**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
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# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 27

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

## SURVEY PREPARED FOR

GRAND RESERVE (CHICAGO) ASLI VI, L.L.L.P.
C/O AVANTI PROPERTIES GROUP
923 N. PENNSYLVANIA AVE.
WINTER PARK, FLORIDA 32789

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| ——— | LOT LINE | ——— |
| — — — | EASEMENT LINE | — — — |
| ——— ——— | SETBACK LINE | ——— ——— |
| | B.S.L. | BUILDING SETBACK LINE |
| | P.U. & D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| | S.W.M.E. | STORMWATER MANAGEMENT EASEMENT |
| | XXX.XX | MEASURED INFORMATION |
| | (XXX.XX) | RECORD INFORMATION |

## AREA SUMMARY

| | | |
|---|---|---|
| LOTS 43-139: | (16.889 AC±) | 735,690 SQUARE FEET |
| LOT 3036: | (3.245 AC±) | 141,372 SQUARE FEET |
| OUTLOTS S-8 - S-14: | (4.616 AC±) | 201,070 SQUARE FEET |
| DEDICATED R.O.W.: | (1.897 AC±) | 82,629 SQUARE FEET |
| TOTAL: | (26.647 AC±) | 1,160,761 SQUARE FEET |

## PIN'S

02-11-276-005
02-11-228-086

GRAPHIC SCALE
120 0 60 120 240 480
( IN FEET )
1 inch = 120 ft.

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
5. ⊡ DENOTES CONCRETE MONUMENTS.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE NO DIRECT VEHICLE ACCESS ONTO STORYBOOK DRIVE FROM THE PROPOSED SUBDIVISION.
8. STORMWATER MANAGEMENT EASEMENT, AND A PUBLIC UTILITY AND DRAINAGE EASEMENT ARE **HEREBY GRANTED** OVER ALL PORTIONS OF LOT 3036.
9. ALL COURTS AND PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND INGRESS AND EGRESS EASEMENTS ARE **HEREBY GRANTED** OVER ALL PORTIONS OF OUTLOTS S-8 THROUGH S-14.

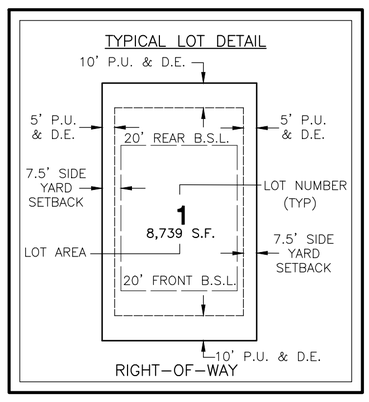
## SHEET INDEX


| | |
|---|---|
| SHEET 1 OF 5 | OVERALL BOUNDARY |
| SHEET 2 OF 5: | BOUNDARY DETAIL |
| SHEET 3-4 OF 5 | LOT DETAIL INFORMATION, SETBACKS, RIGHT-OF-WAY DIMENSIONS AND EASEMENTS |
| SHEET 5 OF 5 | PROVISIONS, CERTIFICATIONS AND SIGNATURES |

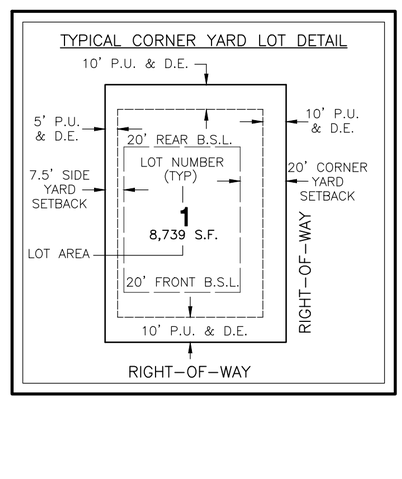




### TYPICAL LOT DETAIL




### TYPICAL CORNER YARD LOT DETAIL




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S63°46'49"W | 25.99' |
| L2 | S26°13'11"E | 66.00' |
| L3 | N63°46'49"E | 31.35' |
| L4 | S34°44'48"E | 185.58' |
| L5 | S55°15'12"W | 46.00' |
| L6 | S34°44'48"E | 136.00' |
| L7 | S55°15'12"W | 180.00' |
| L8 | S01°11'13"E | 18.62' |
| L9 | N88°48'47"E | 20.74' |
| L10 | S01°11'13"E | 180.00' |
| L11 | S88°48'47"W | 16.00' |
| L12 | S01°11'13"E | 60.00' |
| L14 | S01°11'13"E | 41.00' |
| L15 | S88°48'47"W | 38.65' |
| L16 | S01°11'13"E | 41.00' |
| L17 | N88°48'47"E | 135.89' |
| L18 | S01°17'32"E | 219.52' |
| L19 | S88°42'28"W | 27.22' |
| L20 | S01°17'32"E | 68.82' |
| L21 | S88°48'47"W | 229.20' |
| L22 | N01°11'13"W | 33.39' |
| L23 | S88°42'37"W | 195.90' |
| L24 | S01°17'32"E | 62.99' |
| L25 | S88°42'28"W | 66.00' |
| L26 | S01°17'32"E | 116.00' |
| L27 | S88°42'28"W | 253.50' |
| L28 | S01°17'32"E | 15.00' |
| L29 | S88°42'28"W | 120.00' |
| L30 | N01°17'32"W | 38.50' |
| L31 | S88°42'28"W | 211.11' |

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SHEET 1 OF 6
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=120'

**GRANDE RESERVE UNIT - 27**
**UNITED CITY OF YORKVILLE, ILLINOIS**
**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING LTD
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| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

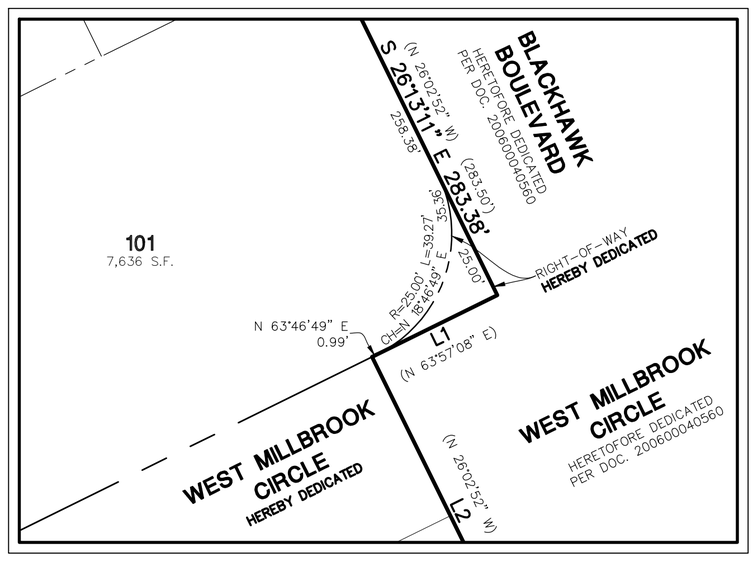
# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 27

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

## *BASIS OF BEARINGS*

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.




## *DETAIL "A"*

*SCALE: 1"=20'*

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S63°46'49"W | 25.99' |
| L2 | S26°13'11"E | 66.00' |
| L3 | N63°46'49"E | 31.35' |
| L4 | S34°44'48"E | 185.58' |
| L5 | S55°15'12"W | 46.00' |
| L6 | S34°44'48"E | 136.00' |
| L7 | S55°15'12"W | 180.00' |
| L8 | S01°11'13"E | 18.62' |
| L9 | N88°48'47"E | 20.74' |
| L10 | S01°11'13"E | 180.00' |
| L11 | S88°48'47"W | 16.00' |
| L12 | S01°11'13"E | 60.00' |
| L14 | S01°11'13"E | 41.00' |
| L15 | S88°48'47"W | 38.65' |
| L16 | S01°11'13"E | 41.00' |
| L17 | N88°48'47"E | 135.89' |
| L18 | S01°17'32"E | 219.52' |
| L19 | S88°42'28"W | 27.22' |
| L20 | S01°17'32"E | 68.82' |
| L21 | S88°48'47"W | 229.20' |
| L22 | N01°11'13"W | 33.39' |
| L23 | S88°42'37"W | 195.90' |

## *LEGEND*

| EXISTING | | PROPOSED |
|---|---|---|
| | PROPERTY LINE | |
| | LOT LINE | |
| | EASEMENT LINE | |
| | SETBACK LINE | |
| | B.S.L. BUILDING SETBACK LINE | |
| | S.W.M.E. STORMWATER MANAGEMENT EASEMENT | |
| | XXX.XX MEASURED INFORMATION | |
| | (XXX.XX) RECORD INFORMATION | |
| | LOT 3034 | |
| | BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600040560 **HEREBY VACATED** | |

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SHEET 2 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

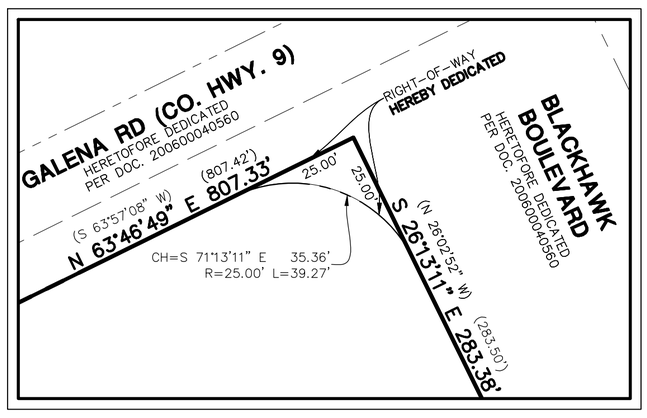
**GRANDE RESERVE UNIT - 27**
**UNITED CITY OF YORKVILLE, ILLINOIS**
**FINAL PLAT OF SUBDIVISION**

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| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 27

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.




## DETAIL "B"

SCALE: 1"=20'

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S63°46'49"W | 25.99' |
| L2 | S26°13'11"E | 66.00' |
| L3 | N63°46'49"E | 31.35' |
| L4 | S34°44'48"E | 185.58' |
| L5 | S55°15'12"W | 46.00' |
| L6 | S34°44'48"E | 136.00' |
| L7 | S55°15'12"W | 180.00' |
| L8 | S01°11'13"E | 18.62' |
| L9 | N88°48'47"E | 20.74' |
| L10 | S01°11'13"E | 180.00' |
| L11 | S88°48'47"W | 16.00' |
| L12 | S01°11'13"E | 60.00' |
| L14 | S01°11'13"E | 41.00' |
| L15 | S88°48'47"W | 38.65' |
| L16 | S01°11'13"E | 41.00' |
| L17 | N88°48'47"E | 135.89' |
| L18 | S01°17'32"E | 219.52' |
| L19 | S88°42'28"W | 27.22' |
| L20 | S01°17'32"E | 68.82' |
| L21 | S88°48'47"W | 229.20' |
| L22 | N01°11'13"W | 33.39' |
| L23 | S88°42'37"W | 195.90' |
| L24 | S01°17'32"E | 62.99' |
| L25 | S88°42'28"W | 66.00' |
| L26 | S01°17'32"E | 116.00' |
| L27 | S88°42'28"W | 253.50' |
| L28 | S01°17'32"E | 15.00' |
| L29 | S88°42'28"W | 120.00' |
| L30 | N01°17'32"W | 38.50' |
| L31 | S88°42'28"W | 211.11' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L32 | S23°38'18"W | 11.17' |
| L33 | N42°44'13"E | 26.93' |
| L34 | S45°19'16"E | 26.93' |
| L35 | S26°13'21"E | 23.03' |
| L36 | N23°44'37"E | 11.17' |
| L37 | S26°07'02"E | 11.17' |
| L38 | N23°44'37"E | 11.17' |
| L39 | N42°50'32"E | 26.93' |
| L40 | S45°12'57"E | 26.93' |
| L41 | N26°07'02"W | 11.17' |
| L42 | N44°47'03"E | 23.45' |
| L43 | N63°52'58"E | 11.17' |
| L44 | N50°49'47"W | 31.15' |
| L45 | N23°44'37"E | 11.17' |
| L46 | S26°07'02"E | 11.17' |
| L47 | N12°51'18"E | 12.08' |
| L48 | N37°33'30"E | 29.18' |
| L49 | N88°42'39"E | 11.17' |
| L50 | S72°11'26"E | 23.45' |
| L51 | N19°45'05"E | 23.45' |
| L52 | S38°51'00"W | 11.17' |
| L53 | N80°11'01"E | 11.17' |
| L54 | S80°43'04"E | 23.45' |
| L55 | S11°13'27"W | 23.45' |
| L56 | N30°19'22"E | 11.17' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 14.00' | 13.08' | S61°56'59"W | 12.61' |
| C2 | 60.00' | 56.04' | S61°56'59"W | 54.03' |
| C3 | 60.00' | 56.04' | S64°32'02"E | 54.03' |
| C4 | 14.00' | 13.08' | S64°32'02"E | 12.61' |
| C5 | 170.00' | 44.98' | S83°36'27"E | 44.85' |
| C6 | 14.00' | 13.08' | N62°03'18"E | 12.61' |
| C7 | 60.00' | 56.04' | N62°03'18"E | 54.03' |
| C8 | 60.00' | 56.04' | N64°25'43"W | 54.03' |
| C9 | 14.00' | 13.08' | N64°25'43"W | 12.61' |
| C10 | 230.00' | 63.66' | N83°15'27"W | 63.46' |
| C11 | 165.00' | 53.26' | N81°56'25"W | 53.03' |
| C12 | 14.00' | 19.33' | S49°15'57"W | 17.83' |
| C13 | 60.00' | 82.83' | S49°15'57"W | 76.41' |
| C14 | 225.00' | 73.62' | S81°48'47"E | 73.29' |
| C15 | 30.00' | 47.12' | N46°11'13"W | 42.43' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C16 | 14.00' | 21.99' | N46°11'13"W | 19.80' |
| C17 | 60.00' | 82.83' | N51°38'23"W | 76.41' |
| C18 | 14.00' | 19.33' | N51°38'23"W | 17.83' |
| C19 | 14.00' | 19.33' | N49°15'57"E | 17.83' |
| C20 | 60.00' | 82.83' | N49°15'57"E | 76.41' |
| C21 | 121.50' | 57.66' | S12°56'28"W | 57.12' |
| C22 | 130.00' | 65.71' | N78°15'39"E | 65.01' |
| C23 | 60.00' | 37.50' | S05°50'09"E | 36.89' |
| C24 | 70.00' | 65.10' | S89°34'31"E | 62.78' |
| C25 | 367.00' | 5.41' | N63°21'29"E | 5.41' |
| C26 | 14.00' | 13.08' | S61°30'17"E | 12.61' |
| C27 | 60.00' | 56.04' | S61°30'17"E | 54.03' |
| C28 | 60.00' | 56.04' | N07°59'19"W | 54.03' |
| C29 | 14.00' | 13.08' | N07°59'19"W | 12.61' |



GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| —— - —— | LOT LINE | ——— |
| — — — | EASEMENT LINE | — — — |
| —— —— | SETBACK LINE | —— —— |
| | B.S.L. | BUILDING SETBACK LINE |
| | S.W.M.E. | STORMWATER MANAGEMENT EASEMENT |
| | XXX.XX | MEASURED INFORMATION |
| | (XXX.XX) | RECORD INFORMATION |
| | PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT HEREBY GRANTED | |

MATCHLINE - SEE SHEET 04

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SHEET 3 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: 1"=50'

GRANDE RESERVE UNIT - 27
UNITED CITY OF YORKVILLE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 27

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE
50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

N

## *BASIS OF BEARINGS*

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

## *LEGEND*

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | ——— |
| —— - - —— | LOT LINE | ——— |
| — —— — | EASEMENT LINE | — — — |
| ——— ——— | SETBACK LINE | ——— ——— |
| | B.S.L. BUILDING SETBACK LINE | |
| | S.W.M.E. STORMWATER MANAGEMENT EASEMENT | |
| | XXX.XX MEASURED INFORMATION | |
| | (XXX.XX) RECORD INFORMATION | |
| | PUBLIC UTILITY AND DRAINAGE EASEMENT, & INGRESS/EGRESS EASEMENT **HEREBY GRANTED** | |

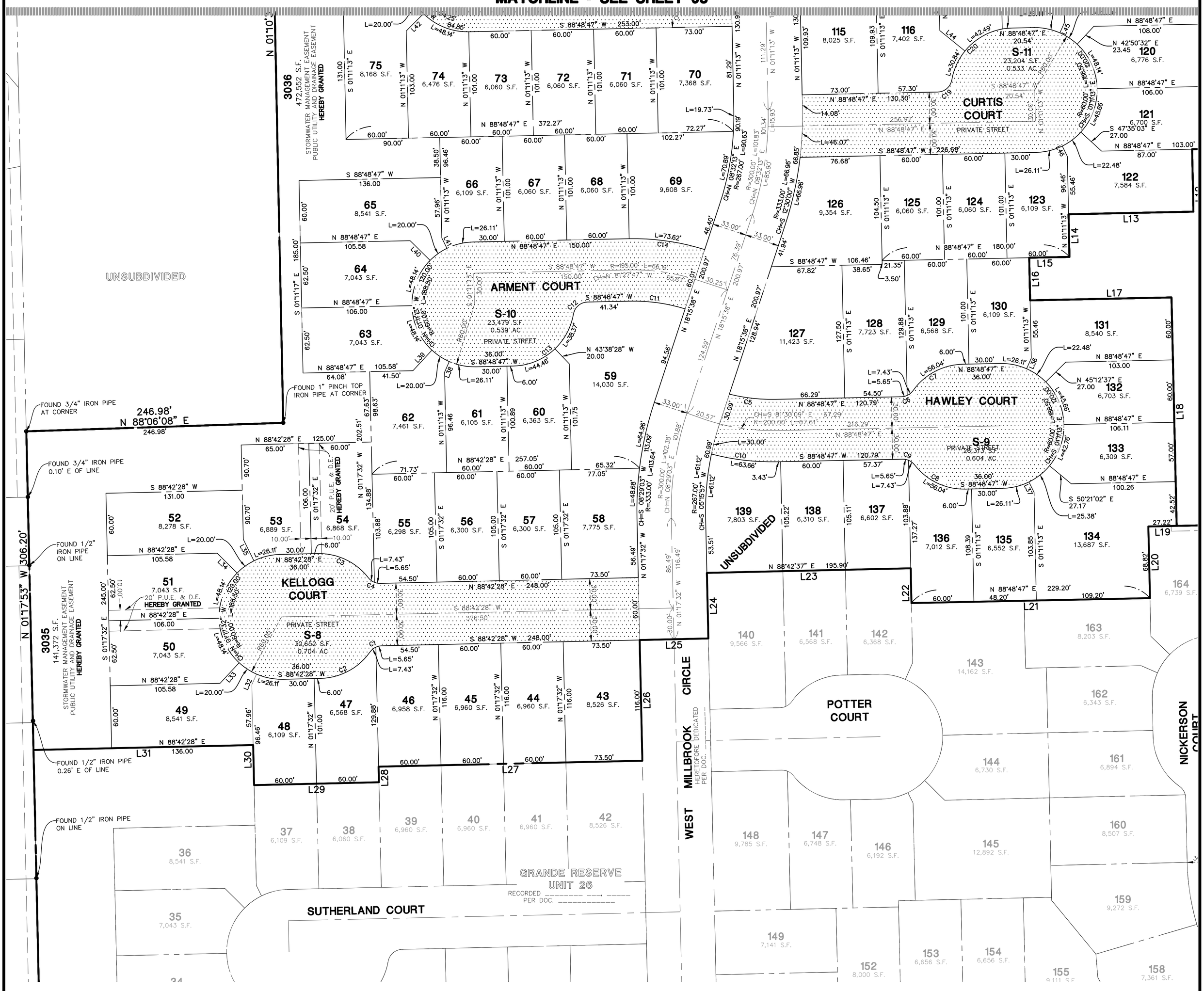
| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S63°46'49"W | 25.99' |
| L2 | S26°13'11"E | 66.00' |
| L3 | N63°46'49"E | 31.35' |
| L4 | S34°44'48"E | 185.58' |
| L5 | S55°15'12"W | 46.00' |
| L6 | S34°44'48"E | 136.00' |
| L7 | S55°15'12"W | 180.00' |
| L8 | S01°11'13"E | 18.62' |
| L9 | N88°48'47"E | 20.74' |
| L10 | S01°11'13"E | 180.00' |
| L11 | S88°48'47"W | 16.00' |
| L12 | S01°11'13"E | 60.00' |
| L14 | S01°11'13"E | 41.00' |
| L15 | S88°48'47"W | 38.65' |
| L16 | S01°11'13"E | 41.00' |
| L17 | N88°48'47"E | 135.89' |
| L18 | S01°17'32"E | 219.52' |
| L19 | S88°42'28"W | 27.22' |
| L20 | S01°17'32"E | 68.82' |
| L21 | S88°48'47"W | 229.20' |
| L22 | N01°11'13"W | 33.39' |
| L23 | S88°42'37"W | 195.90' |
| L24 | S01°17'32"E | 62.99' |
| L25 | S88°42'28"W | 66.00' |
| L26 | S01°17'32"E | 116.00' |
| L27 | S88°42'28"W | 253.50' |
| L28 | S01°17'32"E | 15.00' |
| L29 | S88°42'28"W | 120.00' |
| L30 | N01°17'32"W | 38.50' |
| L31 | S88°42'28"W | 211.11' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L32 | S23°38'18"W | 11.17' |
| L33 | N42°44'13"E | 26.93' |
| L34 | S45°19'16"E | 26.93' |
| L35 | S26°13'21"E | 23.03' |
| L36 | N23°44'37"E | 11.17' |
| L37 | S26°07'02"E | 11.17' |
| L38 | N23°44'37"E | 11.17' |
| L39 | N42°50'32"E | 26.93' |
| L40 | S45°12'57"E | 26.93' |
| L41 | N26°07'02"W | 11.17' |
| L42 | N44°47'03"E | 23.45' |
| L43 | N63°52'58"E | 11.17' |
| L44 | N50°49'47"W | 31.15' |
| L45 | N23°44'37"E | 11.17' |
| L46 | S26°07'02"E | 11.17' |
| L47 | N12°51'18"E | 12.08' |
| L48 | N37°33'30"E | 29.18' |
| L49 | N88°42'39"E | 11.17' |
| L50 | S72°11'26"E | 23.45' |
| L51 | N19°45'05"E | 23.45' |
| L52 | S38°51'00"W | 11.17' |
| L53 | N80°11'01"E | 11.17' |
| L54 | S80°43'04"E | 23.45' |
| L55 | S11°13'27"W | 23.45' |
| L56 | N30°19'22"E | 11.17' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 14.00' | 13.08' | S61°56'59"W | 12.61' |
| C2 | 60.00' | 56.04' | S61°56'59"W | 54.03' |
| C3 | 60.00' | 56.04' | S64°32'02"E | 54.03' |
| C4 | 14.00' | 13.08' | S64°32'02"E | 12.61' |
| C5 | 170.00' | 44.98' | S83°36'27"E | 44.85' |
| C6 | 14.00' | 13.08' | N62°03'18"E | 12.61' |
| C7 | 60.00' | 56.04' | N62°03'18"E | 54.03' |
| C8 | 60.00' | 56.04' | N64°25'43"W | 54.03' |
| C9 | 14.00' | 13.08' | N64°25'43"W | 12.61' |
| C10 | 230.00' | 63.66' | N83°15'27"W | 63.46' |
| C11 | 165.00' | 53.26' | N81°56'25"W | 53.03' |
| C12 | 14.00' | 19.33' | S49°15'57"W | 17.83' |
| C13 | 60.00' | 82.83' | S49°15'57"W | 76.41' |
| C14 | 225.00' | 73.62' | S81°48'47"E | 73.29' |
| C15 | 30.00' | 47.12' | N46°11'13"W | 42.43' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C16 | 14.00' | 21.99' | N46°11'13"W | 19.80' |
| C17 | 60.00' | 82.83' | N51°38'23"W | 76.41' |
| C18 | 14.00' | 19.33' | N51°38'23"W | 17.83' |
| C19 | 14.00' | 19.33' | N49°15'57"E | 17.83' |
| C20 | 60.00' | 82.83' | N49°15'57"E | 76.41' |
| C21 | 121.50' | 57.66' | S12°56'28"W | 57.12' |
| C22 | 130.00' | 65.71' | N78°15'39"E | 65.01' |
| C23 | 60.00' | 37.50' | S05°50'09"E | 36.89' |
| C24 | 70.00' | 65.10' | S89°34'31"E | 62.78' |
| C25 | 367.00' | 5.41' | N63°21'29"E | 5.41' |
| C26 | 14.00' | 13.08' | S61°30'17"E | 12.61' |
| C27 | 60.00' | 56.04' | S61°30'17"E | 54.03' |
| C28 | 60.00' | 56.04' | N07°59'19"W | 54.03' |
| C29 | 14.00' | 13.08' | N07°59'19"W | 12.61' |

**MATCHLINE - SEE SHEET 03**


3036
472,552 S.F.
STORMWATER MANAGEMENT EASEMENT
PUBLIC UTILITY AND DRAINAGE EASEMENT
HEREBY GRANTED
3035
141,372 S.F.
STORMWATER MANAGEMENT EASEMENT
PUBLIC UTILITY AND DRAINAGE EASEMENT
HEREBY GRANTED
UNSUBDIVIDED
ARMENT COURT
S-10
23,479 S.F.
0.539 AC
PRIVATE STREET
KELLOGG COURT
S-8
30,662 S.F.
0.704 AC
PRIVATE STREET
CURTIS COURT
S-11
23,204 S.F.
0.533 AC
PRIVATE STREET
HAWLEY COURT
S-9
24,393 S.F.
0.604 AC
PRIVATE STREET
MILLBROOK CIRCLE
HERETOFORE DEDICATED PER DOC.
POTTER COURT
NICKERSON COURT
WEST
SUTHERLAND COURT
GRANDE RESERVE UNIT 26
RECORDED _____ ___, _____
PER DOC. _____
FOUND 3/4" IRON PIPE AT CORNER
FOUND 1" PINCH TOP IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE 0.10' E OF LINE
FOUND 1/2" IRON PIPE ON LINE
FOUND 1/2" IRON PIPE 0.26' E OF LINE
246.98' N 88°06'08" E 246.98'
N 01°17'53" W 306.20'
20' P.U.E. & D.E. HEREBY GRANTED
75 8,168 S.F.
74 6,476 S.F.
73 6,060 S.F.
72 6,060 S.F.
71 6,060 S.F.
70 7,368 S.F.
69 9,608 S.F.
68 6,060 S.F.
67 6,060 S.F.
66 6,109 S.F.
65 8,541 S.F.
64 7,043 S.F.
63 7,043 S.F.
62 7,461 S.F.
61 6,105 S.F.
60 6,363 S.F.
59 14,030 S.F.
58 7,775 S.F.
57 6,300 S.F.
56 6,300 S.F.
55 6,298 S.F.
54 6,868 S.F.
53 6,889 S.F.
52 8,278 S.F.
51 7.043 S.F.
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49 8,541 S.F.
48 6,109 S.F.
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35 7,043 S.F.
115 8,025 S.F.
116 7,402 S.F.
117 9,354 S.F.
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121 6,700 S.F.
122 7,584 S.F.
123 6,109 S.F.
124 6,060 S.F.
125 6,060 S.F.
126 9,354 S.F.
127 11,423 S.F.
128 7,723 S.F.
129 6,568 S.F.
130 6,109 S.F.
131 8,540 S.F.
132 6,703 S.F.
133 6,309 S.F.
134 13,687 S.F.
135 6,552 S.F.
136 7,012 S.F.
137 6,602 S.F.
138 6,310 S.F.
139 7,803 S.F.
140 9,566 S.F.
141 6,568 S.F.
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143 14,162 S.F.
144 6,730 S.F.
145 12,892 S.F.
146 6,192 S.F.
147 6,748 S.F.
148 9,785 S.F.
149 7,141 S.F.
152 8,000 S.F.
153 6,656 S.F.
154 6,656 S.F.
155 9,111 S.F.
158 7,361 S.F.
159 9,272 S.F.
160 8,507 S.F.
161 6,894 S.F.
162 6,343 S.F.
163 8,203 S.F.
164 6,739 S.F.
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R=300.00'
R=333.00'
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R=200.00'
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CH=S 08°29'03" W
CH=S 12°30'00" W
CH=N 81°27'47" W
CH=S 05°15'57" W
CH=S 81°39'09" E
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N 88°42'37" E 195.90'
N 88°48'47" E 180.00'
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N 88°48'47" E 87.00'
N 88°48'47" E 103.00'
N 88°48'47" E 48.20'
N 88°48'47" E 229.20'
N 88°48'47" E 109.20'
N 42°50'32" E 23.45
N 47°35'03" E 27.00
N 45°12'37" E 27.00
S 50°21'02" E 27.17
S 88°42'28" W 131.00
S 88°48'47" W 136.00
N 88°42'28" E 105.58
N 88°48'47" E 105.58
N 88°42'28" E 106.00
N 88°48'47" E 106.00
N 88°42'28" E 136.00
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N 88°42'28" E 136.00
N 88°42'28" E 64.08'
N 88°48'47" E 106.00
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S 01°11'13" E 109.93'
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N 01°11'13" W 90.19'
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N 01°17'32" W 62.50'
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N 01°17'32" W 185.00'
N 01°17'32" W 134.88'
S 01°17'32" E 106.00'
N 01°17'32" W 113.09'
N 01°17'32" W 56.49'
N 01°17'32" W 53.51'
N 01°17'32" W 137.27'
N 01°17'32" W 108.39'
N 01°17'32" W 103.85'
N 01°17'32" W 55.46'
N 01°17'32" W 96.46'
N 01°17'32" W 66.85'
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S 01°11'13" E 200.97'
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S 01°11'13" E 76.39'
S 01°11'13" E 41.94'
S 01°11'13" E 30.25'
S 01°11'13" E 86.49'
S 01°11'13" E 116.49'
S 01°11'13" E 101.75'
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S 01°11'13" E 101.68'
S 01°11'13" E 96.46'
S 01°11'13" E 98.63'
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S 01°17'32" E 86.49'
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S 01°17'32" E 129.88'
S 01°17'32" E 116.00'
S 01°17'32" E 116.00'
S 01°17'32" E 116.00

# FINAL PLAT OF SUBDIVISION
## OF
# GRANDE RESERVE UNIT - 27

BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, IN KENDALL COUNTY, ILLINOIS.

## OWNER'S CONSENT

STATE OF ILLINOIS )
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115 AND COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____, _____
(TOWN) (STATE)

THIS _____ DAY OF _____, 20___.

_____ _____
OWNER (PRINTED NAME) OWNER (PRINTED NAME)

## NOTARY PUBLIC

STATE OF _____ )
) SS
COUNTY OF _____ )

I,_____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 20 _____.

_____
NOTARY PUBLIC

## CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CITY ADMINISTRATOR

## CITY PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
CHAIRMAN

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS ___ DAY OF_____, 20__.

_____
MAYOR

## CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No._____ AT A MEETING HELD THIS ___ DAY OF_____, 2016.

_____
CITY CLERK

## CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS ___ DAY OF_____, 20__.

_____
CITY ENGINEER

## KENDALL COUNTY HIGHWAY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
)SS
COUNTY OF KENDALL )

ACCEPTED AND APPROVED THIS ___ DAY OF_____, 20__.

_____
KENDALL COUNTY HIGHWAY DEPARTMENT

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE AND TO ITS SUCCESSORS AND ASSIGNS OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" ON THE PLAT, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATERMAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF YORKVILLE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE UNITED CITY OF YORKVILLE.

## PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AT&T, NICOR, COMMONWEALTH EDISON, FRANCHISE CABLE COMPANY, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

## KENDALL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF KENDALL)

I,_____,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,

THIS_____DAY OF_____, A.D., 20_____.

_____
COUNTY CLERK

## KENDALL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT_____WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS_____DAY OF_____,

A.D., 20_____, AT_____O'CLOCK_____.M., AND WAS RECORDED IN BOOK_____OF PLATS

ON PAGE_____.

BY:_____
RECORDER OF DEEDS

## SURFACE WATER STATEMENT

STATE OF ILLINOIS )
) S.S.
COUNTY OF DuPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, _____.

_____
JOSEPH M. IOVINELLI
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-069635
LICENSE EXPIRES NOVEMBER 30, 2019

OWNER: _____ ATTORNEY:_____

## VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE PUBLIC UTILITY AND DRAINAGE EASEMENT GRANTED PER DOC. 200600040560 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

_____
PRINTED NAME AND TITLE

ACCEPTED: _____ DATE: _____
UNITED CITY OF YORKVILLE

_____
PRINTED NAME AND TITLE

## PERMISSION TO RECORD

STATE OF ILLINOIS )
)SS
COUNTY OF DUPAGE )

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, SAMUEL J. PHILLIPPE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3034 IN GRANDE RESERVE UNIT - 23, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, PART OF THE NORTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2006 AS DOCUMENT 200600040560, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3035 IN GRANDE RESERVE UNIT 26 SUBDIVISION, RECORDED _____ _____, _____ PER DOCUMENT _____; THENCE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF STORYBOOK HIGHLANDS UNIT NO. 2 SUBDIVISION, RECORDED AUGUST 21, 1974 PER DOCUMENT 74-3985, A DISTANCE OF 306.20 FEET TO THE SOUTH LINE OF PARCEL CONVEYED BY QUIT CLAIM DEED RECORDED AS DOCUMENT 77-703; THENCE NORTH 88 DEGREES 06 MINUTES 08 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 246.98 FEET; THENCE NORTH 01 DEGREES 10 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 809.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GALENA ROAD AS DEDICATED PER DOCUMENT 200600040560; THENCE NORTH 63 DEGREES 46 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 807.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACKHAWK BOULEVARD AS DEDICATED PER DOCUMENT 20060040560; THENCE SOUTH 26 DEGREES 13 MINUTES 11 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 283.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MILLBROOK CIRCLE AS DEDICATED PER DOCUMENT 20060040560; THENCE SOUTH 63 DEGREES 46 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.99 FEET; THENCE SOUTH 26 DEGREES 13 MINUTES 11 SECONDS EAST, A DISTANCE OF 66.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID EAST MILLBROOK CIRCLE; THENCE NORTH 63 DEGREES 46 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.35 FEET; THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 185.58 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 2 COURSES: 1) THENCE SOUTH 55 DEGREES 15 MINUTES 12 SECONDS WEST, A DISTANCE OF 46.00 FEET; 2) THENCE SOUTH 34 DEGREES 44 MINUTES 48 SECONDS EAST, A DISTANCE OF 136.00 FEET; THENCE SOUTH 55 DEGREES 15 MINUTES 12 SECONDS WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 18.62 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.74 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 16.00 FEET: THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE EASTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 3034; THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 5 COURSES: 1) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 120.00 FEET; 2) THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.00 FEET; 3) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 38.65 FEET; 4) THENCE SOUTH 01 DEGREES 11 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.00 FEET; 5) THENCE NORTH 88 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 135.89 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 219.52 FEET TO THE NORTH LINE OF LOT 164 IN SAID GRANDE RESERVE UNIT 26; THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 27.22 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID GRANDE RESERVE UNIT 26 FOR THE FOLLOWING 12 COURSES: 1) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 68.82 FEET; 2) THENCE SOUTH 88 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 229.20 FEET; 3) THENCE NORTH 01 DEGREES 11 MINUTES 13 SECONDS WEST, A DISTANCE OF 33.39 FEET; 4) THENCE SOUTH 88 DEGREES 42 MINUTES 37 SECONDS WEST, A DISTANCE OF 195.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST MILLBROOK CIRCLE AS DEDICATED PER DOCUMENT _____; 5) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 62.99 FEET; 6) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WEST MILLBROOK CIRCLE; 7) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 116.00 FEET; 8) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 253.50 FEET; 9) THENCE SOUTH 01 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 15.00 FEET; 10) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 120.00 FEET; 11) THENCE NORTH 01 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 38.50 FEET; 12) THENCE SOUTH 88 DEGREES 42 MINUTES 28 SECONDS WEST, A DISTANCE OF 211.11 TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17093C0039H, DATED, JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED THIS _____ DAY OF _____, _____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021

DATE OF FIELD SURVEY: APRIL 25, 2019

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOMBARD, ILLINOIS

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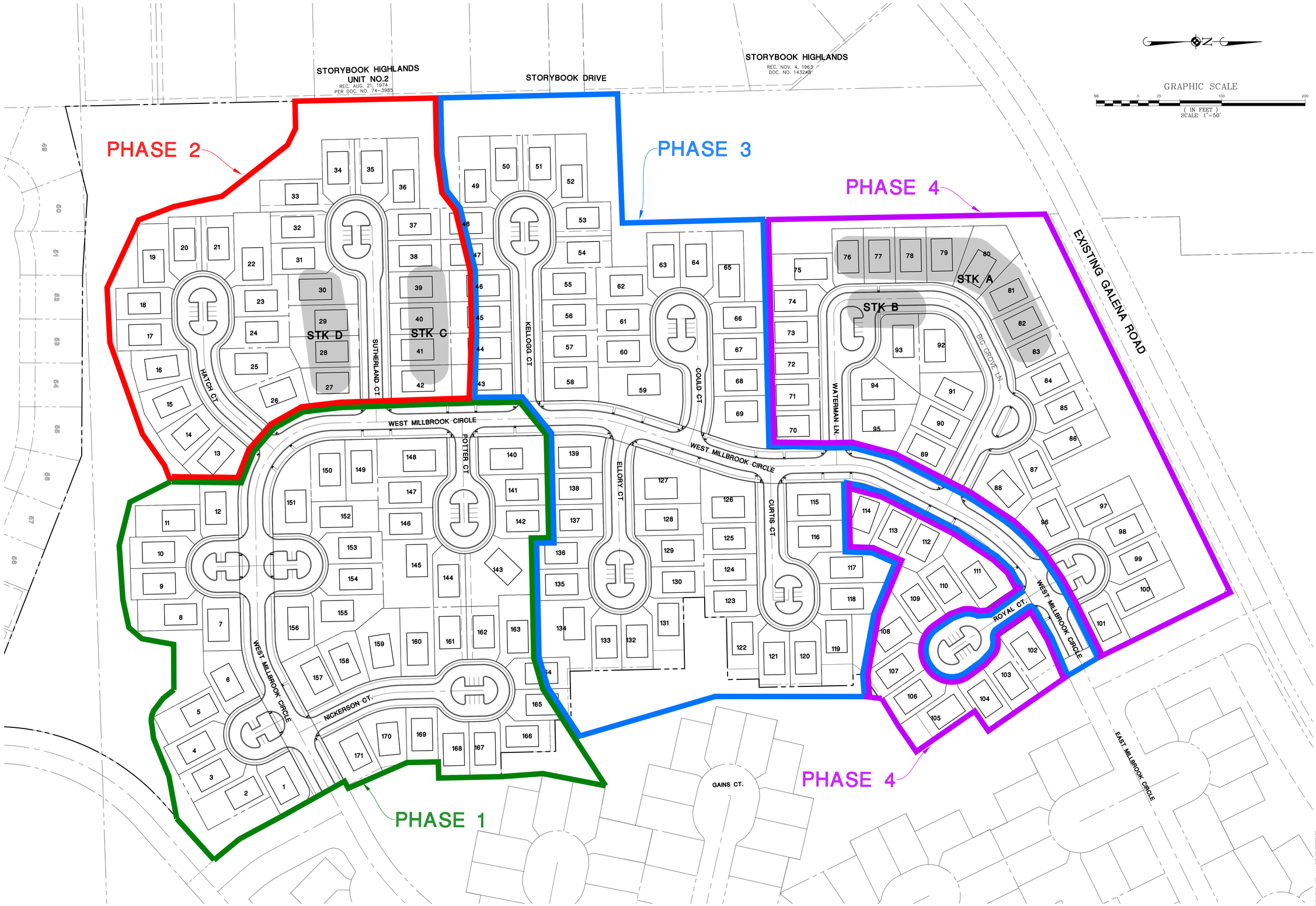
SHEET 5 OF 5
GRCYVIL02

PROJ. MGR.: SJP
PROJ. ASSOC.: MGS
DRAWN BY: MGS
DATE: 07-31-19
SCALE: NTS

**GRANDE RESERVE UNIT - 27**
**UNITED CITY OF YORKVILLE, ILLINOIS**
**FINAL PLAT OF SUBDIVISION**

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| | | |




Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.881.6500 fx:630.881.6588 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

GRANDE RESERVE
CITY OF YORKVILLE, ILLINOIS
WATERMAIN PHASING EXHIBIT

| | |
|---|---|
| PROJ. MGR.: | JPD |
| PROJ. ASSOC.: | JMI |
| DRAWN BY: | AMP |
| DATE: | 7//11/2019 |
| SCALE: | 1"=50' |

SHEET
PHP
GRC.YVIL02

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July 15, 2019 - 16:04 Dwg Name: P:\Projects\2019\Grd\Final Engineering\Exhibits\Fin\GT Exhibits.dwg Updated By: dfoyen

August 13, 2019

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

***Re: Grande Reserve-Units 26 and 27***
***United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Final Plat of Subdivision, dated July 12, 2019 prepared by Manhard.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. A reference to Lot 3034 in Grande Reserve Unit 23 needs to be added to the short legal description under the title.

2. All lots will need to be numbered. Letters and outlots will not be allowed.

3. The City Plan Commission Certificate needs to be changed to read "City Planning and Zoning Commission Certificate".

4. Easement provisions are needed for the ingress/egress easements.

5. We will need to review the plat against the engineering plans when they are submitted.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.
Vice President

pc: Mr. Bart Olson, City Administrator (via e-mail)
Ms. Erin Willrett, Assistant City Administrator (via e-mail)
Mr. Jason Engberg, Senior Planner (via e-mail)
Mr. Eric Dhuse, Director of Public Works (via e-mail)
Ms. Lisa Pickering, City Clerk (via e-mail)
Ms. Kathy Field-Orr, City Attorney (Via e-mail)
Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)
JAM, TNP, EEI (Via e-mail)

| Reviewed By: | |
|---|---|
| Legal | ■ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #7

Tracking Number

EDC 2019-76

**Agenda Item Summary Memo**

**Title:** PZC 2019-24 School for Expressive Arts and Learning (Special Use)

**Meeting and Date:** Economic Development Committee - September 3, 2019

**Synopsis:** Details proposed special use request for School for Expressive Arts and Learning

**Council Action Previously Taken:**

Date of Action: _____ Action Taken: _____

Item Number: _____

**Type of Vote Required:** _____

**Council Action Requested:** _____

**Submitted by:** Jason Engberg (Name) Community Development (Department)

**Agenda Item Notes:**

See attached memo.

# Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Krysti Barksdale-Noble, Community Development Director
Date: August 26, 2019
Subject: **PZC 2019-24 School for Expressive Arts & Learning (SEAL)**
Proposed Commercial/Trade School (Special Use)

---

The petitioner, Karen Larson on behalf of SEAL South Incorporated, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Commercial/Trade School providing special education and therapeutic services in a day school setting for grades K-12 within the M-1 Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 109 Beaver Street with the Fox Industrial Park, in Yorkville, Illinois.

## PROPERTY INFORMATION:

The subject property is currently zoned as M-1 Limited Manufacturing District. The following are the current immediate surrounding zoning and land uses:

| | Zoning | Land Use |
|---|---|---|
| North | R-3 Multi-Family Attached Residence District | Townhomes |
| East | M-1 Limited Manufacturing District | Warehouse/Manufacturing |
| South | M-1 Limited Manufacturing District | Warehouse/Manufacturing |
| West | M-1 Limited Manufacturing District | Bristol Kendall Fire Station |



**PROJECT DESCRIPTION:**

As proposed, the petitioner is planning on remodeling the interior of the existing structure to allow for a for profit school to function on site. The petitioner is only planning on interior renovations and does not plan to add any additional outside structures. The school will be attended by students from nearby public schools and will arrive all at once in the morning and leave all at once in the late afternoon. In its initial phase, the building will contain 3 classrooms at the front of the building and eventually contain a maximum of 9 classrooms in the future. Due to its curriculum, the school is planning on having a maximum of 10 students per classroom.

**PARKING:**

There are currently 18 striped parking spaces plus 2 handicap spaces located at the front of the building as well as 2 striped spaces on the west side of the building. Per the zoning ordinance, an elementary and junior high school requires 1 space per classroom and a high school must have 0.25 per student plus 1 per staff. The petitioner has stated that there will be no students driving and parking at the school as all students will arrive via bus. Therefore, the parking standards should only reflect the elementary and junior high standards since high school students will not be driving to the school.

The petitioner has stated that the initial school will have 3 classrooms with potential for a maximum of 9 classrooms total in the future. The petitioner needs a total of 9 spaces for this use and it currently contains 20 regular spaces and 2 handicapped spaces. Therefore, the proposed 22 spaces exceed the required minimum.

**TRAFFIC CIRCULATION:**

The petitioner has provided a traffic circulation exhibit which illustrates the flow of on-site traffic. The existing ingress and egress at the property will be maintained. Due to the low number of students at the facility, the amount of bus traffic should not be more intense than standard traffic in this industrial area. It is suggested that some additional signage should be added on-site to ensure the traffic flow is followed by those unfamiliar with the area.

**COMPREHENSIVE PLAN:**

The 2016 Comprehensive Plan designates this for general industrial uses. This land use is designated for small to large scale industrial uses that are wholly contained in a building and do not generate noticeable external effects.

In 2016, The City approved a text amendment to the Zoning Ordinance which would allow trade/commercial schools as a special use in the M-1 and M-2 manufacturing districts. Additionally, the City revised the commercial/trade school definition to state the following, “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills or alternative education. This definition applies to schools that are owned and operated privately for profit or not for profit and that may offer a complete education curriculum.”

The language in the City’s Zoning Ordinance states that this type of use is appropriate in industrial areas and therefore complies with the future land use plan. It should also be noted that in 2016, a similar commercial/trade school was authorized to operate at 210 Beaver Street.

**STAFF COMMENTS:**

Staff is seeking input and comments from the Economic Development Committee. The proposed special use is scheduled for a public hearing on October 9, 2019 before the Planning and Zoning Commission. A recommendation will be forwarded to the City Council for consideration at the October 22, 2019 regularly scheduled meeting if all requested materials are submitted and comments from the public and commissions are addressed. Staff will be available to answer any question the Economic Development Committee may have at Tuesday night's meeting.

**ATTACHMENTS:**

1. Petitioner Application
2. Legal Description
3. Plat of Survey
4. Transportation Plan
5. Interior Plans
6. Letter of Support from District 115

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

# APPLICATION FOR SPECIAL USE

**INTENT AND PURPOSE:**

The purpose of the zoning code is based upon the authority of the city to divide its land into districts by use, bulk, location of building and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land and of the public need for the particular use at the particular location. In these cases a special use must be granted.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" of the Yorkville, Illinois City Code.

**APPLICATION PROCEDURE:**

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

**STAGE 2**
**Plan Council Review**
*Meets on the 2nd and 4th Thursday of the Month*

**STAGE 3**
**Economic Development Committee**
*Meets on the 1st Tuesday of the Month*

**STAGE 4**
**Planning and Zoning Commission Public Hearing**
*Meets on the 2nd Wednesday of the Month*

**STAGE 5**
**City Council Public Hearing**
*Meets on the 2nd and 4th Tuesday of the Month*

## STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

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

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

Petitioner will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgment of Financial Responsibility form is attached to this document and must be submitted with the application.

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# APPLICATION FOR SPECIAL USE

## STAGE 2: PLAN COUNCIL

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

## STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

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

## STAGE 4: PLANNING AND ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

## STAGE 5: CITY COUNCIL

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

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# APPLICATION FOR SPECIAL USE

## DORMANT APPLICATIONS

The Community Development Director shall determine if an application meets or fails to meet the requirements stated above. If the Director determines that the application is incomplete it will become dormant under these circumstances:

- The applicant has been notified of such deficiencies and has not responded or provided a time line for completing the application within ninety (90) days from the time of notification.
- The applicant has not responded in writing to a request for information or documentation from the initial plan commission review within six (6) months from the date of that request.
- The applicant has not responded to a request for legal or engineering deposit replenishment for city incurred costs and fees within ninety (90) days from the date of the request.

If the Community Development Director has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011)

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# APPLICATION FOR SPECIAL USE

| INVOICE & WORKSHEET PETITION APPLICATION | | |
|---|---|---|
| **CONCEPT PLAN REVIEW** | ☐ Engineering Plan Review deposit $500.00 | Total: $ |
| **AMENDMENT** | ☐ Annexation $500.00<br>☐ Plan $500.00<br>☐ Plat $500.00<br>☐ P.U.D. $500.00 | Total: $ |
| **ANNEXATION** | ☐ $250.00 + $10 per acre for each acre over 5 acres<br>_____ - 5 = _____ x $10 = _____ + $250 = $ _____<br># of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | Total: $ |
| **REZONING**<br>*If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee* | ☐ $200.00 + $10 per acre for each acre over 5 acres<br>_____ - 5 = _____ x $10 = _____ + $200 = $ _____<br># of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | Total: $ 0.00 |
| **SPECIAL USE** | ☐ $250.00 + $10 per acre for each acre over 5 acres<br>3 - 5 = (2) x $10 = 0 + $250 = $ 250<br># of Acres / Acres over 5 / Amount for Extra Acres / Total Amount | Total: $ 250 |
| **ZONING VARIANCE** | ☐ $85.00 + $500.00 outside consultants deposit | Total: $ |
| **PRELIMINARY PLAN FEE** | ☐ $500.00 | Total: $ |
| **PUD FEE** | ☐ $500.00 | Total: $ |
| **FINAL PLAT FEE** | ☐ $500.00 | Total: $ |
| **ENGINEERING PLAN REVIEW DEPOSIT** | ☐ Less than 1 acre $1,000.00<br>☐ Over 1 acre, less than 10 acres $2,500.00<br>☐ Over 10 acres, less than 40 acres $5,000.00<br>☐ Over 40 acres, less than 100 acres $10,000.00<br>☐ Over 100 acres $20,000.00 | Total: $ |
| **OUTSIDE CONSULTANTS DEPOSIT** *Legal, land planner, zoning coordinator, environmental services*<br>For Annexation, Subdivision, Rezoning, and Special Use: | ☐ Less than 2 acres $1,000.00<br>☑ Over 2 acres, less than 10 acres $2,500.00<br>☐ Over 10 acres $5,000.00 | Total: $ 2,500 |
| **TOTAL AMOUNT DUE:** | | 2,750.00 |

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# APPLICATION FOR SPECIAL USE

| DATE: | PZC NUMBER: | DEVELOPMENT NAME: |
|---|---|---|

**PETITIONER INFORMATION**

NAME: Karen Larson
COMPANY: SEAL SOUTH INCORPORATED
MAILING ADDRESS: 1265 Naperville Drive
CITY, STATE, ZIP: Romeoville, IL 60446
TELEPHONE: 630-440-5349
EMAIL: klarson@seal-il.com
FAX: 630-226-9083

**PROPERTY INFORMATION**

NAME OF HOLDER OF LEGAL TITLE: MEADOWVALE, INC.

IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:
n/a

PROPERTY STREET ADDRESS: 109 Beaver Street, Yorkville, IL 60560

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:
northeast corner of Beaver St., & S. Bridge St. - East of the existing Firehouse

CURRENT ZONING CLASSIFICATION: M-1
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:

REQUESTED SPECIAL USE:
Commercial School - Therapeutic Day School

**ZONING AND LAND USE OF SURROUNDING PROPERTIES**

NORTH: R-3 Multi-Family Attached Residence District
EAST: M-1 Limited Manufacturing
SOUTH: M-1 Limited Manufacturing (Medical & Industrial rental facility, Bobcat)
WEST: M-1 Limited Manufacturing (Bristol - Kendall Main Fire Station)

**KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)**

| | | | |
|---|---|---|---|
| 05-04-104-010 | 05-05-228-008 | | |
| 05-04-104-049 | 05-04-104-057 | | |
| | | | |
| | | | |

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
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Fax: 630-553-7575
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# APPLICATION FOR SPECIAL USE

| ATTORNEY INFORMATION | |
|---|---|
| NAME: Theresa Dollinger | COMPANY: Castle Law |
| MAILING ADDRESS: 822 129th Infantry Drive Suite 104 | |
| CITY, STATE, ZIP: Joliet, IL 60435 | TELEPHONE: 815-744-6550 |
| EMAIL: tdollinger@castlelaw.com | FAX: 815-744-4518 |
| **ENGINEER INFORMATION** | |
| NAME: TBD | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |
| **LAND PLANNER/SURVEYOR INFORMATION** | |
| NAME: TBD | COMPANY: |
| MAILING ADDRESS: | |
| CITY, STATE, ZIP: | TELEPHONE: |
| EMAIL: | FAX: |

**ATTACHMENTS**

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

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

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
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# APPLICATION FOR SPECIAL USE

**SPECIAL USE STANDARDS**

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The proposed use of the building is to provide a therapeutic educational environment that facilitates communication between children, families, and the community through the encouragement of academic achievement and successful life experiences. The overall purpose and mission of the school is consistent with the goals of providing a safe and comfortable environment for the children and the surrounding Yorkville community.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes permitted, nor will it substantially diminish or impair property values. The school will operate during normal, school-day hours and for school events. Educational facilities generally contribute positively to neighboring property values.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The proposed use will not impede the normal and orderly development of surrounding property. The proposed use will involve the remodel and renovation of the existing facility. The building will remain within its current footprint, and not be expanded. All improvements will adhere to the permitted process as deemed necessary by the City of Yorkville.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

The existing site will remain as-is. Any work will be minor and will not impede the existing drainage of the site as it exists today. The existing property has no issues with access and has adequate ingress and egress.

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# APPLICATION FOR SPECIAL USE

**SPECIAL USE STANDARDS**

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

The property is self sustaining and will not impede traffic on main thoroughfares. Please see attached exhibit entitled "Transportation Circulation". The existing ingress and egress will be maintained as-is. The existing parking lot is large enough to accommodate the proposed use, parking for teachers, staff and visitors. A zoning review will document any additional requirements.

PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

The special use has every intention to conform to the applicable regulations of the district. Historically, the other locations of our special education programs have successfully adhered to the recommendations of planning and zoning commissions. There are no manufacturing or assembly processes. There is no on site storage of any type of chemicals or potentially injurious materials.

**AGREEMENT**

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

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

PETITIONER SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

**THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:**

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

# PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

| PROJECT NUMBER: Karen Larson | FUND ACCOUNT NUMBER: SEAL SOUTH INCORPO | PROPERTY ADDRESS: 1265 Naperville Drive |
|---|---|---|

PETITION/APPROVAL TYPE (*check appropriate box(es) of approval requested*):

| | | | |
|---|---|---|---|
| ☐ CONCEPT PLAN REVIEW | ☐ AMENDMENT (TEXT) | ☐ ANNEXATION | ☐ REZONING |
| ☑ SPECIAL USE | ☐ MILE AND 1/2 REVIEW | ☐ ZONING VARIANCE | ☐ PRELIMINARY PLAN |
| ☐ FINAL PLANS | ☐ PLANNED UNIT DEVELOPMENT | ☐ FINAL PLAT | |

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

| NAME: Karen Larson | COMPANY SEAL SOUTH INCORPORATED |
|---|---|
| MAILING ADDRESS: 1265 Naperville Drive | |
| CITY, STATE, ZIP: Romeoville, IL 60446 | TELEPHONE: 630-440-5349 |
| EMAIL: klarson@seal-il.com | FAX: 630-226-9083 |

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

| Karen Larson | President |
|---|---|
| PRINT NAME | TITLE |
| | |
| SIGNATURE | DATE |

**ACCOUNT CLOSURE AUTHORIZATION**

DATE REQUESTED: _____ ☐ COMPLETED ☐ INACTIVE

PRINT NAME: _____ ☐ WITHDRAWN ☐ COLLECTIONS

SIGNATURE: _____ ☐ OTHER

DEPARTMENT ROUTING FOR AUTHORIZATION: ☐ COM. DEV. ☐ BUILDING ☐ ENGINEERING ☐ FINANCE ☐ ADMIN.

# Exhibit A

**#05-04-104-049**
PT LTS 6 & LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

**#05-04-104-010**
LT 5 & W 21.30 LT 6 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

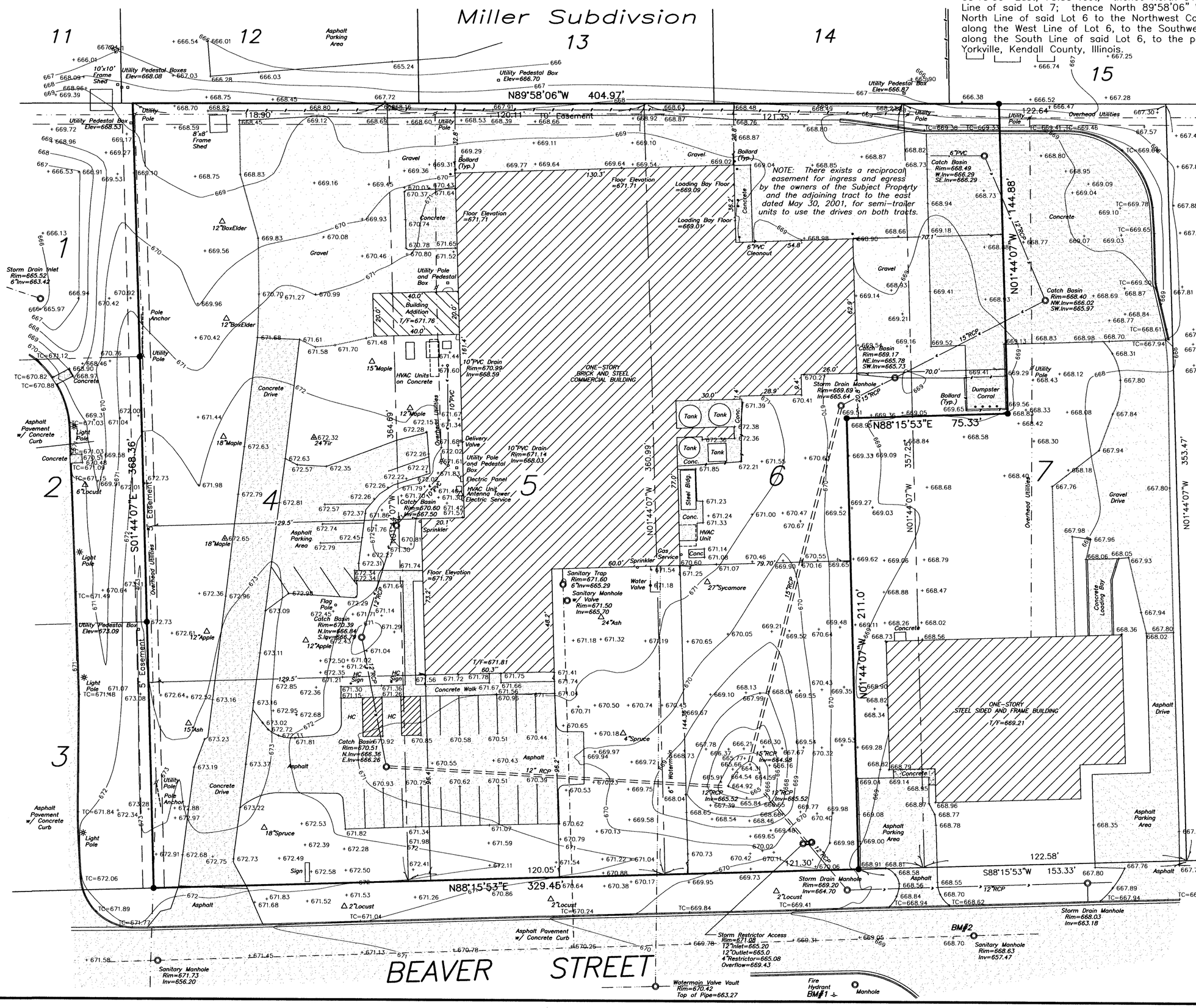
**#05-05-228-008**
LT 4 BLK 1 FOX INDUSTRIAL PARK UNIT 1 CITY OF YORKVILLE

**#05-04-104-057**
PT LT 7 BLK 1 FOX INDUSTRIAL PARK UNIT 1 COM SE COR SD LT W 153.33 N 211 NE 75.33 NW 32.47 TO POB NW 112.41 SE 78.04 SE 110 SW 78 TO POB CITY OF YORKVILLE

# PLAT OF "AS-BUILT" FINAL GRADING OF
# LOTS 4 AND 5 and PART OF LOTS 6 AND 7 BLOCK 1 FOX INDUSTRIAL PARK UNIT 1
# CITY OF YORKVILLE KENDALL COUNTY ILLINOIS

LEGAL DESCRIPTION:

All of Lots 4 and 5 and that part of Lots 6 and 7, Block 1, Fox Industrial Park, Unit 1, Yorkville, Kendall County, Illinois, described as follows: Commencing at the Southeast Corner of said Lot 7; thence South 88°15'53" West, along the South Line of said Lot and the South Line of said Lot 6, a distance of 153.33 feet for the point of beginning; thence North 01°44'07" West, 211.0 feet; thence North 88°15'53" East, 75.33 feet; thence North 01°44'07" West, 144.88 feet to the North Line of said Lot 7; thence North 89°58'06" West, along said North Line and the North Line of said Lot 6 to the Northwest Corner of said Lot 6; thence Southerly, along the West Line of Lot 6, to the Southwest Corner thereof; thence Easterly, along the South Line of said Lot 6, to the point of beginning in the United City of Yorkville, Kendall County, Illinois.




N

SCALE 1"=30'

NOTE: This property commonly known as 109 Beaver Street.

- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- —•— Indicates Line of Fence
- + 670.79 Indicates Spot Elevation
- —671— Indicates Contour Elevation

BENCHMARKS --

BM#1 – Southeast Tagged Bolt at Fire Hydrant at Southwest Corner of Beaver and Badger Streets. Elevation = 670.46

BM#2 – Top of Sanitary Manhole at Intersection of Beaver and Badger Streets. Elevation = 668.63

Note: Plat Revised July 14, 2009

State of Illinois } SS
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed the above described tract as shown by the plat hereon drawn which is a representation of said survey. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated July 7, 2009 at Yorkville, Illinois

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/10)

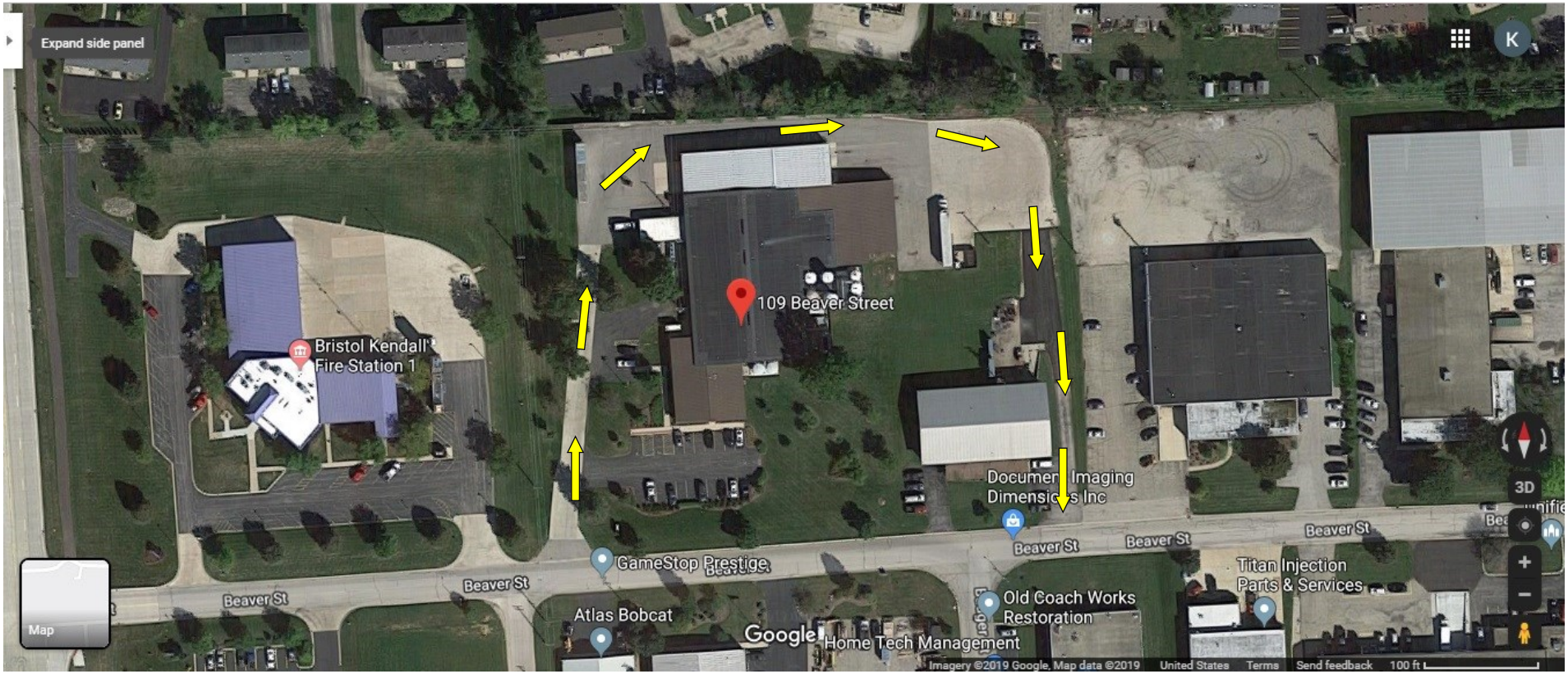
PHILLIP D. YOUNG PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 2678 YORKVILLE ILLINOIS STATE OF ILLINOIS

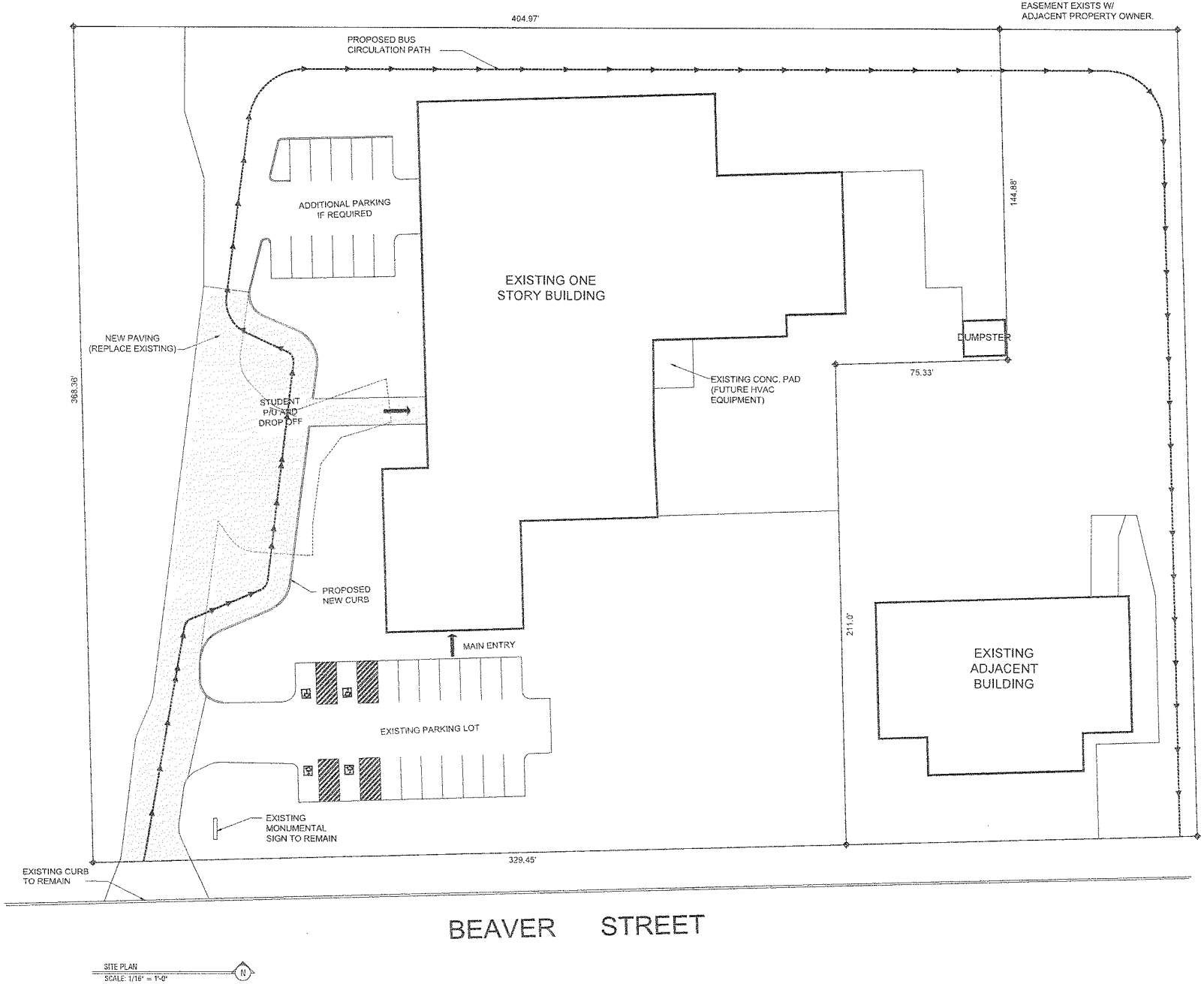

Phillip D. Young and Associates, Inc.
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775


| | |
|---|---|
| JOB NO. | 07068 |
| JOB NAME | MEADOWVALE |
| DWG FILE | 07068K |

Exhibit C

**Transportation Circulation**






SITE PLAN
SCALE: 1/16" = 1'-0"

sevan
DESIGN SOLUTIONS, P.C.

SEAL

School of Expressive Arts and Learning

| NO. | DATE | REVISIONS |
|---|---|---|

PROJECT REPRESENTATIVE

SITE PLAN

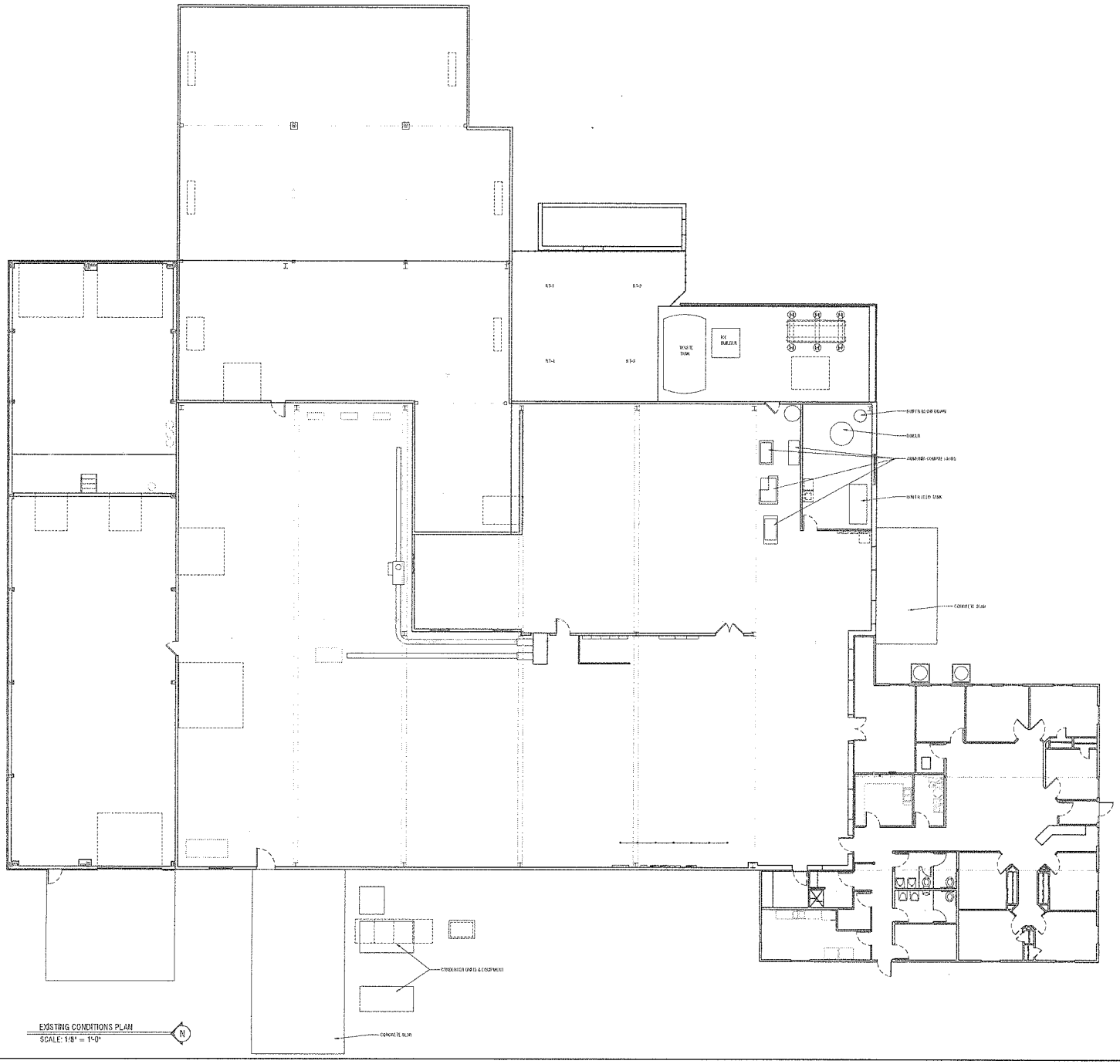
SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
100 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT

| | |
|---|---|
| PROJECT NO.: | 2019-0341 |
| DATE ISSUED: | 06.14.2019 |
| DRAWN BY: | |
| REVIEWED BY: | |

SHEET NUMBER
C-1

I:\Shared\Clients\S.E.A.L\09 Beaver St - Yorkville, IL\03. Prelim Design\Phase 1\Site.dwg August 21, 2019 - 2:57pm ukenis\ukenis




EXISTING CONDITIONS PLAN
SCALE: 1/8" = 1'-0"

sevan
DESIGN SOLUTIONS, P.C.

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

SEAL

School of Expressive Arts and Learning

| No. | DATE | REVISIONS |
|---|---|---|
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

PROJECT INFORMATION

EXISTING CONDITIONS PLAN

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
109 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT

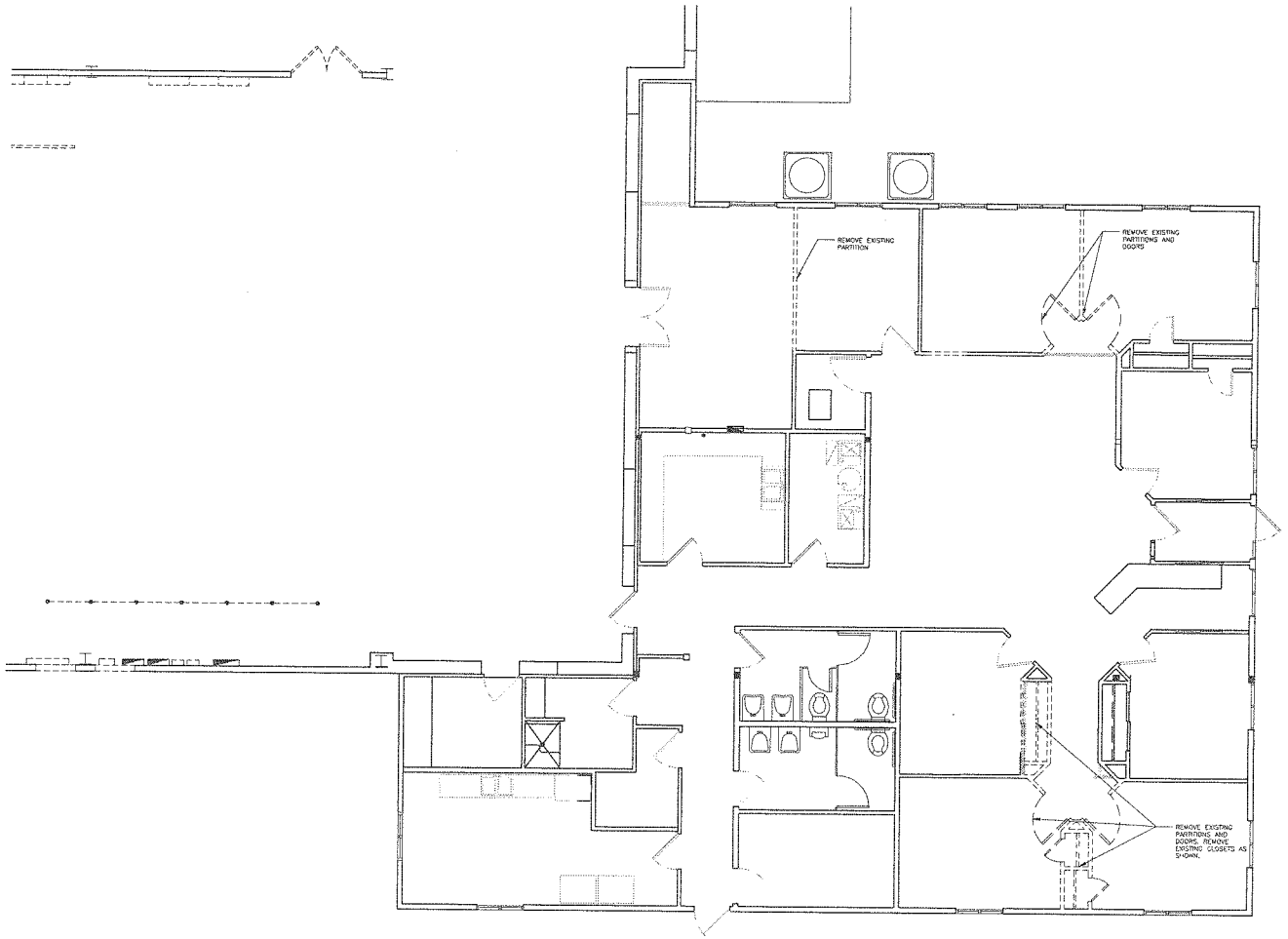
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|---|---|
| PROJECT NO. | 0004002 |
| DATE ISSUED | 08/21/2019 |
| DRAWN BY | RP |
| REVIEWED BY | JR |

SHEET NUMBER

A-1

Architecture

Y:\Shared\Clients\S.E.A.L\109 Beaver St - Yorkville, IL\03 Prelim Design\Phase 1\Phase 1 Floor Plan.dwg August 21, 2019 - 2:52pm UlisesSvetkova




DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

N

seven
DESIGN SOLUTIONS, P.C.

School of Expressive Arts and Learning

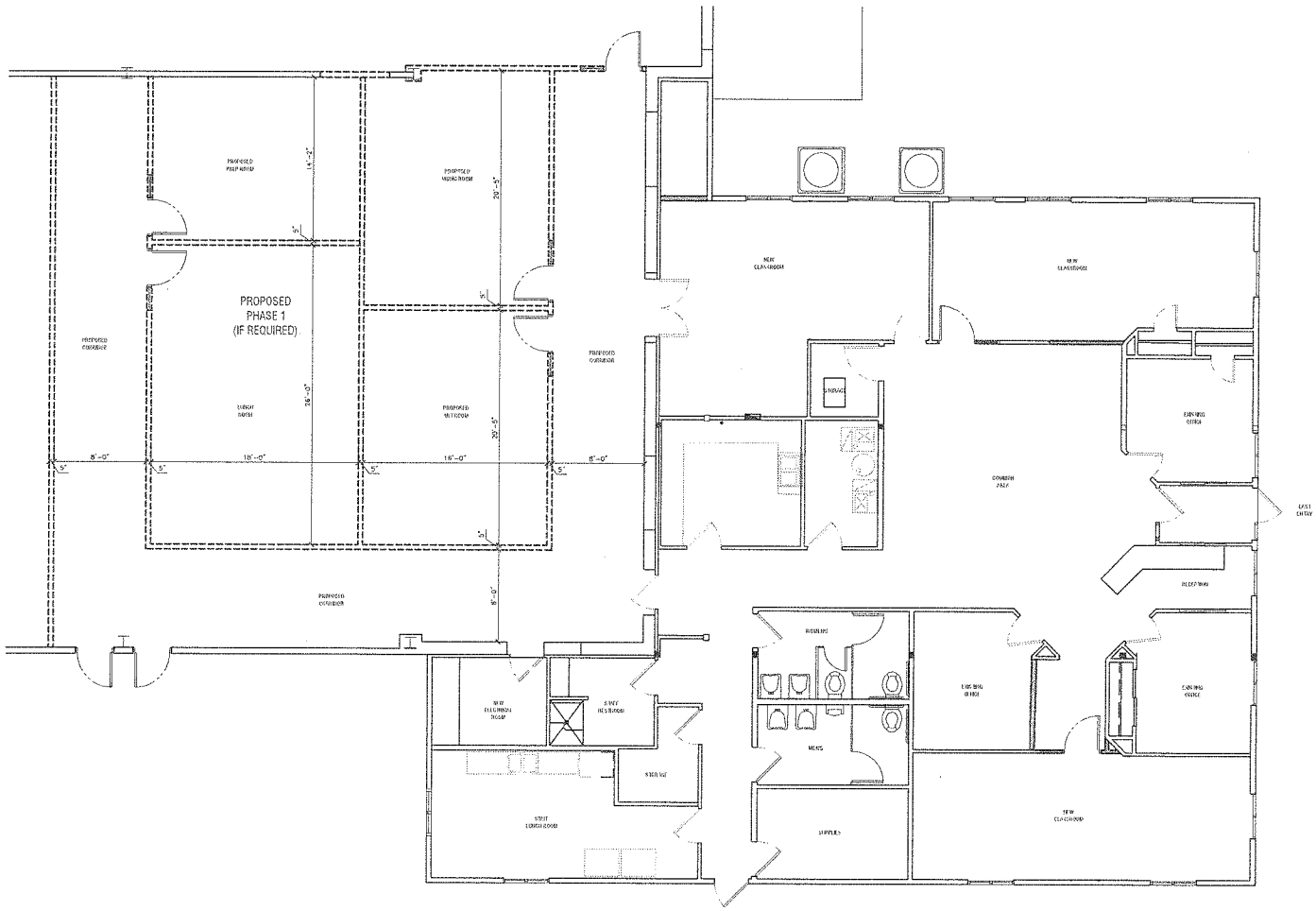
DEMOLITION PLAN

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
109 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT
PROJECT NO. 2019-0001
ISSUE DATE 08/21/2019
DRAWN BY KR
REVIEWED BY AD

SHEET NUMBER
A-2

P:\Shared\Clients\SEAL\109 Beaver St - Yorkville, IL\03 Prelim Design\Phase 1\Phase 1 Floor Planning August 21, 2019 - 2:55pm KKeres/Svitana




PARTIAL PLAN - PROPOSED PHASE 1
SCALE: 1/4" = 1'-0"

LEGEND

EXISTING PARTITION

NEW FULL HEIGHT PARTITION

EXISTING DOOR

NEW DOOR AND 2 HR RATED

NEW DOOR

sevan
DESIGN SOLUTIONS, P.C.

SEAL

School of Expressive Arts and Learning

| No. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 9-6-19 | PERMIT |

PROJECT INFORMATION

PARTIAL PLAN - PROPOSED PHASE 1

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
160 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT

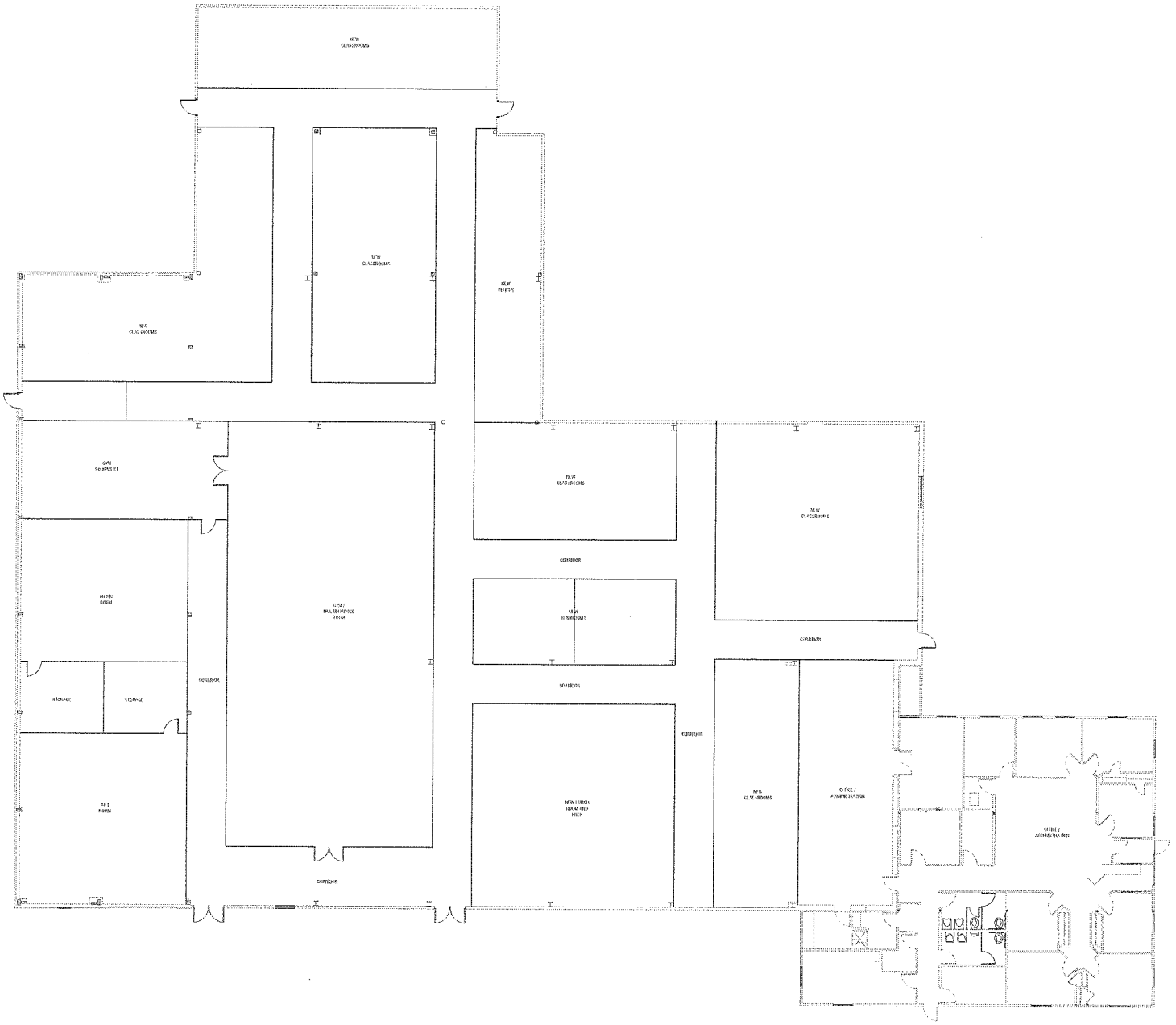
| | |
|---|---|
| PROJECT NO. | 2019-09-01 |
| DATE ISSUED | AUGUST 2019 |
| DRAWN BY | TK |
| REVISED BY | AS |

SHEET NUMBER

A-3

Architecture

P:\Shared\Clients\S.E.A.L\160 Beaver St - Yorkville, IL\02. Prelim Design\Phase 1\Phase 1 Floor Plan.dwg August 21, 2019 - 2:52pm ddeans\ddeans




SCHEMATIC PLAN - PHASE 2
SCALE: 1/8" = 1'-0"

sevan
DESIGN SOLUTIONS, P.C.

3525 Highland Parkway | Suite 950
Downers Grove, IL 60515

INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | EQUITY

School of Expressive Arts and Learning

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 8/21/2019 | PRICE CONFIRMATION |

SCHEMATIC PLAN - PHASE 2

SCHOOL OF EXPRESSIVE ARTS & LEARNING (S.E.A.L.)
109 BEAVER STREET YORKVILLE, IL 60560

SHEET MANAGEMENT
PROJECT NO: 19-04-002
DATE ISSUED: 08/21/2019
DRAWN BY: PF
REVIEWED BY: AS

SHEET NUMBER
A-4
Architecture

Y:\Shared\Clients\SEAL\109 Beaver St - Yorkville, IL\02. Prelim Design\Phase 1\Phase 2 Floor Plan.dwg August 21, 2019 - 7:53pm UserwelSevilano

District 115
YORKVILLE
Community Unit School District
Administrative Center · 602 Center Parkway · Yorkville, Illinois 60560 · 630-553-4382 · y115.org

June 15, 2019

To Whom It May Concern,

On behalf of Yorkville CUSD 115 Student Services Department, we are in support of the School of Expressive Arts and Learning opening a new location in the city of Yorkville.

Yorkville CUSD 115 currently has 18 students enrolled in the School of Expressive Arts and Learning at the Romeoville campus. The students that attend the School of Expressive Arts and Learning receive special education services, therapies, and related services necessary for them to learn skills in order to transition back into Yorkville CUSD 115 in their hometown. The students receive transportation provided by Yorkville CUSD 115 to and from Romeoville. Their bus ride is at least 2 hours per day. Many times, due to the distance and the length of the bus ride, the students are unable to participate in activities and athletics at their home school with their Yorkville peers.

The Yorkville students and families that receive educational services from the School of Expressive Arts and Learning in Romeoville would benefit from having a location closer to home. Student that currently receive services from the School of Expressive Arts and Learning would be able to learn functional, job, and life skills within the community they reside. Receiving these services in their hometown would result in a minimal transition upon graduation. When students have learned the skills in order to be successful at their home school, Yorkville CUSD 115 provides the students the opportunity to transition slowly to Yorkville CUSD 115 schools, with transportation provided during the school day. Having the School of Expressive Arts and Learning location in Yorkville, will increase the amount students that would be able to transition to Yorkville CUSD 115 and also allow more flexibility in the time of day and class period that the students are able to transition. Students will have the opporunity to participate in after school activities of their interest, clubs, and athletics.

Yorkville CUSD 115 Student Services Department has a positive and collaborative relationship with the staff and administration at the School of Expressive Arts and Learning. As we continue to provide services to our students and families that meet the diverse needs of our learners, we look forward to a continued relationship with the School of Expressive Arts and Learning in order to achieve the academic, functional, and transition related skills to benefit our students, families, and community.

Please feel free to contact me 630-553-4382 or mlasky@y115.org to answer any further questions about the benefits that School of Expressive Arts and Learning may provide to our students, families, and community.

Respectfully,

Melinda M. Lasky
Director of Student Services
Yorkville CUSD #115

(3)

200800014601
Filed for Record in
KENDALL COUNTY, ILLINOIS
RENNETTA S NICKELSON
06-16-2008 At 10:37 am.
AGREEMENT 42.00
RHSP Surcharge 10.00

SASS23157
CTIC

## SHARED ACCESS EASEMENT AGREEMENT

**THIS INDENTURE**, made this 19th day of May, 2008, between MEADOWVALE, INC., of 109 Beaver Street, Yorkville, Illinois, Illinois, hereinafter referred to as "FIRST PARTY," and MARGARET E. KNELL, of 201 Beaver Street, Yorkville, Illinois, hereinafter referred to as "SECOND PARTY":

**WITNESSETH:**

**WHEREAS**, the FIRST PARTY is the owner in fee simple of a certain parcel of improved land, which is referred to herein as the "MEADOWVALE PARCEL," and is legally described as follows:

ALL OF LOTS 4 AND 5 AND THAT PART OF LOTS 6 AND 7, BLOCK 1, FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 153.33 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 144.88 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE NORTH 89°58'06" WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 6, TO THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUHT LINE OF SAID LOT 6, TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Commonly known as: 109 Beaver Street, Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-05-228-008, 05-04-104-010, and 05-04-104-049

Unofficial



CHICAGO TITLE INSURANCE CO.

**WHEREAS**, the FIRST PARTY is also the owner in fee simple of a certain parcel of vacant land, which is referred to herein as the "MEADOWVALE SHARED ACCESS PARCEL, and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 35.0 FEET; THENCE NORTH 01°44'07" WEST, 113.49 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 35.01 FEET TO A LINE DRAWN NORTH 01°44'07" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 01°44'07" EAST, 112.41 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.
(containing 0.0908 acres)

Commonly known as: 109 Beaver Street, Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-04-104-049 (affects land and other property)

**WHEREAS**, the SECOND PARTY is the owner in fee simple of a certain parcel of improved land, which is referred to herein as the "KNELL PARCEL, and is legally described as follows:

THAT PART OF LOTS 6 AND 7, BLOCK 1, FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST ALONG THE SOUTH LINE OF SAID LOTS, 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 144.88 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST ALONG SAID NORTH LINE, 78.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 353.47 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.
(containing 1.000 acres)

Commonly known as: 201 Beaver Street, Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-04-104-050

**WHEREAS**, the SECOND PARTY is the owner in fee simple of a certain parcel of vacant land, which is referred to herein as the "KNELL SHARED ACCESS PARCEL, and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF

Unofficial

153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR POINT OF BEGINNING; THENCE NORTH 01°44'07" WEST, 112.41 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 78.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 110.0 FEET TO ALINE DRAWN NORTH 88°15'53" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°15'53West, 78.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 0.1991 acres)

Commonly known as: A Northerly portion of property at 201 Beaver St.,
Yorkville, Kendall County, Illinois 60560
Tax Parcel #: 05-04-104-050 (affects land and other property)

**WHEREAS**, FIRST PARTY is conveying a Fifty (50%) percent ownership interest to SECOND PARTY of the MEADOWVALE SHARED ACCESS PARCEL; and

**WHEREAS**, SECOND PARTY is conveying a Fifty (50%) percent ownership interest to FIRST PARTY of the KNELL SHARED ACCESS PARCEL; and

**WHEREAS**, after the above conveyances by and between FIRST PARTY and SECOND PARTY, a new legal description will be created, which is referred to herein as the JOINT SHARED ACCESS PARCEL and is legally described as follows:

THAT PART OF LOT 7 IN BLOCK 1 OF FOX INDUSTRIAL PARK, UNIT 1, YORKVILLE, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°15'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF LOT 6 OF SAID BLOCK 1, A DISTANCE OF 153.33 FEET; THENCE NORTH 01°44'07" WEST, 211.0 FEET; THENCE NORTH 88°15'53" EAST, 75.33 FEET; THENCE NORTH 01°44'07" WEST, 32.47 FEET FOR POINT OF BEGINNING; ; THENCE SOUTH 88°15'53" WEST, 35.0 FEET; THENCE NORTH 01°44'07" WEST, 113.49 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 89°58'06" EAST, ALONG SAID NORTH LINE, 113.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 01°44'07" EAST , ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 110.0 FEET TO A LINE DRAWN NORTH 88°15'53" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°15'53" WEST, 78.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. (containing 0.2899 acres)

**WHEREAS**, the above properties are adjacent to each other and share a common boundary line, forming an approximate east-west division between the two properties.

**WHEREAS**, the parties desire to establish and maintain a mutually owned and maintained vehicle access drive adequately sized and constructed to allow turn-around access for a 53' semi-tractor and trailer combination.

**WHEREAS**, the parties mutually desire to set forth terms of access and maintenance thereof along with rights and responsibilities of the parties in relation thereto.

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**NOW, THEREFORE, THIS INDENTURE WITNESSES** that, pursuant to said agreement, and in consideration of the sum of TEN DOLLARS ($10.00), receipt whereof is hereby acknowledged, the parties hereto mutually covenant and agree as follows:

1. RECIPROCAL EASEMENT FOR INGRESS AND EGRESS DATED MAY 30, 2001: This Shared Access Easement Agreement is intended to and does hereby replace the Reciprocal Easement for Ingress and Egress dated May 30, 2001 by and between the parties hereto. Said Reciprocal Easement for Ingress and Egress is hereby declared null and void.

2. GRANT OF EASEMENT: FIRST PARTY hereby grants unto the SECOND PARTY and SECOND PARTY'S successors and assigns full and free right and liberty for the SECOND PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment said land of the Grantee, to pass and repass along the MEADOWVALE SHARED ACCESS PARCEL described above, with or without vehicles, for the purpose of ingress and egress for all vehicular traffic specifically including semi-tractor trailer combinations within the MEADOWVALE SHARED ACCESS PARCEL now owned by the FIRST PARTY; PROVIDED that the use of said SECOND PARTY, shall not unreasonably interfere with the reasonable use, by the FIRST PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter.

3. GRANT OF EASEMENT: SECOND PARTY hereby grants unto the FIRST PARTY and FIRST PARTY'S successors and assigns full and free right and liberty for the FIRST PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter, for all lawful purposes connected with the use and enjoyment said land of the Grantee, to pass and repass along the KNELL SHARED ACCESS PARCEL described above, with or without vehicles, for the purpose of ingress and egress for all vehicular traffic specifically including semi-tractor trailer combinations within the KNELL SHARED ACCESS PARCEL now owned by the SECOND PARTY; PROVIDED that the use of said FIRST PARTY, shall not unreasonably interfere with the reasonable use, by the SECOND PARTY, its successors and assigns, and/or its tenants, guests, and licensees, at all times hereafter.

4. DURATION: This Agreement shall run with the land and shall inure to the benefit and use of the parties hereto, their successors and assigns, and/or tenants, guests, and licensees, at all times hereafter, or until expressly terminated by agreement of the owners of the respective properties hereto.

5. PARKING: It is mutually agreed that neither party will allow vehicles to park anywhere upon the JOINT SHARED ACCESS PARCEL or upon the MEADOWVALE SHARED ACCESS PARCEL or upon the KNELL SHARED ACCESS PARCEL in such a fashion so as to block access to the other party to improved portions of the driveway or to the other party's loading docks, nor will either party allow vehicles to be parked overnight on the JOINT SHARED ACCESS PARCEL or upon the MEADOWVALE SHARED ACCESS PARCEL or upon the KNELL SHARED ACCESS PARCEL absent the consent of the other, which shall not be unreasonably withheld.

Unofficial

6. INSTALLATION COSTS: It is mutually agreed, that in consideration for the contemplated transfer of Fifty (50%) percent ownership of the KNELL SHARED ACCESS PARCEL from SECOND PARTY to FIRST PARTY, that FIRST PARTY will pay for the installation of improvements necessary to create and initially establish the driveway and turnaround contemplated herein.

7. MAINTENANCE: The parties agree that except for the initial installation expense, all reasonable and necessary costs for the maintenance, repair, upkeep, and replacement of the driveway and turnaround, which shall include but not be limited to the expenses necessary to purchase and install gravel, asphalt, concrete, resurfacing, sealing, crack-filling, and paint striping,*as agreed between the parties from time to time, shall be divided equally between the parties.

*ALONG WITH ICE AND SNOW REMOVAL

8. ANNUAL REAL ESTATE TAXES: The FIRST PARTY shall timely pay the first installment of 2008 real estate taxes owed on the JOINT SHARED ACCESS PARCEL due and payable in 2009 and each year thereafter. The SECOND PARTY shall timely pay the second installment of 2008 real estate taxes owed on the JOINT SHARED ACCESS PARCEL due and payable in 2009 and each year thereafter. Each party shall supply proof of timely payment of the same to the other upon demand.

9. RIGHT TO REIMBURSEMENT: In the event the parties cannot agree upon the necessity, cost, or choice of contractor for repair, replacement, or maintenance of the above described driveway improvements, the controversy shall first be submitted to arbitration prior to either party initiating litigation against the other. The parties agree that the decision of the arbitrator shall be binding and conclusive. The prevailing party shall be entitled to recover from the non-prevailing party its reasonable costs and attorneys fees in any arbitration or ensuing litigation between the parties related to the enforcement of this agreement.

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hand and seals on the day and year first written above.

**FIRST PARTY:** MEADOWVALE, INC.

BY: _____ ATTEST: _____
Steve Steinwart, Its President Paul Steinwart, Its Secretary

STATE OF ILLINOIS )
) SS.
COUNTY OF KENDALL )

I, Stephen L. Krentz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEVE STEINWART, as President, and PAUL STEINWART, as Secretary of Meadowvale, Inc., personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and

Unofficial

acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19th day of May, 2008.

OFFICIAL SEAL
STEPHEN L. KRENTZ
Notary Public - State of Illinois
My Commission Expires Mar 06, 2011

Notary Public

**SECOND PARTY:**

Margaret E. Knell
Margaret E. Knell

STATE OF ILLINOIS )
) SS.
COUNTY OF KENDALL )

I, Stephen L. Krentz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret E. Knell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 19th day of May, 2008.

Notary Public

OFFICIAL SEAL
STEPHEN L. KRENTZ
Notary Public - State of Illinois
My Commission Expires Mar 06, 2011

Unofficial

***THIS DOCUMENT PREPARED BY AND AFTER RECORDATION RETURN TO:***
Stephen L. Krentz, Esq.
KRENTZ & KRENTZ, P.C.
100 W. Main Street
Plano, Illinois 60545
630/552-8213

| Reviewed By: | |
|---|---|
| Legal | ■ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

New Business #8

Tracking Number

EDC 2019-77

**Agenda Item Summary Memo**

**Title:** PZC 2019-25 Text Amendment to B-1 Local Business District

**Meeting and Date:** Economic Development Committee – September 3, 2019

**Synopsis:** Proposed text amendment to the B-1 district allowing multi-family residential units on the ground floor with at least 25% commercial in the downtown as a Special Use.

**Council Action Previously Taken:**

Date of Action: _____ Action Taken: _____

Item Number: _____

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti Barksdale-Noble, AICP (Name) Comm. Development (Department)

**Agenda Item Notes:**

*Have a question or comment about this agenda item?*
*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council*

# Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: August 26, 2019
Subject: **PZC 2019-25 B-1 Permit Multi-Family Units on Ground Floor as Special Use within Downtown** (Text Amendment)

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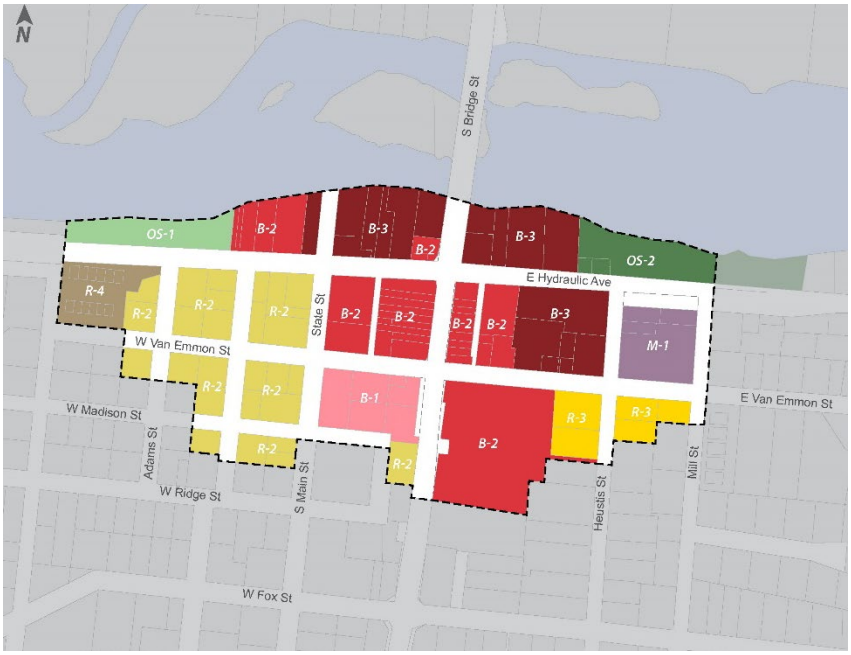
## Summary

As the City Council considers the proposal from KCJ Restoration, LLC for the redevelopment of the Old Jail property at 111 W. Madison within the downtown, staff was to review the proposed plan for multi-family units (apartments) conforms with the zoning ordinance. The property is zoned B-1 Local Business District, which is primarily intended for commercial and professional uses in proximity to residential areas so as to provide convenient shopping and services that meet the needs and enhance the quality of life for those surrounding neighborhoods. While this zoning district also allows residential dwelling units to encourage mixed use buildings, they are only permitted above the 1st floor up to a maximum of two (2) units.

In an effort to assist in the successful redevelopment of the Old Jail, yet keep with the original intent of the B-1 Local Business District, staff is proposing a text amendment that would allow multi-family dwelling units on all floors of existing buildings zoned B-1 Local Business District within the downtown historic commercial as a Special Use, provided that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes.

## Proposed Text Amendment

The proposed text amendment would allow apartment units (multi-family dwellings) on the ground floor of any existing building being redeveloped, rehabilitated or as part of any adaptive use, which is zoned B-1 and located within the downtown as a Special Use. The text amendment proposes to further stipulate that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes to keep the intent of a mixed-use building and remain consistent with the core commerce aspect of the B-1 zoning district. The downtown historic commercial core, as referenced in this and other similar ordinances, shall refer to the area defined in the Comprehensive Plan Update 2016 as bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west, as illustrated to the right.



As illustrated on the zoning map provided on the previous page, there are a limited number of currently zoned B-1 Local Business District parcels in the downtown historic core which includes the Old Jail, the County-owned former Olson Property and a single-family residence. This further restricts the overuse of this provision allowing apartment dwellings on 1st floor levels of otherwise commercially zoned land within and outside of the downtown. This proposed text amendment also takes into consideration the potential adoption of the Yorkville Overlay District's Form-Based Code. As proposed, the text amendment is a hybrid of the current zoning ordinance's B-1 standards which allows a maximum of two (2) apartments on upper stories, and the proposed Downtown Living Building type of the Form-Based Code which allows residential dwelling units on the ground floor provided that they are at least twenty-feet (20') from the front primary façade.

Below is the proposed amendments in red staff is proposing to the current zoning ordinance in Table 10.06.01 of Chapter 6: Permitted and Special Uses.

TABLE 10.06.01
RESIDENTIAL USES

| | **Zoning Districts** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Ag** | **Open Space** | | **Residential** | | | | | | **Business** | | | | | **Manufacturing** | |
| **Use Category** | **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** |
| Dwelling, duplex | - | - | - | - | - | - | P | P | P | - | - | - | - | - | - | - |
| Dwelling, multi-family | - | - | - | - | - | - | - | P | P | - | P[2] /**S[3]** | S[2] | S[2] | S[2] | S[2] | S[2] |

| | | |
|---|---|---|
| P = Permitted use | S = Special use | - = Not permitted use |

Notes:
1. 10 acre minimum.
2. Apartments above the first floor in a building used for business or as live/work space above a manufacturing use shall be permitted up to a maximum of 2 apartments.
**3. Apartment units are allowed on all floors of existing buildings zoned B-1 Local Business District within the downtown historic commercial core, as defined by the Comprehensive Plan Update 2016, as a Special Use, provided that at least 25% of the overall gross square feet of the building area is utilized for commercial purposes.**

**Staff Recommendation**

Staff believes the proposed text amendment will assist in moving the proposed adaptive reuse of the historic jail property forward while keeping with the intent of the district and the pending Yorkville Downtown Overlay District's Form-Based Code. Staff plans to conduct a public hearing before the Planning and Zoning Commission on the proposed text amendment to the Zoning Ordinance at the October 9th PZC meeting.

**Attachments**

1. Draft Public Hearing Notice

PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
**PZC 2019-25**

NOTICE IS HEREWITH GIVEN THAT the United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment to "Chapter 6: Permitted Uses." The amendment to Chapter 6 will revise Table 10.06.01 Residential Uses to identify multi-family dwelling as a Special Use with the B-1 Local Business District. The Special Use in the B-1 Local Business District will allow apartment units on all floors of an existing building within the downtown historic commercial core, provided that at least twenty-five percent (25%) of the overall gross square feet of the building area is utilized for commercial purposes. The downtown historic commercial core, as defined by the Yorkville Comprehensive Plan Update 2016, is bounded by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing at a meeting on said amendments on Wednesday, October 9, 2019 at 7 p.m. at the Yorkville City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

LISA PICKERING
City Clerk

| Reviewed By: | |
|---|---|
| Legal | ■ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

Old Business #1

Tracking Number

EDC 2019-23

**Agenda Item Summary Memo**

**Title:** Downtown Form Based Code and Master Streetscape Plan

**Meeting and Date:** Economic Development Committee – September 3, 2019

**Synopsis:** Details proposed planning documents for the downtown overlay district

**Council Action Previously Taken:**

Date of Action: _____ Action Taken: _____

Item Number: _____

**Type of Vote Required:** _____

**Council Action Requested:** _____

**Submitted by:** Jason Engberg (Name) Community Development (Department)

**Agenda Item Notes:**

See attached memo.

*Have a question or comment about this agenda item?*
*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council*

# Memorandum

To: Economic Development Department
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: August 21, 2019
Subject: **Downtown Form Based Code and Streetscape Master Plan**
Lot-by-Lot Analysis

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**SUMMARY:**

Review and discussion of the proposed Yorkville Downtown Overlay District Plan consisting of a Streetscape Master Plan and Form-Based Code on a lot-by-lot basis considering the existing zoning and existing land use, versus the proposed district classification and proposed uses. Also provided are three (3) development scenarios of lots with redevelopment potential utilizing the form-based code standards.

**BACKGROUND:**

As you may recall, the final draft of the Yorkville Downtown Overlay District Plan was presented at the May 14, 2019 City Council meeting for its first reading prior to adoption. A presentation of the highlights of the Streetscape Master Plan and the Form-Based Code for the overlay district was given at that meeting by the consultant, Doug Farr of Farr & Associates.

The plans are intended to establish the broader guidance for street character and development opportunities within the downtown which can be facilitated through public capital improvement projects and private redevelopment.

Over the course of 18-months, beginning in January 2018, the consultant and staff hosted a project website; conducted two (2) public workshops; previewed a draft plan at a committee meeting; held a public open house; and had a public hearing before the Planning and Zoning Commission; all to gather input and solicit feedback on the various drafts of the plan. All feedback received during this time was incorporated into the plan. A formal recommendation for adoption was made by the Planning and Zoning Commission on April 10, 2019.

At the June 4, 2019 Economic Development Committee meeting, staff received comments regarding certain aspects of the Streetscape Masterplan, specifically the curb treatment for 'B" Street Residential areas and the proposed overhead catenary lighting on Van Emmon Street. The curb treatment and subsequent edits recommended by Alderman Funkhouser were addressed by staff at the July 2nd meeting. Staff was eventually given direction by the EDC at the August 6, 2019 meeting to keep the originally proposed catenary overhead lights on Van Emmon Street.

**PURPOSE:**

Over the past four (4) months where staff has presented the Yorkville Downtown Overlay District Plan to the City Council and Economic Development Committee for approval, a sense of hesitancy has been observed in moving towards a new planning regulation approach, particularly with the Form-Based Code. Therefore, staff recommended to the Mayor providing a lot-by-lot analysis of the parcels affected in the downtown as part of the overlay district, comparing the current zoning and land uses of traditional zoning to the proposed district classification and proposed uses in the Form-Based Code.

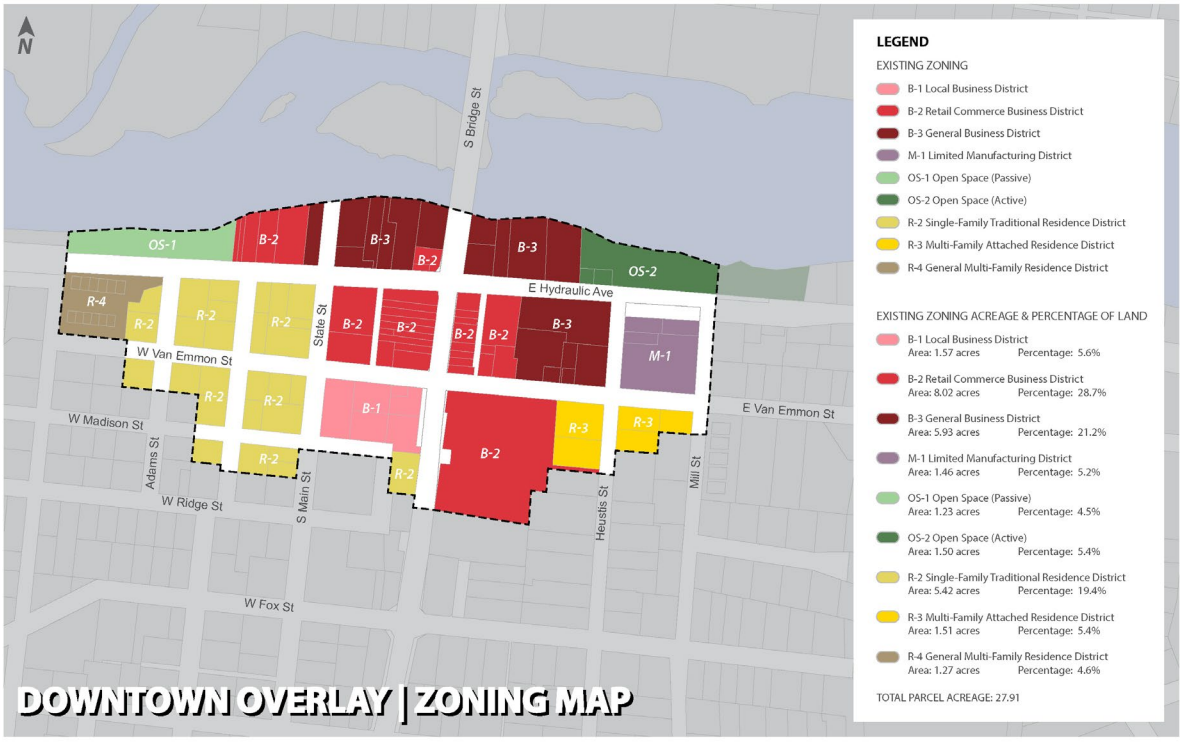
To better understand the basic differences between utilizing traditional zoning and a form-based code in the redevelopment process, staff has prepared the following chart:

| | TRADITIONAL ZONING | FORM-BASED CODES |
|---|---|---|
| **OVERALL FOCUS** | Use of **Land** (commercial, residential, industrial, etc.) | Use of **Building** (form, scale, location on site, access, aesthetics, etc..) |
| **REGULATORY APPROACH** | Land Use Divided into **Zones** (typically based on lot size) | Buildings divided into **Districts** (typically based on street frontage) |
| | Emphasis on **uses**; building placement to public realm (street) is **unpredictable**. | Emphasis on **building** form; relation to the public realm (street) is **predictable**. |
| **USE FOCUS** | Mostly **single** use zones of land; may allow for limited mix of uses in a zone; however, relies on transition of use by intensity to change zones. | Allows for an appropriate **mix** of uses within buildings and districts; relies on street intensity to transition changes in district. |
| **BUILDING FOCUS** | **Uniformity** in neighborhoods via land use. | **Diversity** in neighborhoods via districts. |
| | **Open-ended** design standards with little focus on public spaces | **Defined** architectural form & focus on public spaces |
| | Buildings are encouraged to **disengage** the public realm with required minimum setbacks | Buildings are encouraged to **engage** the public realm with required build-to lines. |
| **STREET FOCUS** | Focus is on **site** – little emphasis on right-of-way. | Focus is on **site and public** realm/streetscape. |

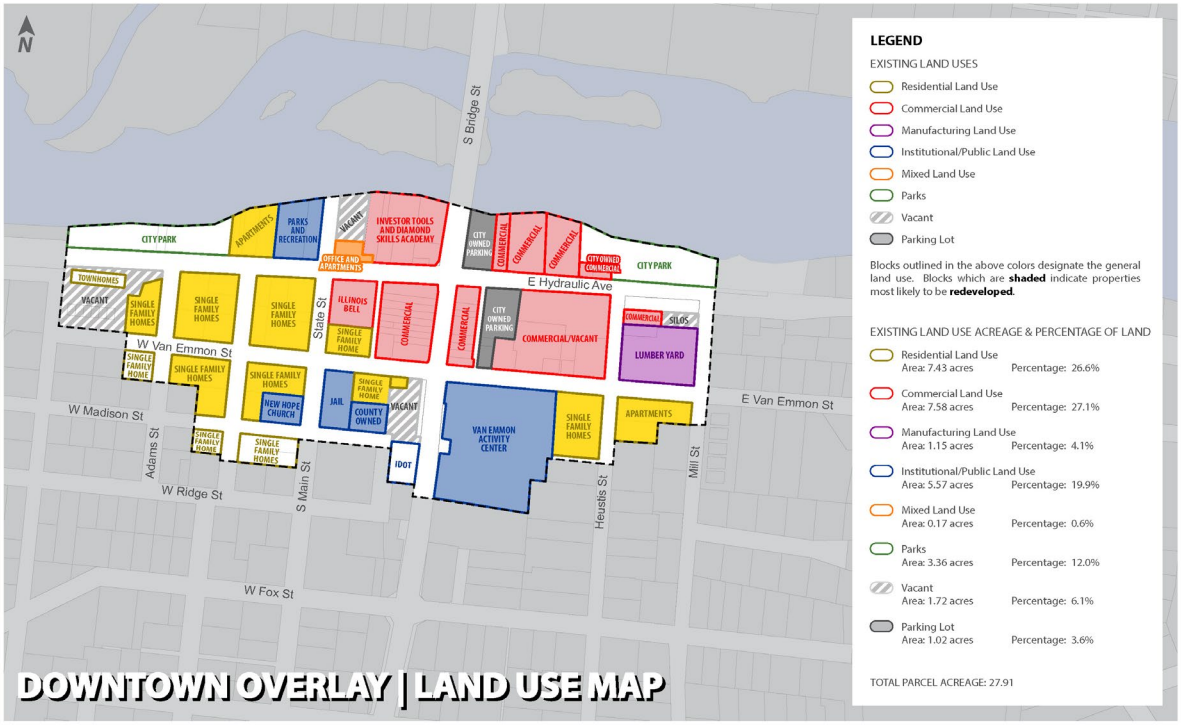
**LOT-BY-LOT ANALYSIS:**

*Zoning & Land Use Analysis*

Of the approximately 28-acres within the downtown overlay district, nearly 56% (15.5 acres) are zoned commercial. This includes B-1 Local Business District (~6%), B-2 Retail Commerce Business District (~29%), and B-3 General Business District (~21%). Residentially zoned parcels within the downtown overlay district accounts for 29% (8.2 acres), consisting of R-2 Single-Family Traditional Residence District (~19%), R-3 Multi-Family Attached Residence District (~5%) and R-4 General Multi-Family Residence District (~5%). The remaining parcels (~15%) are comprised of manufacturing (~5%) and open space (~10%). An illustration of the existing zoning designation and acreage is provided in the following map titled "Downtown Overlay| Zoning Map".



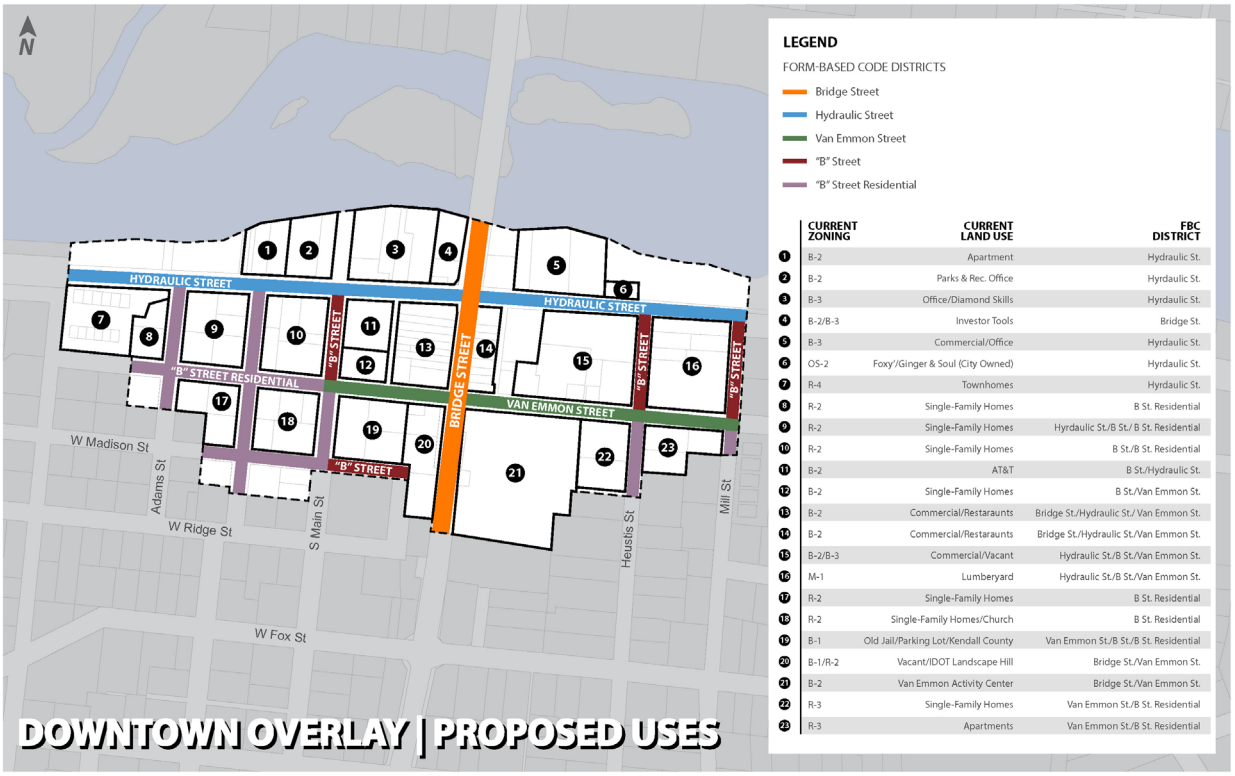

While commercial zoning is the most prevalent designation in the downtown overlay district (56%), the actual land use utilized for commercial is much lower, accounting for only 27%. As illustrated on the following map titled "Downtown Overlay| Land Use Map", the area for existing commercial (7.58 acres) and residential (7.43 acres) land uses are almost equal within the downtown. The next most predominant land use within the downtown overlay district is Institutional/Public, nearly 20%, encompassing city/county owned properties, a state-owned transportation parcel, and a religious institution. The remaining parcels are utilized for public parks (~12%), vacant land (~6%), public parking (~4%) and mixed use (~1%).



It is staff's opinion that the underutilization of land for its currently zoned purpose (*only 27% of the 56% land zoned for commercial is actually used for commercial purposes*) indicates the downtown overlay district is primed for redevelopment. Additionally, with an almost equal match of commercial and residential land use in the downtown overlay district, further attention must be given to how the forms of buildings interact along the main corridors (Bridge Street, Hydraulic Ave., and Van Emmon Street) to ensure visual compatibility. This also means encouraging a more mix of uses within buildings themselves. All of which the proposed Form-Based Code addresses.

*Proposed Use Analysis*

To better understand the relationship between the current zoning, current land use and the correlating districts proposed in the Form-Based Code, staff prepared the following graphic which examines on a block by block basis the potential future uses for the parcels within the downtown overlay district:




| | CURRENT ZONING | CURRENT LAND USE | FBC DISTRICT |
|---|---|---|---|
| 1 | B-2 | Apartment | Hydraulic St. |
| 2 | B-2 | Parks & Rec. Office | Hydraulic St. |
| 3 | B-3 | Office/Diamond Skills | Hydraulic St. |
| 4 | B-2/B-3 | Investor Tools | Bridge St. |
| 5 | B-3 | Commercial/Office | Hydraulic St. |
| 6 | OS-2 | Foxy'/Ginger & Soul (City Owned) | Hydraulic St. |
| 7 | R-4 | Townhomes | Hydraulic St. |
| 8 | R-2 | Single-Family Homes | B St. Residential |
| 9 | R-2 | Single-Family Homes | Hyrdaulic St./B St./ B St. Residential |
| 10 | R-2 | Single-Family Homes | B St./B St. Residential |
| 11 | B-2 | AT&T | B St./Hydraulic St. |
| 12 | B-2 | Single-Family Homes | B St./Van Emmon St. |
| 13 | B-2 | Commercial/Restaraunts | Bridge St./Hydraulic St./ Van Emmon St. |
| 14 | B-2 | Commercial/Restaraunts | Bridge St./Hydraulic St./Van Emmon St. |
| 15 | B-2/B-3 | Commercial/Vacant | Hydraulic St./B St./Van Emmon St. |
| 16 | M-1 | Lumberyard | Hydraulic St./B St./Van Emmon St. |
| 17 | R-2 | Single-Family Homes | B St. Residential |
| 18 | R-2 | Single-Family Homes/Church | B St. Residential |
| 19 | B-1 | Old Jail/Parking Lot/Kendall County | Van Emmon St./B St./B St. Residential |
| 20 | B-1/R-2 | Vacant/IDOT Landscape Hill | Bridge St./Van Emmon St. |
| 21 | B-2 | Van Emmon Activity Center | Bridge St./Van Emmon St. |
| 22 | R-3 | Single-Family Homes | Van Emmon St./B St. Residential |
| 23 | R-3 | Apartments | Van Emmon St./B St. Residential |

As indicated, the Form-Based Code proposes five (5) distinct districts based upon the characteristics of the roadway it abuts. Those districts are as follows:

- Bridge Street
- Hydraulic Street
- Van Emmon Street
- "B" Street
- "B" Street Residential

The Form-Based Code has taken the unique characteristics of each of these roadways, such as: street dimensions; orientation to environmental features or other prominent buildings/architecture; pedestrian scale, and assigns appropriate standards for building scale and features, as well as land uses. While some

of the existing zoning and/or land uses of the parcels within the proposed downtown overlay district may correlate with its current zoning, the Form-Based Code looked to eliminate those uses that may not compliment the commercial/residential mixed-use intent. Especially when such uses are proposed to be within a single structure.

Finally, the Form-Based Code considered the building form when modifying land uses in the downtown overlay district, to ensure any mixed-use development would be scaled and designed appropriately, even if the adjacent uses aren't the same. The attached table titled "Downtown Overlay| Permitted Use Comparison" contrasts the permitted uses allowed under the current zoning versus the proposed permitted uses in the Form-Based Code.

Upon analyzing the permitted uses by the current zoning ordinance and the proposed permitted uses of the Form-Based Code, staff feels the Form-Based Code narrows the walkable, pedestrian-oriented "Main Street" feel the Streetscape Master Plan tried to evoke by eliminating uses that are too intensive (i.e. hospitals, Colleges/Universities, semi-truck/automobile sales/repair), incompatible (i.e., funeral homes, firearms & ammunition manufacturing, solid waste disposal site), or aesthetically mismatched (i.e., trailer parks/camps, bus storage yards, car/RV sales) for the neighborhood shops, eateries and mid-density living envisioned for the downtown overlay district area.

*Review of Development under Current Zoning vs. Form-Based Code*

Currently, the Zoning Ordinance allows for staff to review and approve any land use that is identified as a permitted use in that district without prior City Council authorization. This is because the City Council has already given approval of those specific land uses with the comprehensive adoption of the Zoning Ordinance. It is when a land use is deemed compatible in a certain district, but only if certain standards are met, is a Special Use is identified, requiring additional public scrutiny and City Council approval. This is similarly being proposed with the Form-Based Code.

The Form-Based Code proposes to further refine the list of out-right permitted uses in the various districts of the downtown, with two (2) key new distinctions – the promotion of mixed-use buildings/streets and the focus on the form in which those buildings/streets take. While special uses are still identified in the Form-Based Code and would require the same public review and City Council approval, the intent is to streamline the process.

The streamlining occurs by having the City Council approve the proposed new land uses they see appropriate for the downtown (such as permitting "bed & breakfast" on Hydraulic St.) and prohibiting those that aren't (such as "funeral homes" on Bridge Street) upfront. This upfront approval sets the tone for future developers to know that the specific vision is of the City for the downtown, not just by zoning, but by narrowed approved uses and building forms. Finally, the Form-Based Code minimizes the delay of desired projects having to go through the rezoning and/or special use process under the current Zoning Ordinance and conversely, rejects projects deem unsuitable for the downtown that may get approved because they are allowed under the existing zoning district.

*Sample Exhibits of Form-Based Code Redevelopment*

Staff has prepared the attached three (3) sample exhibits of sites within the downtown overlay district illustrating potential redevelopment options based upon the standards of the proposed Form-Based Code. The samples are from each of the major thoroughfares within the downtown overlay district: Bridge Street, Hydraulic Street and Van Emmon Street. As illustrated, staff has provided existing and potential layouts for each scenario, as well as existing and potential building massing models.

The Bridge Street development exhibits a potential three (3) story "Downtown Commercial" building type redevelopment of the current Van Emmon Activity Center property with ground floor commercial and upper story office space.

The West Block development shows a potential redevelopment of an entire city block currently zoned R-2 Single-Family Traditional Residence District. Since this block has multiple frontages on Hydraulic, Main, State and Van Emmon streets, the exhibit shows two (2) various types of the "Downtown Living Buildings". The Van Emmon Street building is a four (4) story multi-family residential (apartments) building. The Hydraulic fronting building is three (3) stories which can be used as a mix of 1st floor commercial and upper story residential.

Finally, the Hydraulic Avenue exhibit shows a potential city block redevelopment of "Downtown Commercial". The Hydraulic facing building is a three (3) story commercial building. The Van Emmon Street facing building is a two (2) story commercial building with accessory parking structure.

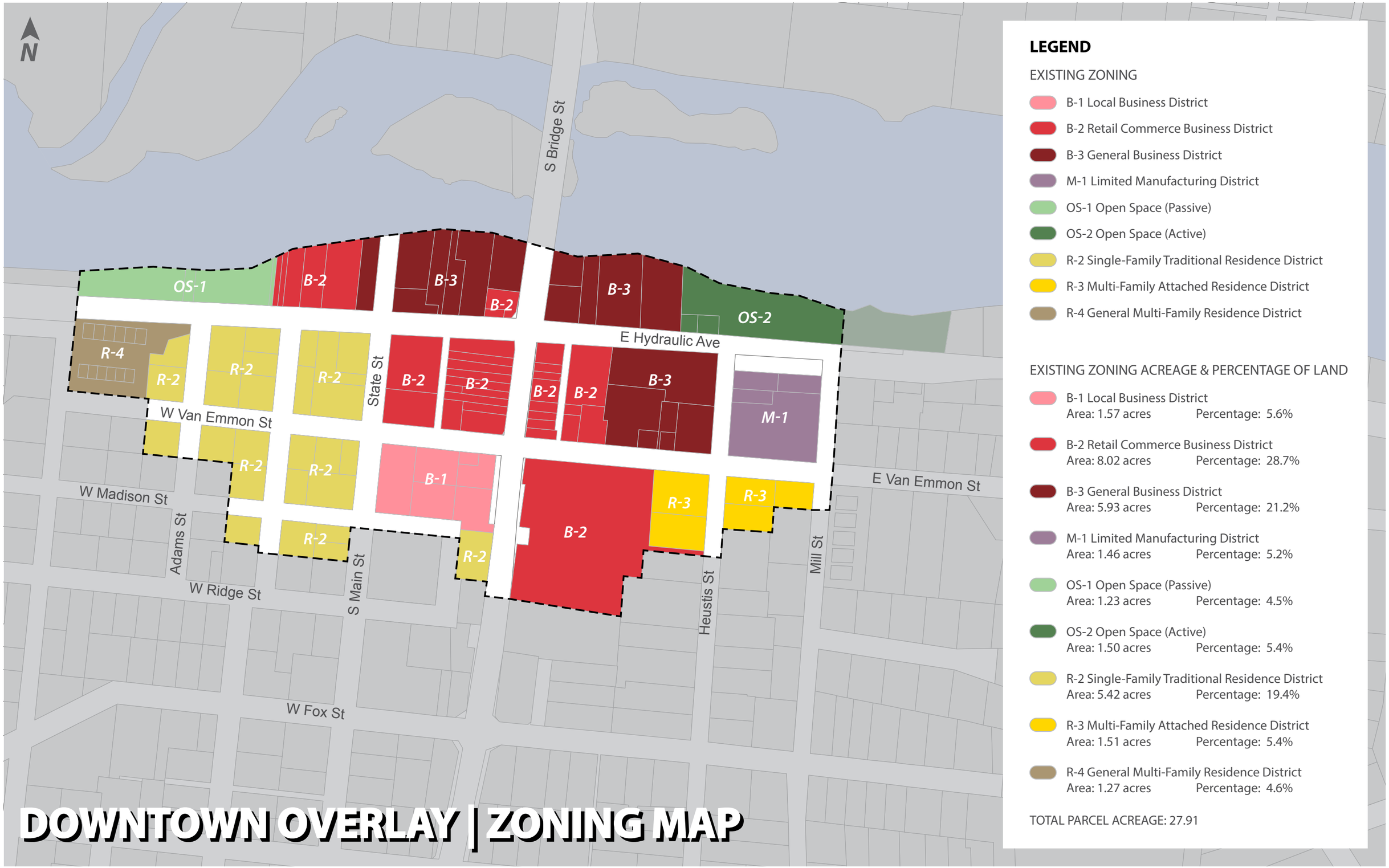
**STAFF COMMENTS/REQUESTED DIRECTION:**

Staff believes the information provided in this memo should address the comments and feedback received from the Economic Development Committee meetings regarding the Form-Based Code and how it relates to proposed future land use and potential building forms. Therefore, we are seeking firm direction and consensus from the committee if the Yorkville Downtown Overlay District Plan, consisting of a Streetscape Master Plan and Form-Based Code, can move forward to September 10th City Council meeting for formal adoption.

We welcome any additional feedback you may have on the information provided and will be available to answer any questions.

**ATTACHMENTS:**

1. Downtown Overlay| Zoning Map
2. Downtown Overlay| Land Use Map
3. Downtown Overlay| Proposed Uses
4. Downtown Overlay| Permitted Use Comparison
5. Downtown Overlay| Sample Form-Based Code Exhibits
6. Draft Revised Yorkville Streetscape Master Plan
7. Draft Revised Yorkville Downtown Form-Based Code




# DOWNTOWN OVERLAY | ZONING MAP

## LEGEND

EXISTING ZONING

- B-1 Local Business District
- B-2 Retail Commerce Business District
- B-3 General Business District
- M-1 Limited Manufacturing District
- OS-1 Open Space (Passive)
- OS-2 Open Space (Active)
- R-2 Single-Family Traditional Residence District
- R-3 Multi-Family Attached Residence District
- R-4 General Multi-Family Residence District

EXISTING ZONING ACREAGE & PERCENTAGE OF LAND

B-1 Local Business District
Area: 1.57 acres Percentage: 5.6%

B-2 Retail Commerce Business District
Area: 8.02 acres Percentage: 28.7%

B-3 General Business District
Area: 5.93 acres Percentage: 21.2%

M-1 Limited Manufacturing District
Area: 1.46 acres Percentage: 5.2%

OS-1 Open Space (Passive)
Area: 1.23 acres Percentage: 4.5%

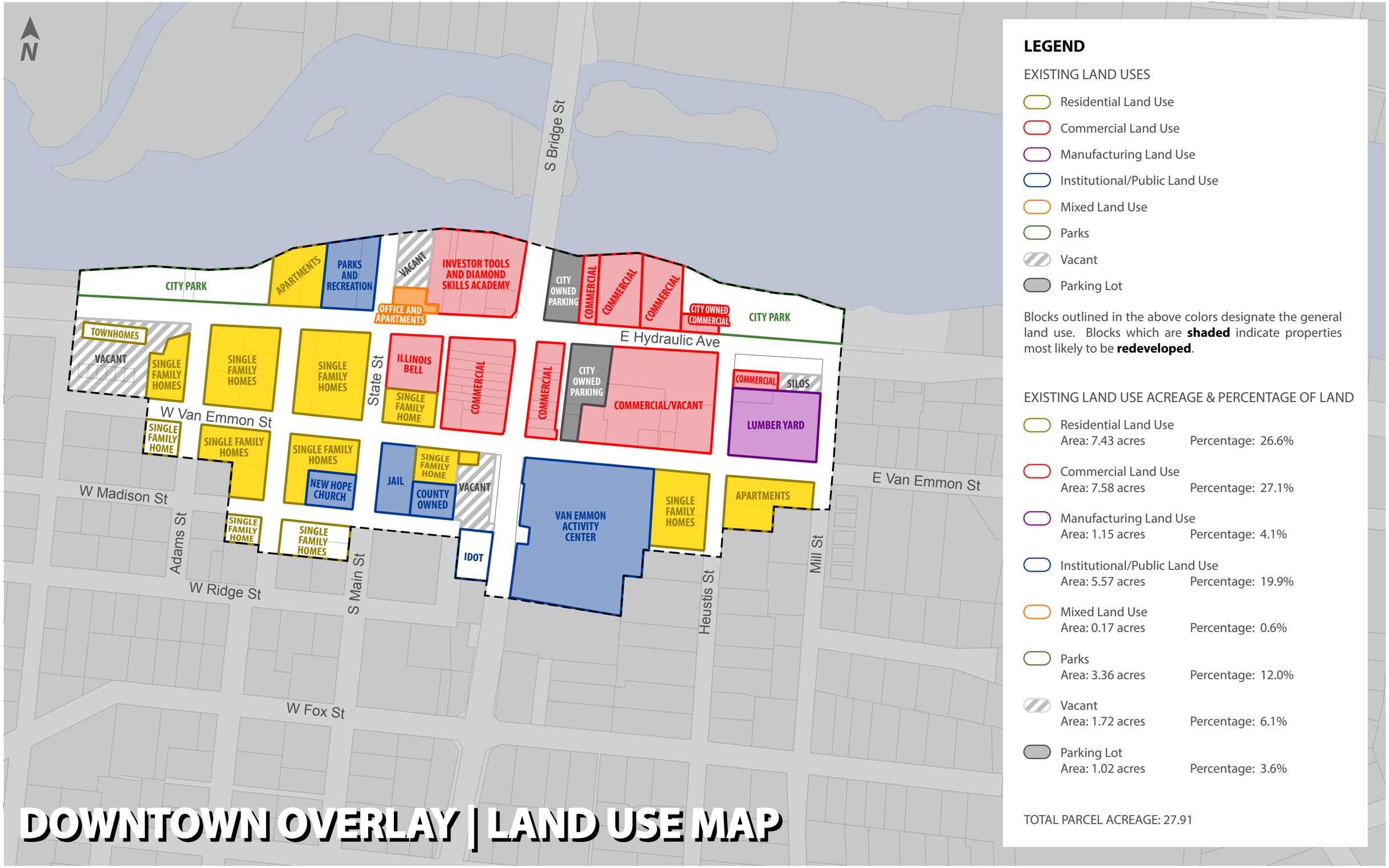
OS-2 Open Space (Active)
Area: 1.50 acres Percentage: 5.4%

R-2 Single-Family Traditional Residence District
Area: 5.42 acres Percentage: 19.4%

R-3 Multi-Family Attached Residence District
Area: 1.51 acres Percentage: 5.4%

R-4 General Multi-Family Residence District
Area: 1.27 acres Percentage: 4.6%

TOTAL PARCEL ACREAGE: 27.91




# DOWNTOWN OVERLAY | LAND USE MAP

## LEGEND

EXISTING LAND USES

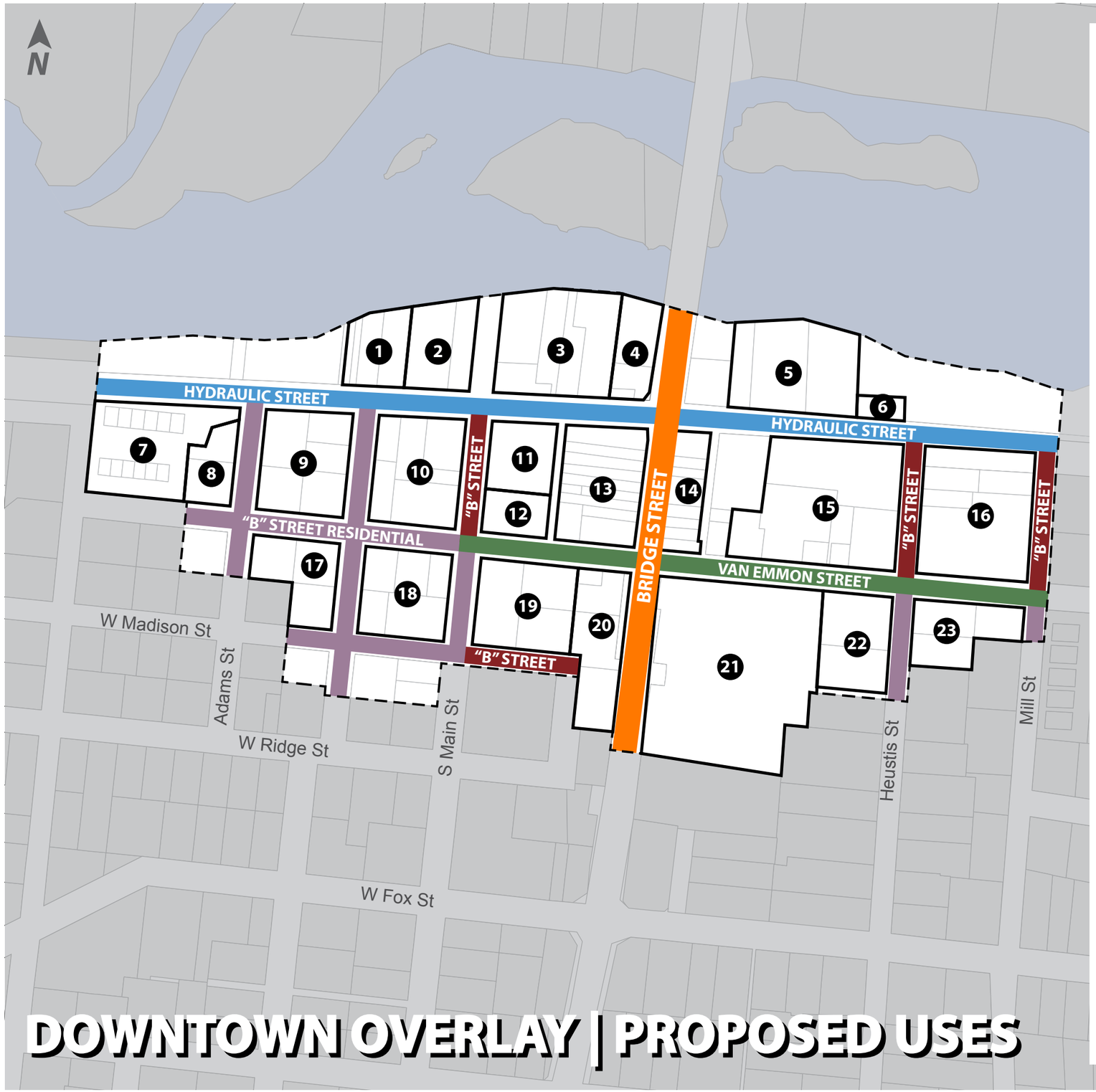
- Residential Land Use
- Commercial Land Use
- Manufacturing Land Use
- Institutional/Public Land Use
- Mixed Land Use
- Parks
- Vacant
- Parking Lot

Blocks outlined in the above colors designate the general land use. Blocks which are **shaded** indicate properties most likely to be **redeveloped**.

EXISTING LAND USE ACREAGE & PERCENTAGE OF LAND

| | Area | Percentage |
|---|---|---|
| Residential Land Use | 7.43 acres | 26.6% |
| Commercial Land Use | 7.58 acres | 27.1% |
| Manufacturing Land Use | 1.15 acres | 4.1% |
| Institutional/Public Land Use | 5.57 acres | 19.9% |
| Mixed Land Use | 0.17 acres | 0.6% |
| Parks | 3.36 acres | 12.0% |
| Vacant | 1.72 acres | 6.1% |
| Parking Lot | 1.02 acres | 3.6% |

TOTAL PARCEL ACREAGE: 27.91




# DOWNTOWN OVERLAY | PROPOSED USES

## LEGEND

FORM-BASED CODE DISTRICTS

- Bridge Street
- Hydraulic Street
- Van Emmon Street
- "B" Street
- "B" Street Residential

| | CURRENT ZONING | CURRENT LAND USE | FBC DISTRICT |
|---|---|---|---|
| 1 | B-2 | Apartment | Hydraulic St. |
| 2 | B-2 | Parks & Rec. Office | Hyrdaulic St. |
| 3 | B-3 | Office/Diamond Skills | Hyrdaulic St. |
| 4 | B-2/B-3 | Investor Tools | Bridge St. |
| 5 | B-3 | Commercial/Office | Hyrdaulic St. |
| 6 | OS-2 | Foxy'/Ginger & Soul (City Owned) | Hyrdaulic St. |
| 7 | R-4 | Townhomes | Hyrdaulic St. |
| 8 | R-2 | Single-Family Homes | B St. Residential |
| 9 | R-2 | Single-Family Homes | Hyrdaulic St./B St./ B St. Residential |
| 10 | R-2 | Single-Family Homes | B St./B St. Residential |
| 11 | B-2 | AT&T | B St./Hydraulic St. |
| 12 | B-2 | Single-Family Homes | B St./Van Emmon St. |
| 13 | B-2 | Commercial/Restaraunts | Bridge St./Hydraulic St./ Van Emmon St. |
| 14 | B-2 | Commercial/Restaraunts | Bridge St./Hydraulic St./Van Emmon St. |
| 15 | B-2/B-3 | Commercial/Vacant | Hydraulic St./B St./Van Emmon St. |
| 16 | M-1 | Lumberyard | Hydraulic St./B St./Van Emmon St. |
| 17 | R-2 | Single-Family Homes | B St. Residential |
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| 22 | R-3 | Single-Family Homes | Van Emmon St./B St. Residential |
| 23 | R-3 | Apartments | Van Emmon St./B St. Residential |

# DOWNTOWN OVERLAY| PERMITTED USE COMPARISON

| FORM-BASED CODE DISTRICT | CURRENT ZONING DISTRICT | CURRENT PERMITTED USES | PROPOSED FORM-BASED CODE USES |
|---|---|---|---|
| **Bridge St.** | B-1 Local Business | Apartments (2nd Fl); Funeral Home; College; Library; Religious Institutions: Art Gallery; Ad Agency; Antique Sales; Retail Bakery; Bank w/Drive up; Barber/Beauty Shop; Boat Sales & Rental; Book Keeping; Book Store; Clothes-Pressing & Repair; Private Club/Lodge; Coffee Shop; Commercial Laboratory; Community Center; Detective Agency; Dressmaker; Dry Cleaning; Employment Office; Grocery Store; Liquor Store; Massage; Medical Clinic; Microbrewery/Microdistillery/Micro-Brewpub/Micro-Wineries; Parks; Pawnshops; Photo Studio; Playground; Post Office; Professional Services/Offices; Radio Studio; Recreation Center; Resale Dealers; Restaurant; Drug Store; Shoe Repair; Swimming Pool- Indoor; Tattoo & Body Piercing; Trailer Park/Camp; Treatment Center; Electric Substation; Fire Station; Police Station; Building Mounted Solar Panels; Accessory Buildings/Structures. | Residential Dwellings (upper stories only); Hotel/Motel (with development standards); Bed & Breakfast (upper stories only); Civic Offices & Services; Library/Museum; Police & Fire (with development standards); Post Office (no distribution); Religious & Organization Assembly; Neighborhood Retail (<8,000 sf); General Retail (with development standards); Neighborhood Service; General Service (with development standards); Recreation/Entertainment; Food Services & Drinking Places; Office (upper stories only); Small-scale Industry (with development standards); Parking Lot/Structure (with development standards); Public Utility & Infrastructure; Open Space (with development standards); Alternative Energy Generation (with development standards); Home Occupation; Outdoor Restaurant Dining; Sidewalk Sales (with development standards); Mobile Food Vendors (with development standards); Temporary Structures (with development standards). |
| | B-2 Retail Commerce | All B-1 Local Business uses; Hospital; Nursing Home; Auto Parts/Accessory Sales; Auto Rental; Bicycle Repair; Billiard Parlor; Bowling Alley; Dance Hall; Department Store; Health & Fitness Club/Center; Hotel/Motel; Interior Decorator Studio; Locksmith; Music Instrument Sales/Repair; Newspaper Publishing; Pet Store/Supply; Taxidermist; Theater; Watch & Clock Repair/Sales; Weaving & Mending. | |
| | B-3 General Business | All B-1 Local Business Uses and B-2 Retail Commerce Uses; Appliance Service; Auto Repair; Auto Sales Lot; Building Material Sales; Car Wash; Catering; Furniture Repair; Miniature Golf Course; Golf Driving Range; Dog Kennel; Motorcycle Sales; Nursery/Greenhouse; RV Sales; Skating Rink; Upholstery Shop; Vet Clinic; Taxicab Business; Electric Substation; Fire Station; Police Station. | |
| | R-2 Single-Family | Single-Family Dwelling; Public or Private School; Golf Course; Parks; Playground; Building Mounted Solar Panels; Accessory Buildings/Structures. | |
| **Hydraulic St.** | B-2 Retail Commerce | All B-1 Local Business uses; Hospital; Nursing Home; Auto Parts/Accessory Sales; Auto Rental; Bicycle Repair; Billiard Parlor; Bowling Alley; Dance Hall; Department Store; Health & Fitness Club/Center; Hotel/Motel; Interior Decorator Studio; Locksmith; Music Instrument Sales/Repair; Newspaper Publishing; Pet Store/Supply; Taxidermist; Theater; Watch & Clock Repair/Sales; Weaving & Mending. | Residential Dwelling – Downtown Living (Multi-Family/Apartments); Hotel/Motel (with development standards); Bed & Breakfast (upper stories only); Senior Housing (with development standards); Civic Offices & Services; Library/Museum; Police & Fire (with development standards); Post Office (no distribution); Religious & Organization Assembly; Neighborhood Retail (<8,000 sf); General Retail (with development standards); Neighborhood Service; General Service (with development standards); Recreation/Entertainment; Food Services & Drinking Places; Office; Small-scale Industry (with development standards); Parking Lot/Structure (with development standards); Public Utility & Infrastructure; Open Space (with development standards); Alternative Energy Generation (with development standards); Home Occupation; Outdoor Storage of Goods (with development standards); Outdoor Restaurant Dining; Roadside Produce Stand/Vending; Sidewalk Sales (with development standards); Mobile Food Vendors (with development standards); Temporary Storage Containers (with development standards);Temporary Structures (with development standards). |
| | B-3 General Business | All B-1 Local Business Uses and B-2 Retail Commerce Uses; Appliance Service; Auto Repair; Auto Sales Lot; Building Material Sales; Car Wash; Catering; Furniture Repair; Miniature Golf Course; Golf Driving Range; Dog Kennel; Motorcycle Sales; Nursery/Greenhouse; RV Sales; Skating Rink; Upholstery Shop; Vet Clinic; Taxicab Business; Electric Substation; Fire Station; Police Station. | |
| | R-2 Single-Family | Single-Family Dwelling; Public or Private School; Golf Course; Parks; Playground; Building Mounted Solar Panels; Accessory Buildings/Structures. | |
| | R-4 General Multi-Family | Duplex Dwelling; Multi-Family Dwelling (Apartments); Single-Family Dwelling; Townhouse Dwelling; Public or Private School; Golf Course; Parks; Playground; Other Public Utility Facilities; Building Mounted Solar Panels; Accessory Buildings/Structures. | |
| | M-1 Limited Manufacturing | College, University or Junior College; Hospital; Library; Religious Institutions; Art Galleries/Art Studio; Automobile Repair; Brewery; Car Wash; Carpet & Rug Cleaning; Contractor Offices; Health & Fitness Club/Center; Heavy Machinery & Equipment Rental; Microbrewery/Microdistillery/Micro-Brewpub/Micro-Wineries; Milk Processing/Distribution; Newspaper Publishing; Recreation Center; Repair of Household/Office Machinery/Equipment; Semi-Truck Repair; Tattoo & Body Piercing; Truck/Tractor Trailer/Car Trailer or Bus Yard Storage; Any Assembly/Production/Manufacturing/Testing/ Repairing/Processing; Wholesale Bakery; Blacksmith/Welding Shop; Firearms & Ammunition Manufacturing; Research Laboratories; Wholesaling/Warehousing; Bus/Truck Garage; Bus/Truck Storage Yard; Electric Substation; Filtration Plant; Fire Station; Police Station; Public Utilities – Electric Substation/Distribution Centers and Gas Regulation Centers/Underground Gas Holder Stations; Other Public Utilities; Commercial Radio/Television Towers; Sewage Treatment Plant; Solid Waste Disposal Site; Utility Company Maintenance Yard; Utility Service Yard/Garage; Watchman Quarters; Building Mounted Solar Energy Systems; Accessory Buildings/Uses and Structures. | |

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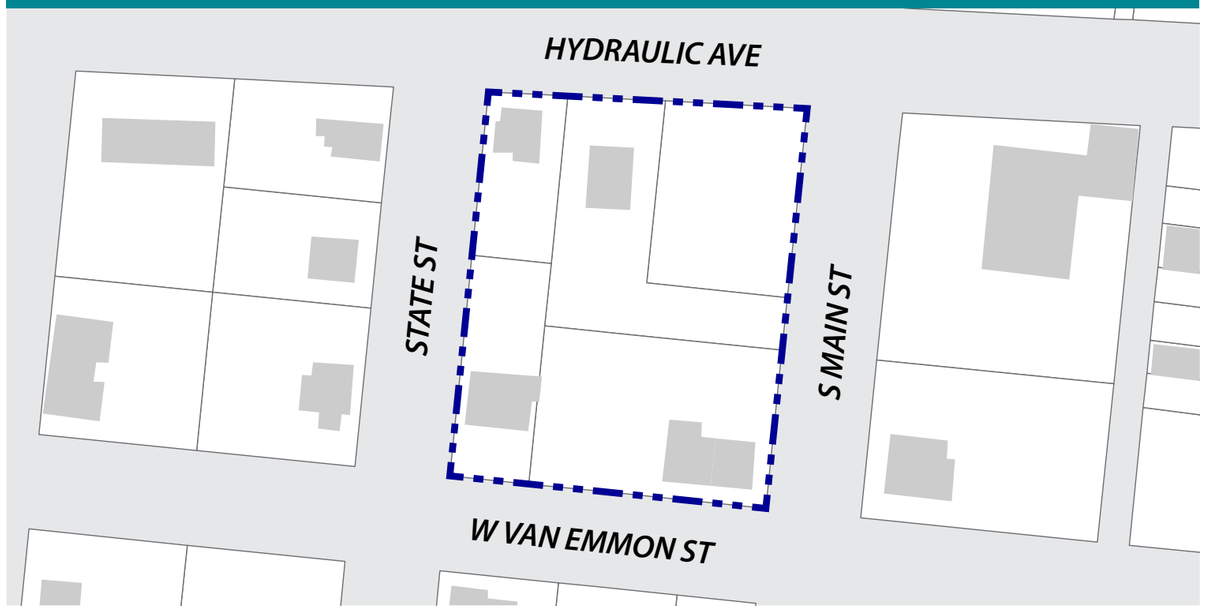
# DOWNTOWN OVERLAY| PERMITTED USE COMPARISON

| | | | |
|---|---|---|---|
| **Van Emmon St.** | B-1 Local Business | Apartments (2nd Fl); Funeral Home; College; Library; Religious Institutions: Art Gallery; Ad Agency; Antique Sales; Retail Bakery; Bank w/Drive up; Barber/Beauty Shop; Boat Sales & Rental; Book Keeping; Book Store; Clothes-Pressing & Repair; Private Club/Lodge; Coffee Shop; Commercial Laboratory; Community Center; Detective Agency; Dressmaker; Dry Cleaning; Employment Office; Grocery Store; Liquor Store; Massage; Medical Clinic; Microbrewery/Microdistillery/Micro-Brewpub/Micro-Wineries; Parks; Pawnshops; Photo Studio; Playground; Post Office; Professional Services/Offices; Radio Studio; Recreation Center; Resale Dealers; Restaurant; Drug Store; Shoe Repair; Swimming Pool- Indoor; Tattoo & Body Piercing; Trailer Park/Camp; Treatment Center; Electric Substation; Fire Station; Police Station; Building Mounted Solar Panels; Accessory Buildings/Structures. | Residential Dwelling – Downtown Living (Multi-Family/Apartments)/Attached Living (Duplex/Townhomes); Hotel/Motel (with development standards); Senior Housing (with development standards); Civic Offices & Services; Library/Museum; Police & Fire (with development standards); Post Office (no distribution); Religious & Organization Assembly; Neighborhood Retail (<8,000 sf); General Retail (with development standards); Neighborhood Service; General Service (with development standards); Recreation/Entertainment (with development standards); Food Services & Drinking Places; Office; Small-scale Industry (with development standards); Parking Lot/Structure (with development standards); Public Utility & Infrastructure; Open Space (with development standards); Alternative Energy Generation (with development standards); Home Occupation; Outdoor Storage of Goods (with development standards); Outdoor Restaurant Dining; Sidewalk Sales (with development standards); Mobile Food Vendors (with development standards); Temporary Storage Containers (with development standards);Temporary Structures (with development standards). |
| | B-2 Retail Commerce | All B-1 Local Business uses; Hospital; Nursing Home; Auto Parts/Accessory Sales; Auto Rental; Bicycle Repair; Billiard Parlor; Bowling Alley; Dance Hall; Department Store; Health & Fitness Club/Center; Hotel/Motel; Interior Decorator Studio; Locksmith; Music Instrument Sales/Repair; Newspaper Publishing; Pet Store/Supply; Taxidermist; Theater; Watch & Clock Repair/Sales; Weaving & Mending. | |
| | B-3 General Business | All B-1 Local Business Uses and B-2 Retail Commerce Uses; Appliance Service; Auto Repair; Auto Sales Lot; Building Material Sales; Car Wash; Catering; Furniture Repair; Miniature Golf Course; Golf Driving Range; Dog Kennel; Motorcycle Sales; Nursery/Greenhouse; RV Sales; Skating Rink; Upholstery Shop; Vet Clinic; Taxicab Business; Electric Substation; Fire Station; Police Station. | |
| | R-3 Multi-Family | Duplex Dwelling; Multi-Family Dwelling (Apartments); Single-Family Dwelling; Townhouse Dwelling; Public or Private School; Golf Course; Parks; Playground; Other Public Utility Facilities; Building Mounted Solar Panels; Accessory Buildings/Structures. | |
| | M-1 Limited Manufacturing | College, University or Junior College; Hospital; Library; Religious Institutions; Art Galleries/Art Studio; Automobile Repair; Brewery; Car Wash; Carpet & Rug Cleaning; Contractor Offices; Health & Fitness Club/Center; Heavy Machinery & Equipment Rental; Microbrewery/Microdistillery/Micro-Brewpub/Micro-Wineries; Milk Processing/Distribution; Newspaper Publishing; Recreation Center; Repair of Household/Office Machinery/Equipment; Semi-Truck Repair; Tattoo & Body Piercing; Truck/Tractor Trailer/Car Trailer or Bus Yard Storage; Any Assembly/Production/Manufacturing/Testing/ Repairing/Processing; Wholesale Bakery; Blacksmith/Welding Shop; Firearms & Ammunition Manufacturing; Research Laboratories; Wholesaling/Warehousing; Bus/Truck Garage; Bus/Truck Storage Yard; Electric Substation; Filtration Plant; Fire Station; Police Station; Public Utilities – Electric Substation/Distribution Centers and Gas Regulation Centers/Underground Gas Holder Stations; Other Public Utilities; Commercial Radio/Television Towers; Sewage Treatment Plant; Solid Waste Disposal Site; Utility Company Maintenance Yard; Utility Service Yard/Garage; Watchman Quarters; Building Mounted Solar Energy Systems; Accessory Buildings/Uses and Structures. | |
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| **“B” Street Residential** | R-2 Single-Family | Single-Family Dwelling; Public or Private School; Golf Course; Parks; Playground; Other Public Utility Facilities; Building Mounted Solar Panels; Accessory Buildings/Structures. | Residential Dwelling – Yard Building (Single-Family Detached); Civic Offices & Services; Parking Lot/Structure (with development standards); Public Utility & Infrastructure; Open Space (with development standards); Alternative Energy Generation (with development standards); Home Occupation; Mobile Food Vendors; (with development standards); Temporary Storage Containers (with development standards); Temporary Structures (with development standards). |
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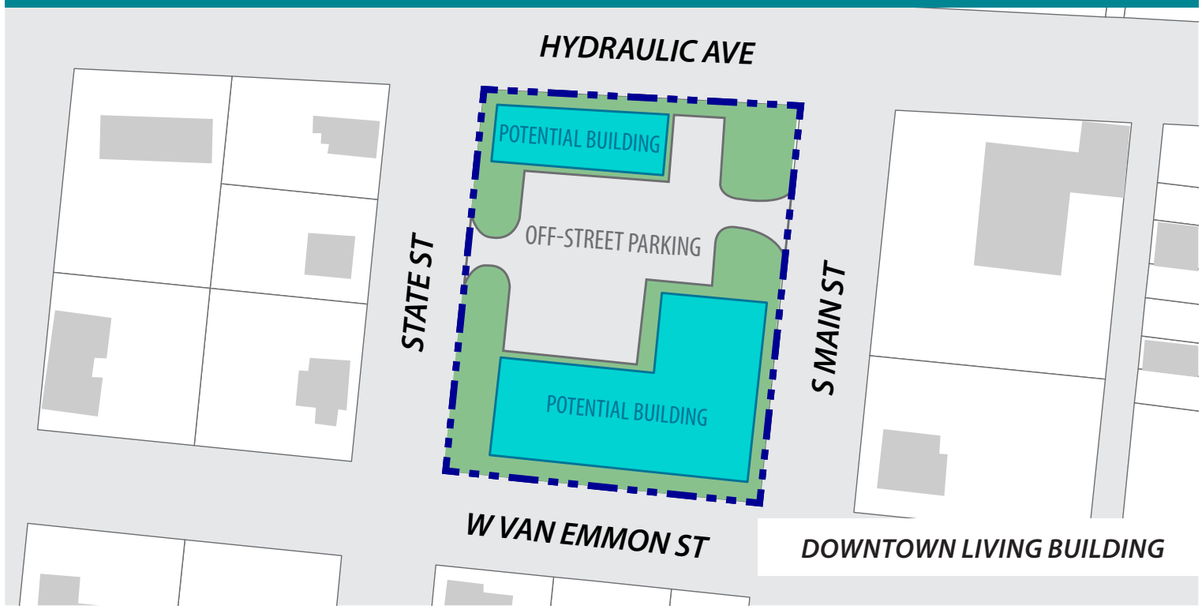
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# WEST BLOCK DEVELOPMENT EXHIBIT

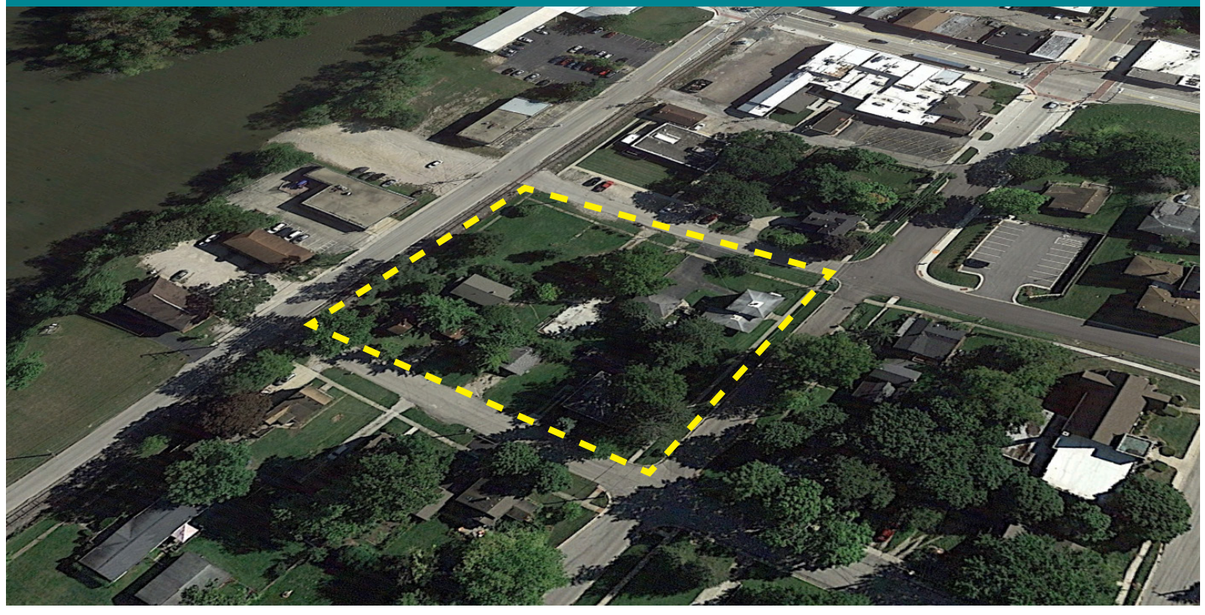
## EXISTING LAYOUT



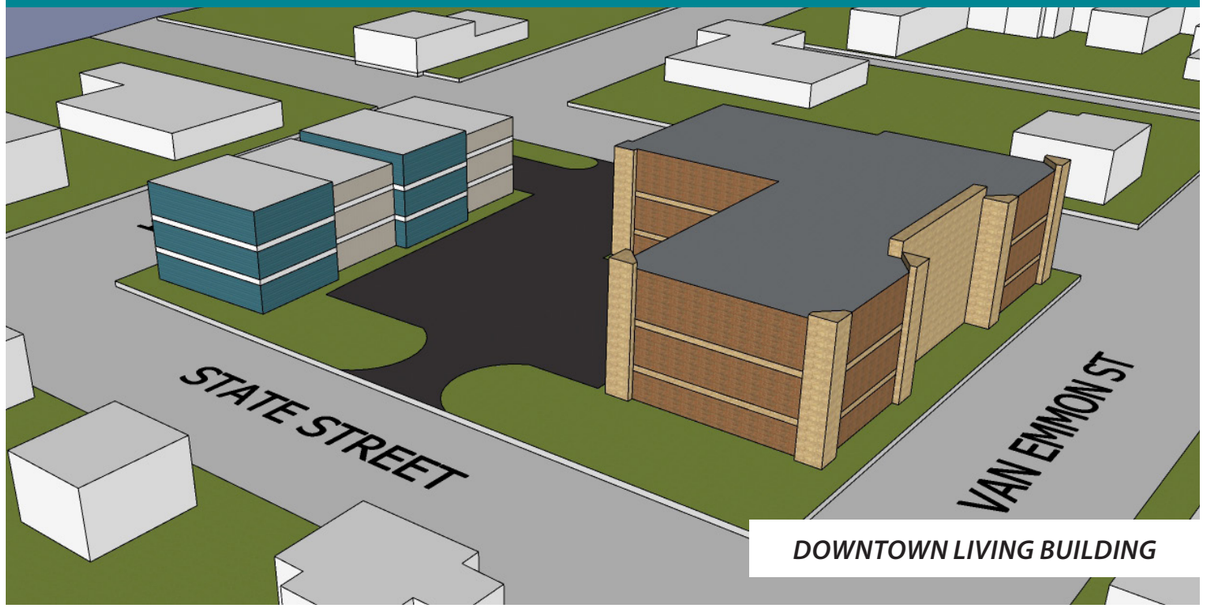

## POTENTIAL LAYOUT




## EXISTING MASSING

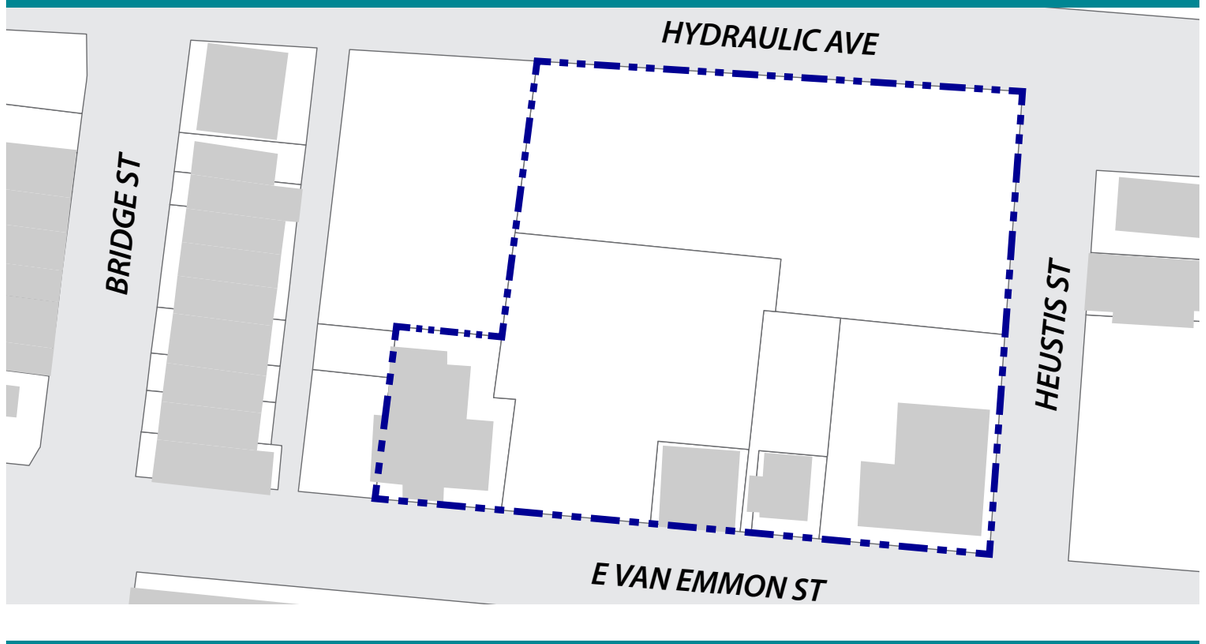


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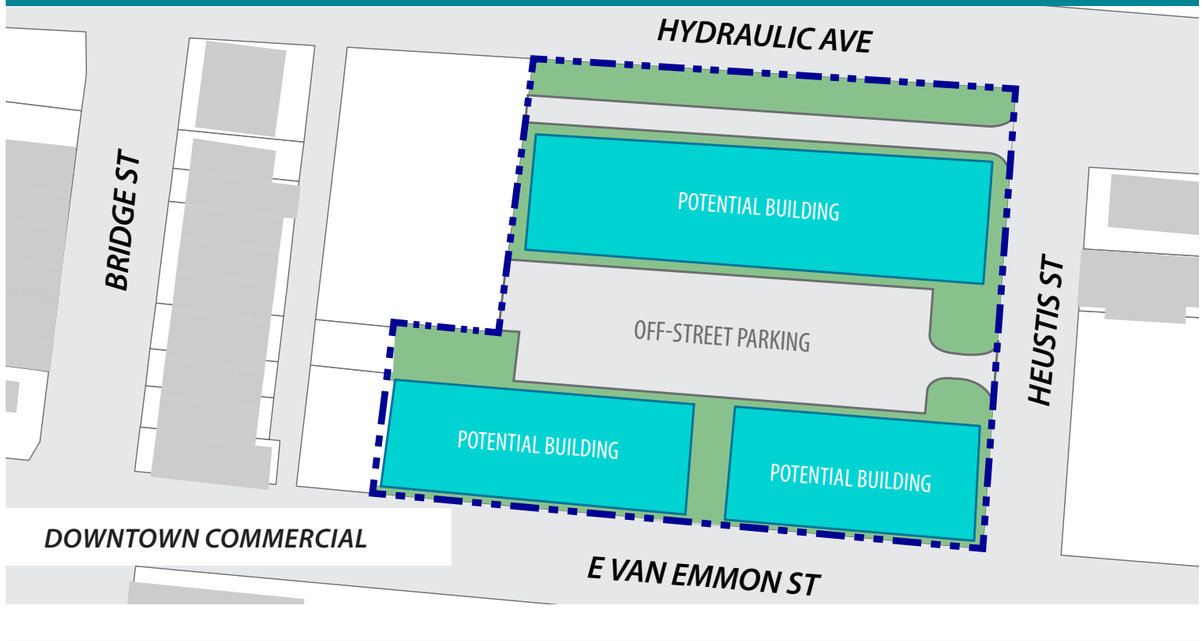


# HYDRAULIC DEVELOPMENT EXHIBIT

## EXISTING LAYOUT



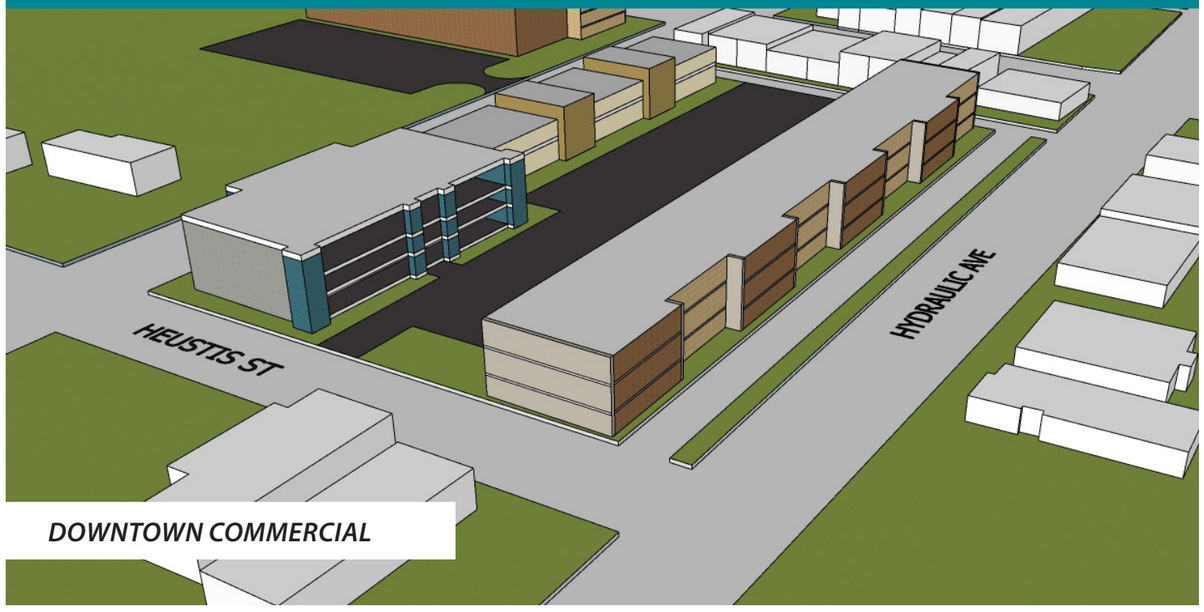

## POTENTIAL LAYOUT




## EXISTING MASSING

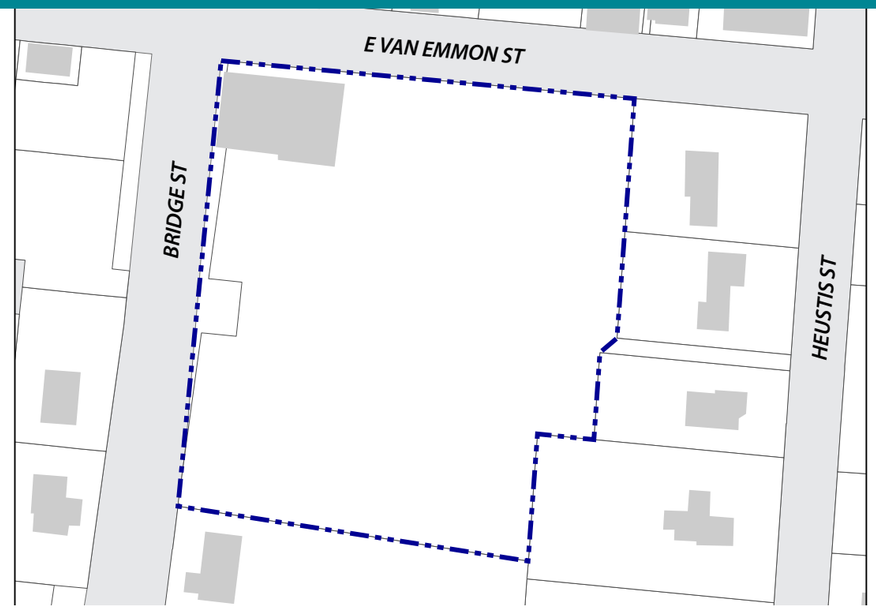


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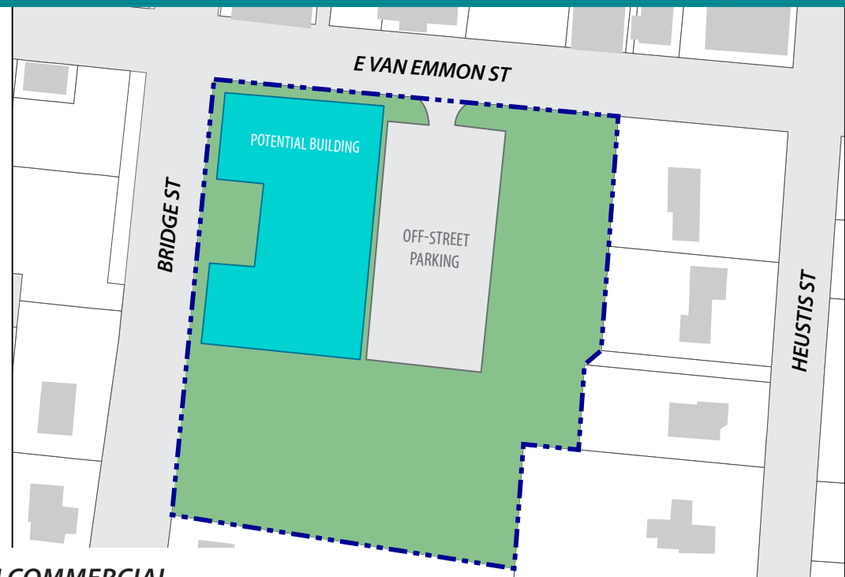


# BRIDGE DEVELOPMENT EXHIBIT

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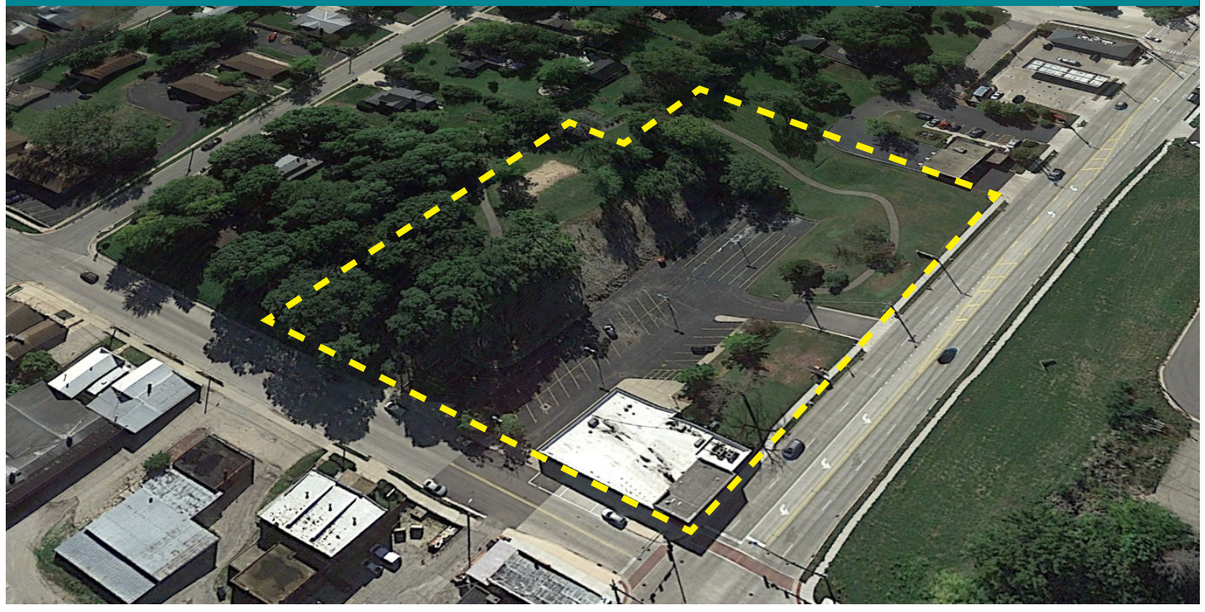



## POTENTIAL LAYOUT

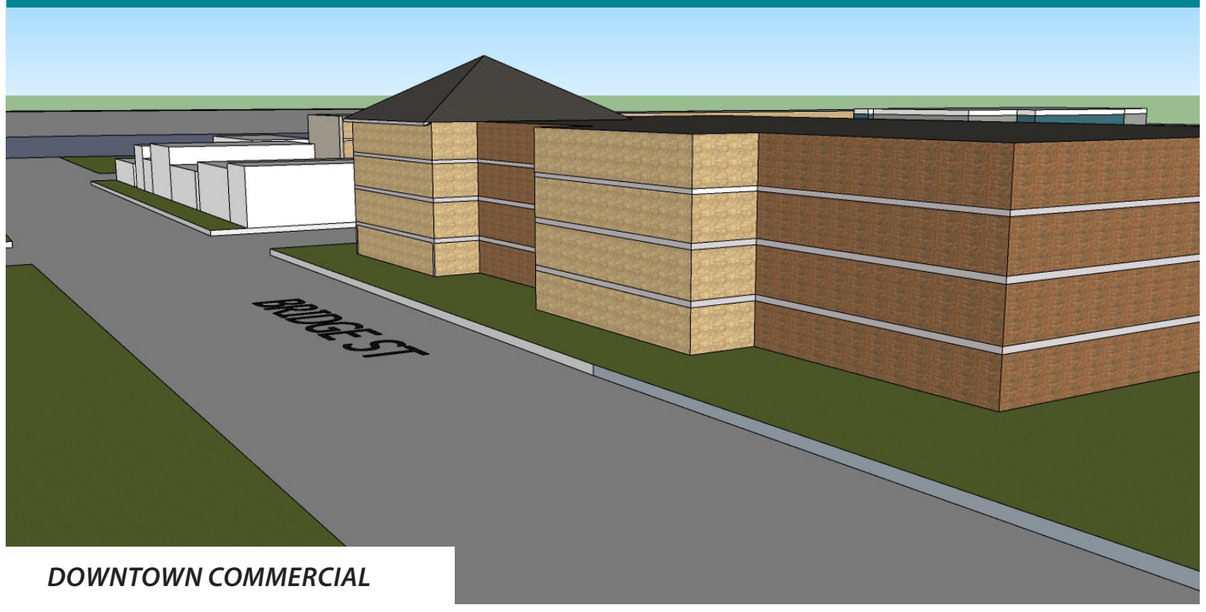



*DOWNTOWN COMMERCIAL*

## EXISTING MASSING



## POTENTIAL MASSING




*DOWNTOWN COMMERCIAL*



# YORKVILLE

## Downtown Overlay District

## Streetscape Master Plan

United City of Yorkville ILLINOIS

FARR ASSOCIATES




Yorkville, Illinois

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## Acknowledgements


United City of Yorkville
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Lisa Pickering, *City Clerk*
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Tim Evans, *Director of Parks and Recreation*
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Jeff Olson, *Commissioner*
Richard Vinyard, *Commissioner*
Daniel Williams, *Commissioner*


United City of Yorkville ILLINOIS

FARR ASSOCIATES

# Introduction

A streetscape master plan provides guidance for the direction and character of future street related capital improvement projects. As downtown Yorkville continues to evolve, so too should its streets and public spaces to support the changing land uses over time. Downtown has experienced multiple moments of transition over the years, but recently, downtown has experienced a renaissance of sorts with desirable new restaurants and small local businesses occupying existing structures. An improved Fox River-oriented park and other recreational amenities add another layer to downtown's assets.

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

# Downtown Overlay District
# Streetscape Master Plan


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# Streetscape Master Plan

## Why a Streetscape Master Plan?




Figure 1 - Bridge Street (Farr Associates)

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

A streetscape master plan's focus is on the public realm - most notably the streets, furnishing zones, and sidewalks. It helps to establish what role each street will play moving forward. For example, it establishes which streets are 'A' Streets; meaning a street that should be accompanied by building frontages, glazing, signage, and activity. They are the streets that residents come to downtown to stroll along and enjoy a sunny Saturday afternoon. Alternatively, a 'B' Street supports the 'A' Street. Parking access, sides of buildings, and service oriented functions should be accessed off 'B' Streets. Like 'A' Streets, they are critical to the functioning successes of places we love. Accommodating both within downtown, while defining which is which, can help property owners prioritize where their future front entry is located or where that new café tenant should face.

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

## Providing Framework for the FBC

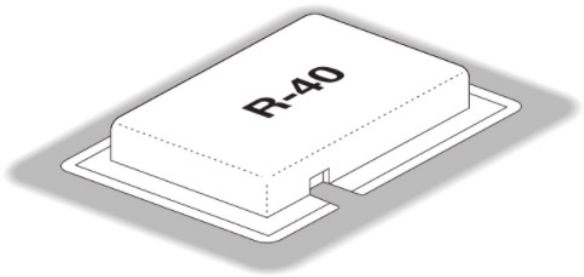
The streetscape master plan is structured to complement the Downtown Yorkville Form-Based Code. Form-based codes (FBC) are land development regulations that seek to produce predictable built results that prioritize building form over building use as a distinguishing factor. Often times, a regulatory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

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

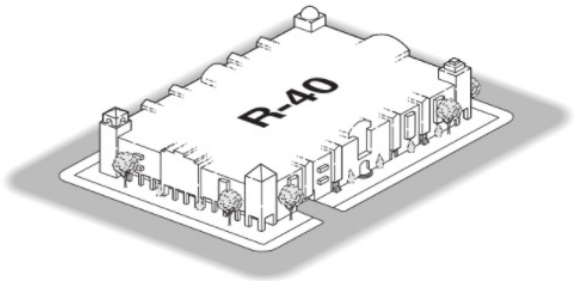
The streetscape master plan brings a visual interpretation of what form and character future capital improvements will exhibit. Though the streetscape master plan and the FBC are intended to be stand-alone documents, they are coordinated efforts that provide layers of detail to collectively envision the future of downtown Yorkville.

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

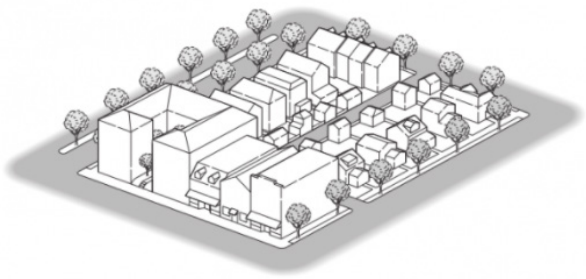
***Conventional Zoning*** *(FBCI)*




***Zoning Design Guidelines*** *(FBCI)*




***Form-Based Codes*** *(FBCI)*



# Street Type Classification

## Street Type Classification

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

- 'A' Streets
  - Bridge Street
  - Hydraulic Street
  - Van Emmon
- 'B' Streets

These street types are represented on the following pages with the existing condition, proposed near-term improvements, and proposed long-term vision. The street types are represented at typical segments along key stretches; therefore, minor variations will occur where applicable.

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

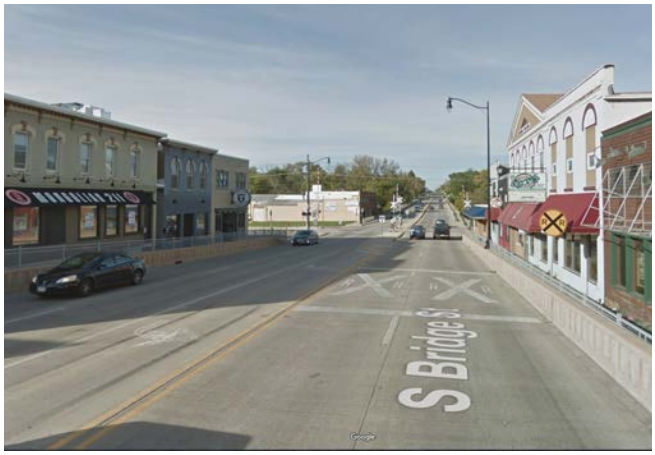


Figure 2 - Bridge Street (Google Maps)



Figure 3 - Hydraulic Street (Google Maps)



Figure 4 - Van Emmon Street (Google Maps)



Figure 5 - Main Street (Google Maps)




## Street Type Classification

0' 75' 150' 300'

# Bridge Street (Existing)

## IDOT's Improvements

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

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

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



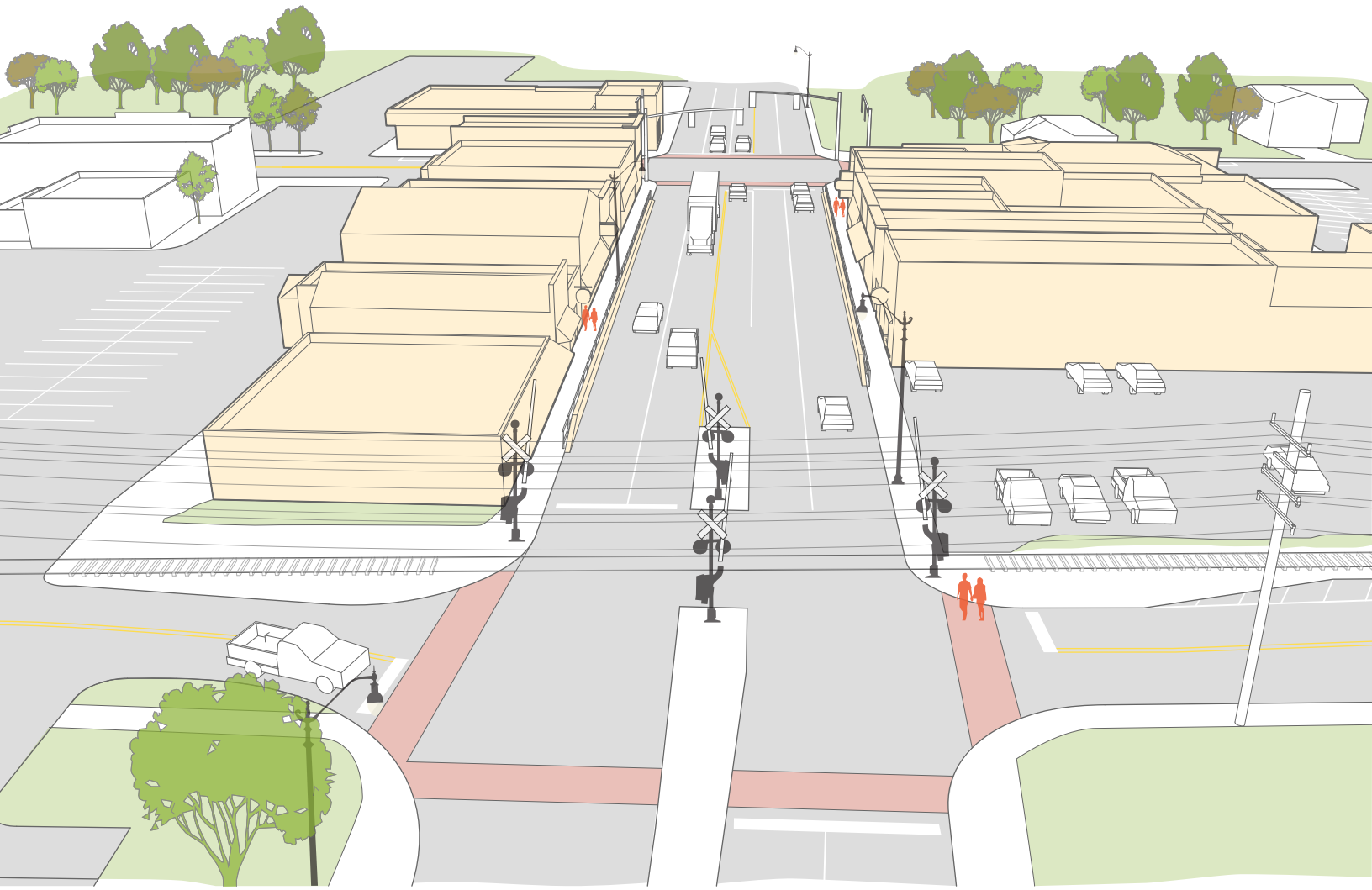
Figure 6 - Bridge Street Facades (Farr Associates)



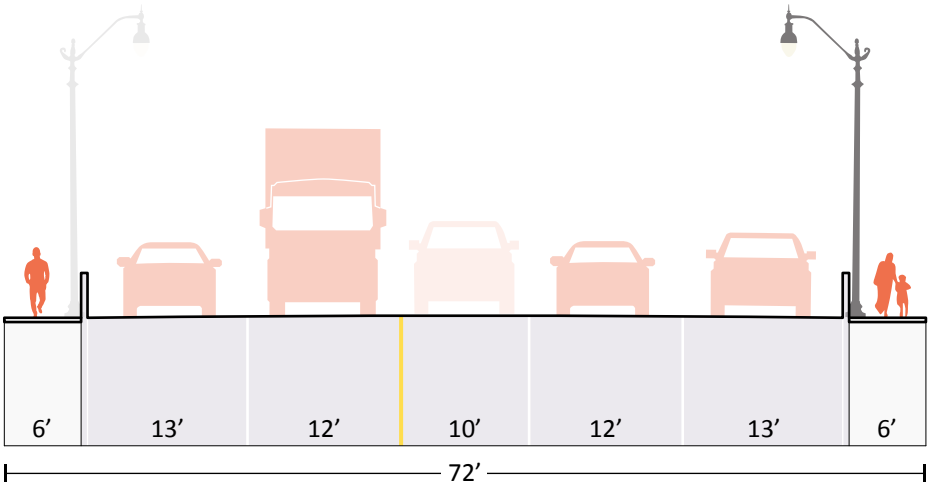

Figure 7 - Bridge Street Blank Wall (Farr Associates)



Figure 8 - Bridge Street Sidewalk/Barrier (Farr Associates)



Bridge Street (Existing)



# Bridge Street (Near-Term)

## Tactical Interventions

Meaningful measures to display an image of vitality and interest can be taken with a cost sensitive approach. For example, instead of temporarily narrowing traffic lanes or tearing down the now important concrete barriers flanking Bridge Street; beautification strategies might include painting the concrete barriers and hand rails with a custom design or painting large iconic murals on the blank downtown building walls. Each of these interventions could contribute to the overall character of downtown and play a dual role of encouraging vehicular and pedestrian traffic to be cautious and slow down.

Because this segment of Bridge Street is such an important gateway for the City, concentrating multiple interventions on this location within the greater downtown should take priority over other streets and locations. Drivers would recognize that downtown could be worth visiting. The larger scale of these proposed interventions caters to the car, because it is in this brief moment that downtown has to attract the attention of passersby.

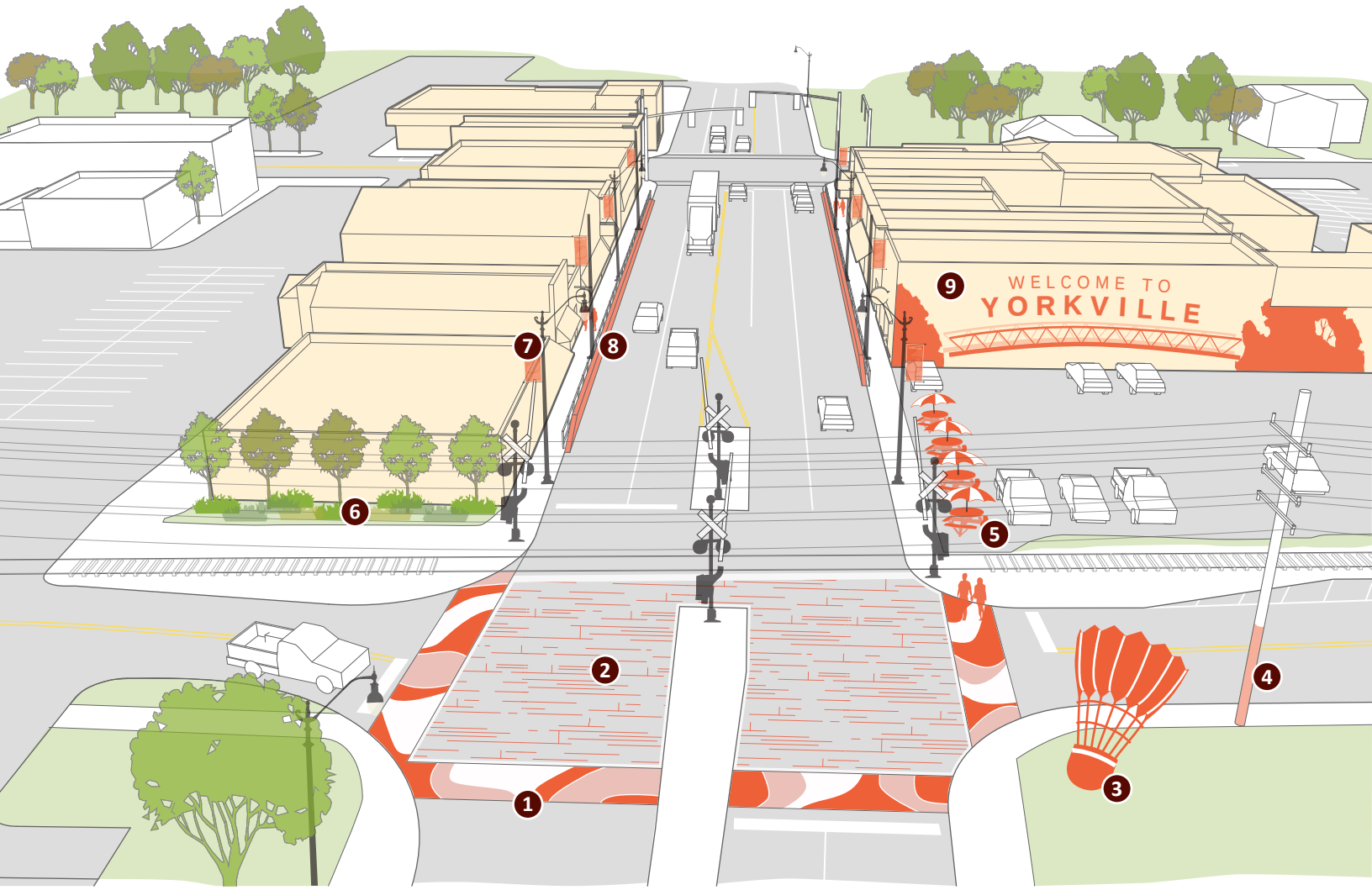
1. Painted Crosswalks
2. Paving Texture or Material Change
3. Public Art/Sculpture
4. Painted Light Poles
5. Outdoor Restaurant Seating
6. Entry Landscape Improvements
7. Seasonal Banners
8. Painted Bridge Street Barrier/Railing
9. Yorkville Entry Wall Mural



Figure 9 - Wall Mural (Philly Magazine)



Figure 5 - Outdoor Restaurant Seating (Pictures Boss)




Bridge Street (Near-Term)




Figure 11 - Painted Concrete Barrier (NYC Parks)

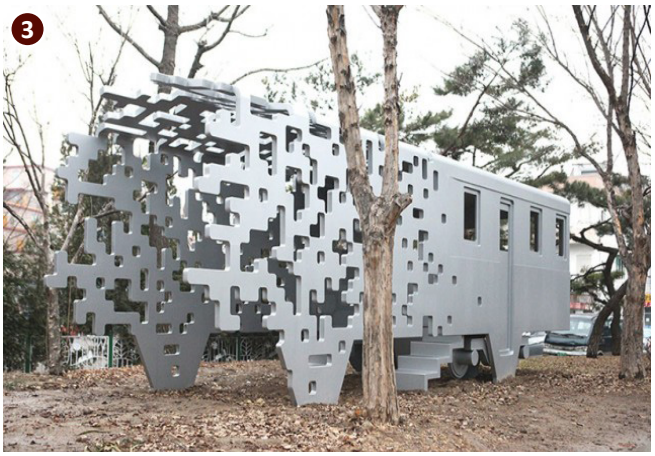



Figure 12 - Public Art / Sculpture (Designboom)

# Bridge Street (Long-Term)

## Minor Upgrades Go a Long Way

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

A reduction in lane width on Bridge street, which would require a reclassification from IDOT to remove its truck route status, is not currently an option. Therefore, a five-lane street will likely be the long-term reality.

It will be critical for the City to address the perception issues with Bridge Street through near-term solutions that may last many years. Near-term strategies can add value to downtown Yorkville through amplified crosswalks, branding and wayfinding elements, visible outdoor seating, and much more.

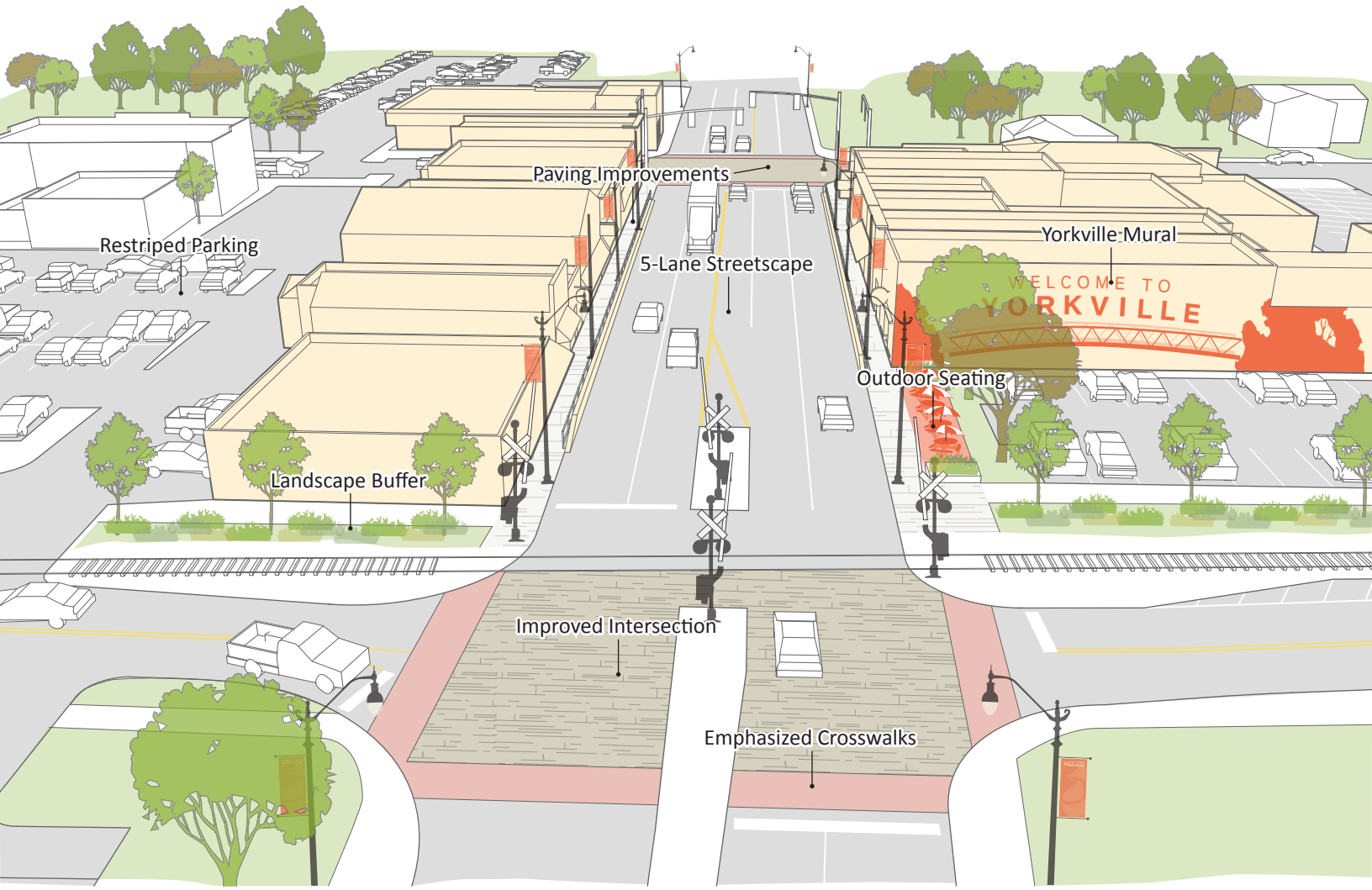


Figure 13 - Improved, Feature Handrail (Hype Science)

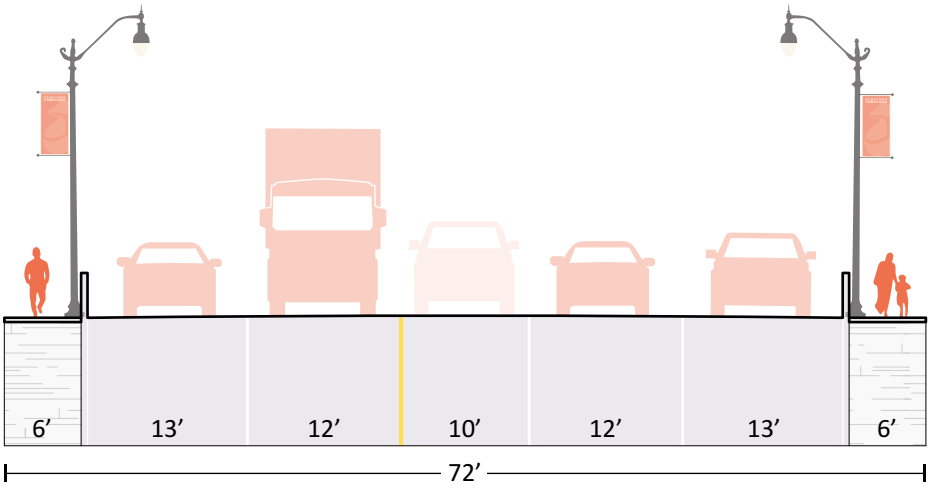


Figure 14 - Seasonal Banners (Farr Associates)


Figure 15 - Improved Sidewalk Pavement (California DOT)




Bridge Street (Long-Term)



# Hydraulic Street (Existing)

## Unique Industrial Character

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

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

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



Figure 16 - Hydraulic Street (Farr Associates)

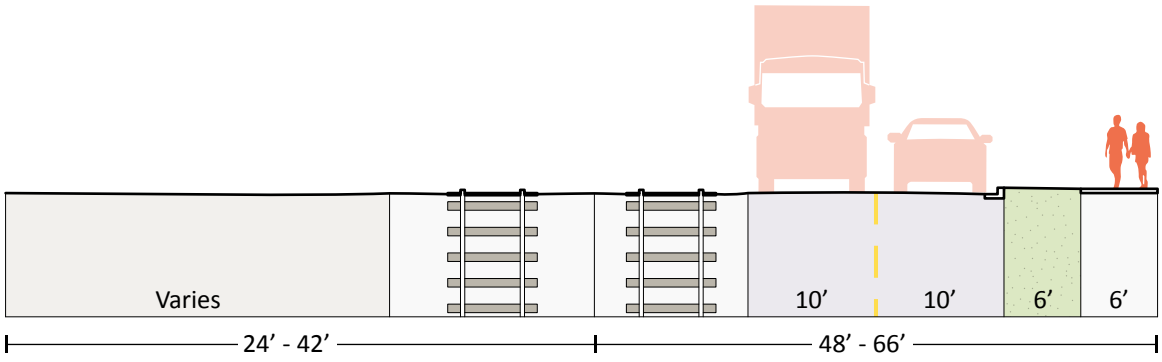


Figure 17 - Hydraulic Street (Farr Associates)


Figure 18 - Inactive Grain Elevator (Farr Associates)



Hydraulic Street (Existing)



# Hydraulic Street (Near-Term)

## Tactical Interventions

Hydraulic Street character will remain unique and interesting with or without planning interventions. The low traffic counts and limited number of businesses that currently front onto Hydraulic Street suggest that a lower level of resources should be placed in its near-term improvements.

However, a few key improvements that help support the current businesses should be prioritized. This could include allowing outdoor seating areas either in the parking lots or at the edge of the street and sidewalks; painting the existing light poles with unique artwork; adding seasonal banners to the existing light poles; and improving the rear facade of Bridge Street, as this has effectively become the primary entry to many of those businesses. The rear facade of the Bridge Street buildings is highly visible since no structures currently exist to obscure mid-block views.

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

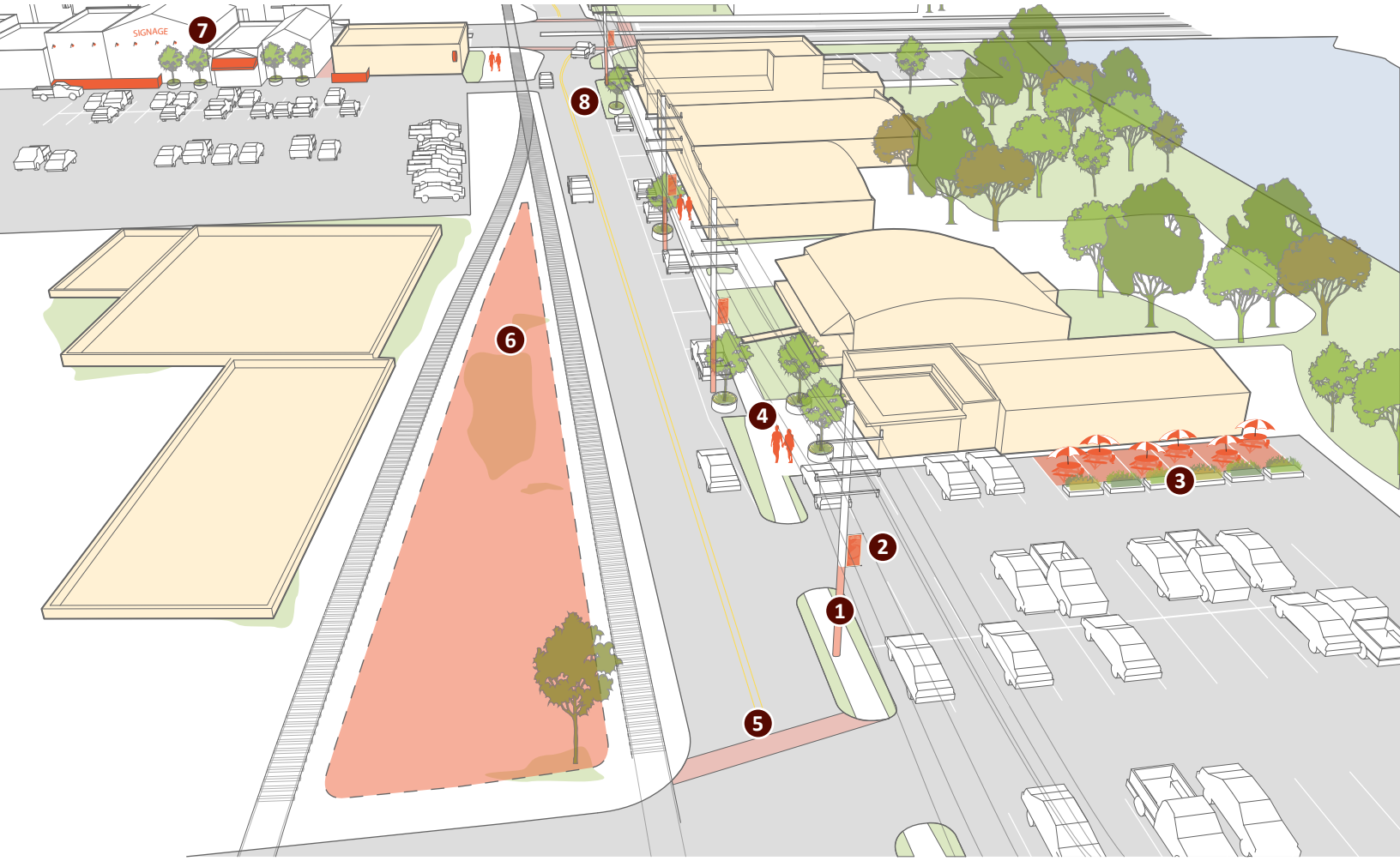
1. Painted Light Poles
2. Seasonal Banners
3. Outdoor Restaurant Seating
4. Temporary Tree Planters
5. Painted Crosswalks
6. Maintain Gravel Between Tracks
7. Bridge Street Rear Facade Improvements
8. Street Surface Lane Striping




Figure 19 - Painted Light Pole (Tops Images)




Figure 20 - Well Maintained Gravel Surface (Dare Inc.)




Hydraulic Street (Near-Term)

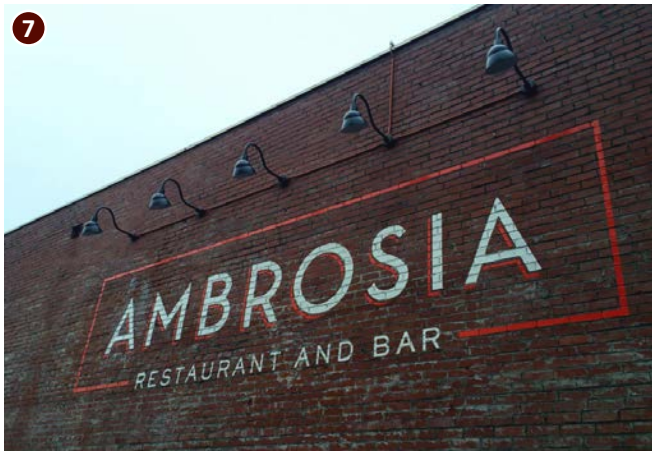



Figure21 - Rear Facade Lighting and Signage (House St. Clair)




Figure22 - Outdoor Restaurant Seating (South Milwaukee)

# Hydraulic Street (Long-Term)

## Conversion to a Shared Street

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

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

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



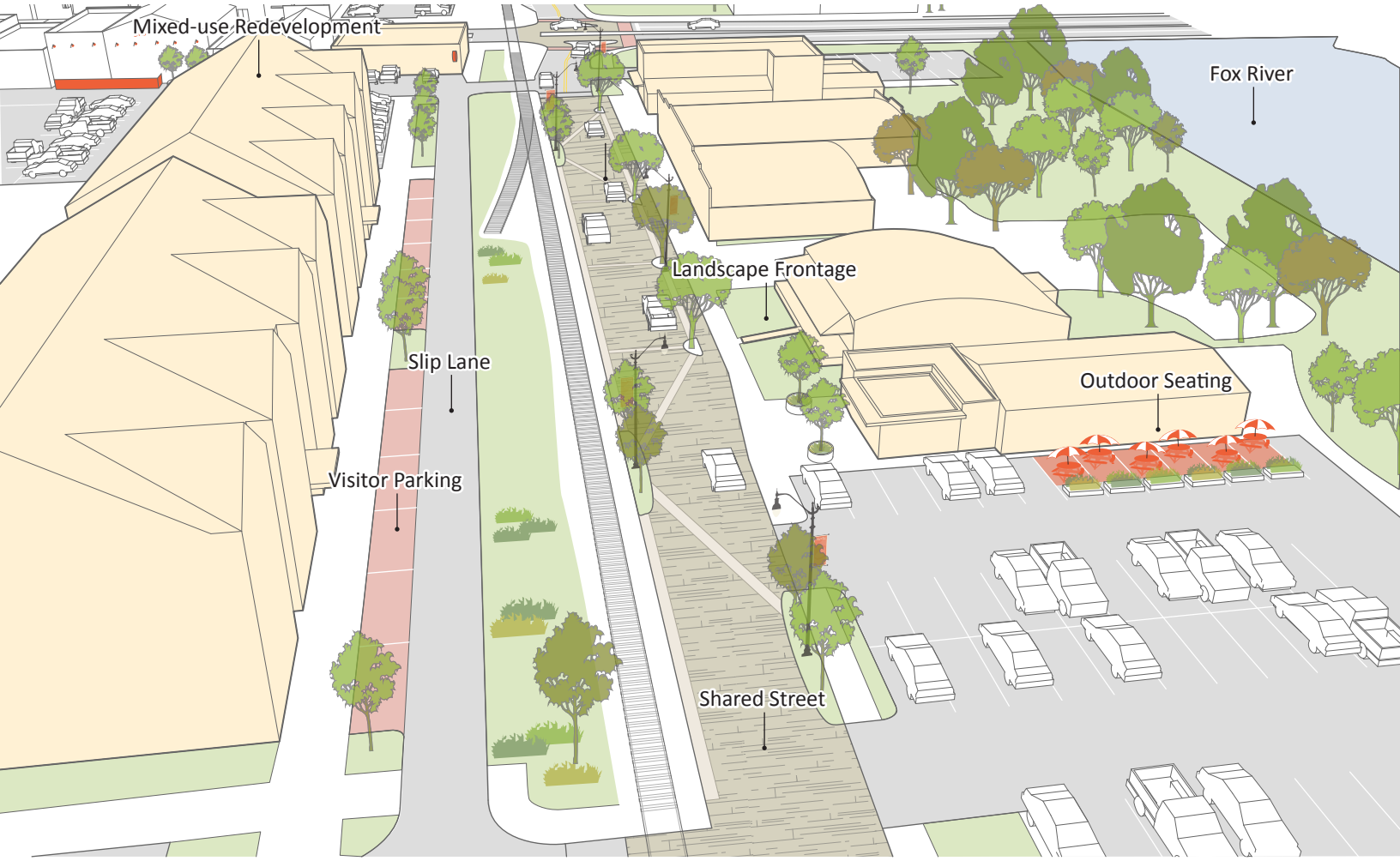
Figure 23 - Chicane Plantings (NACTO)



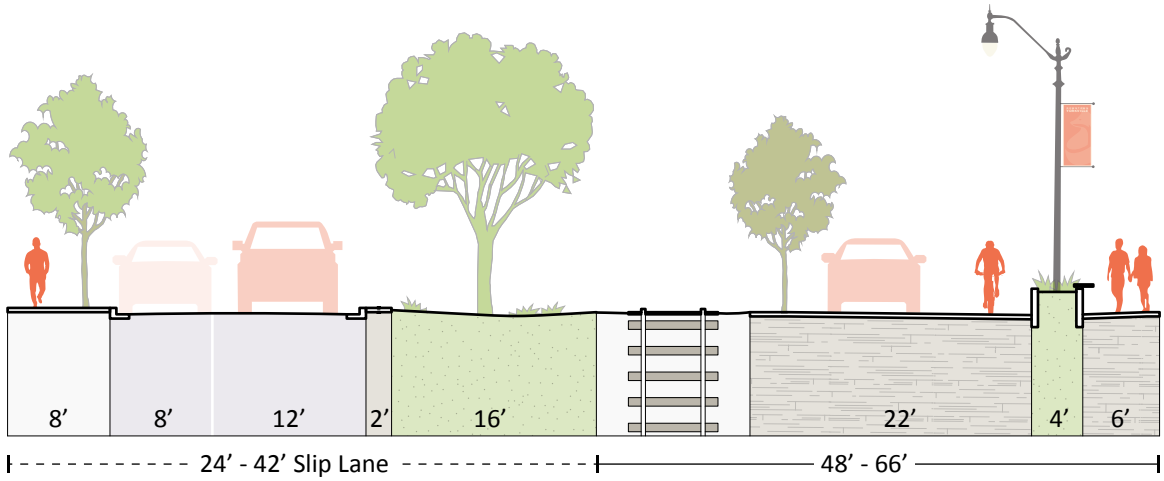

Figure 24 - Funky Outdoor Seating (Asik Site)



Figure 25 - Shared Street (Ithaca College)




## Hydraulic Street (Long-Term)



## Hydraulic Street Shared Street

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

1. Paving Texture or Material Change
2. Chicane Planting Beds
3. Maintain Existing Distance from Tracks
4. Raised Planting Beds
5. Planter Seating Ledge
6. Continuous Drainage Channel on One Side

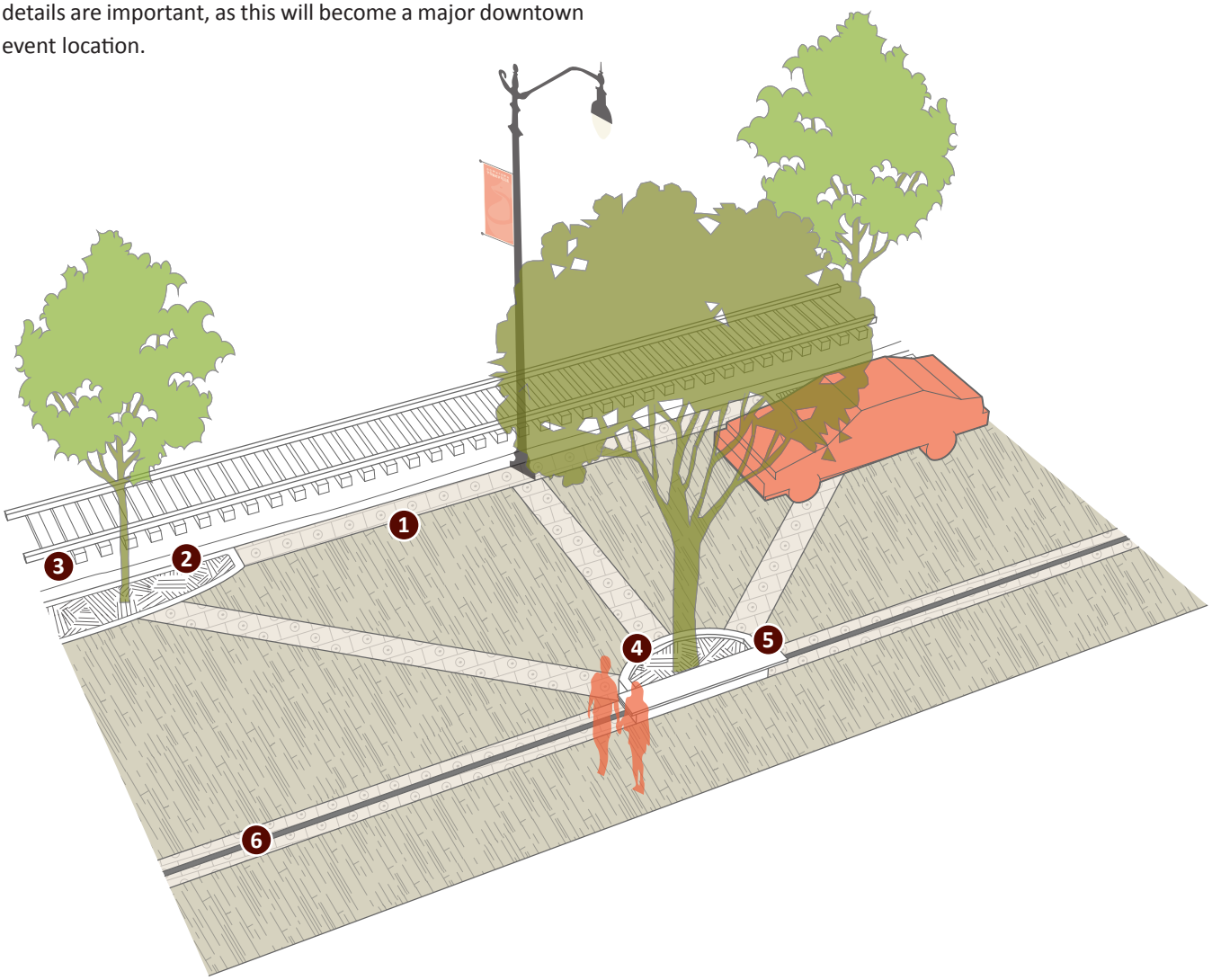



Figure 26 - Hydraulic Street Diagram (Farr Associates)

## Material Contrast

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




Figure 27 - Paving Texture Change (Site Design Group)

## Street to Woonerf Transition

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



Figure 28 - Raised Intersection (NACTO)

## Planter Seating Ledge

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




Figure 29 - Planter Seating Ledge (Transform KC)

# Van Emmon Street (Existing)

## Downtown's Second Gateway

Traveling east from downtown Yorkville, Van Emmon Street eventually becomes Van Emmon Road and meets Route 71, which connects Yorkville with Oswego. Van Emmon Street acts as the second gateway into downtown, particularly at its intersection with Bridge Street. Recently, buildings have been torn down along Van Emmon Street and the expectation of future redevelopment is not unreasonable.

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

Van Emmon Street west of Bridge Street has a different character. It generally becomes more residential after the first half block. Naturally, the street section abruptly adjusts as it enters the neighborhood.



Figure 30 - View West Down Van Emmon Street (Google)



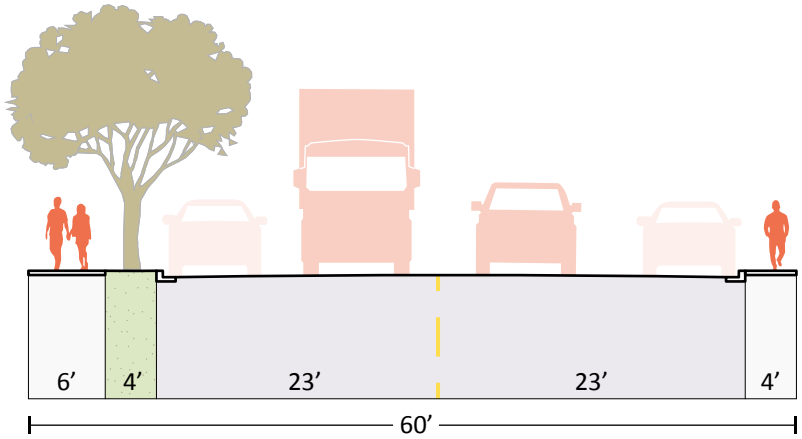
Figure 31 - View West Down Van Emmon Street (Google)




Figure 32 - View West Down Van Emmon Street (Google



Van Emmon Street (Existing)



# Van Emmon Street (Near-Term)

## Tactical Interventions

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

This intersection is also the primary crossing for pedestrians and vehicles moving between the east and west sides of Bridge Street due to traffic signalization and pedestrian crossing indicators. Painting the crosswalk and intersection would be an opportunity to brand downtown, enhance safety and visibility for crossing pedestrians, and draw attention to its businesses.

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

1. County Courthouse Landscape Beautification
2. Gateway Monument Signage
3. Painted Crosswalks
4. Painted Intersection
5. Parklet
6. Temporary Street Trees
7. Outdoor Seating
8. Painted Grain Elevator
9. Painted Bridge Street Barrier/Railing




Figure 33 - Landscape Beautification (Cedrus Landscaping)

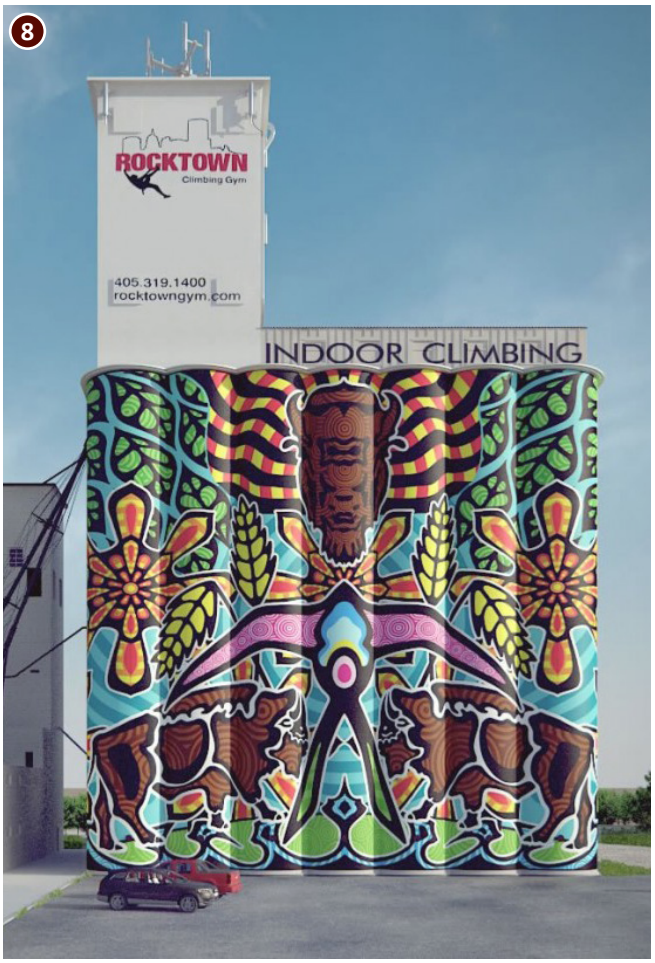
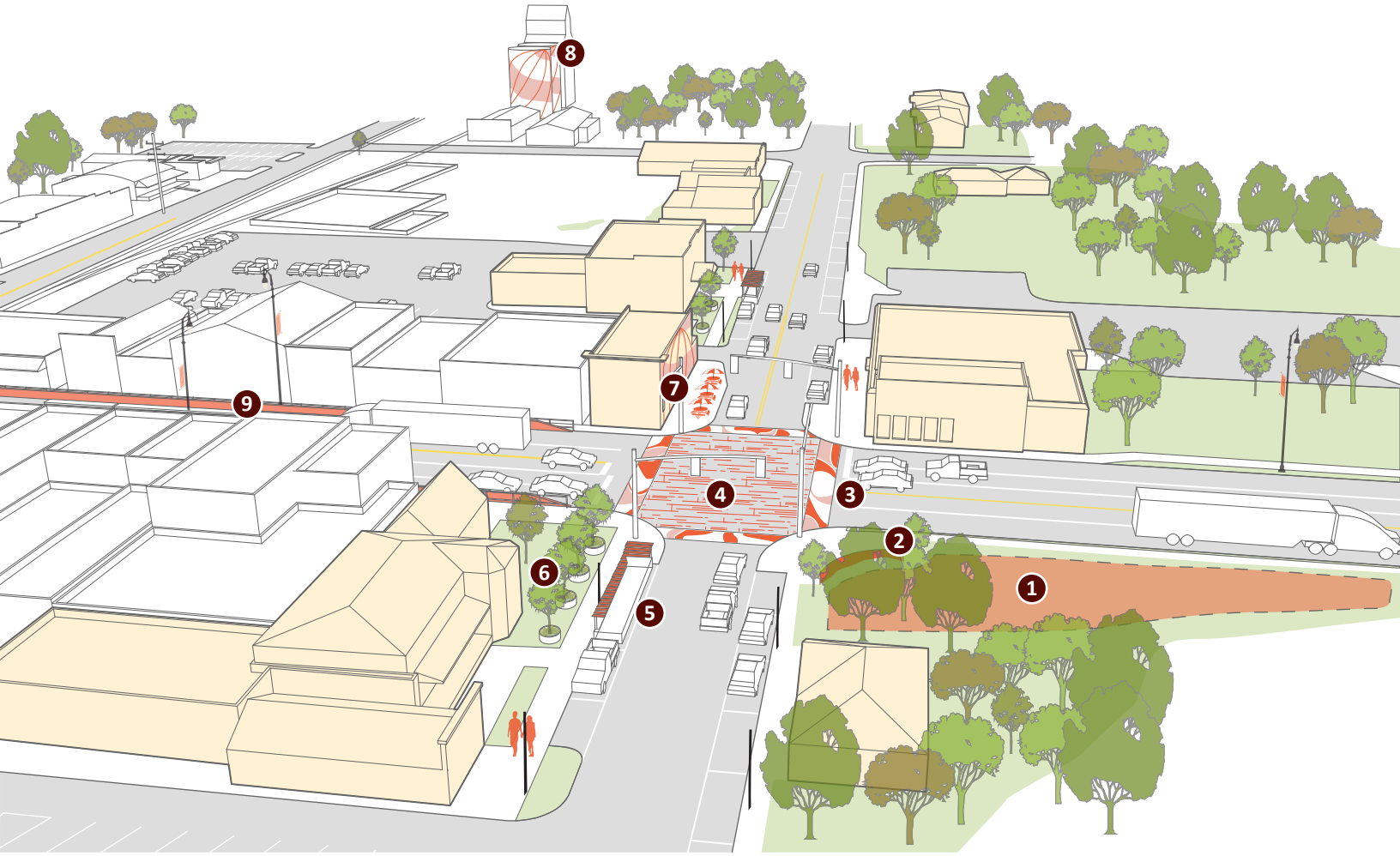



Figure 34 - Painted Grain Elevator (News OK)




Van Emmon Street (Near-Term)




Figure 35 - Temporary Street Trees (ASLA)




Figure 36 - Painted Crosswalk (Broward Palm Beach)

# Van Emmon Street (Long-Term)

## Greeting Visitors with Beauty

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

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

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



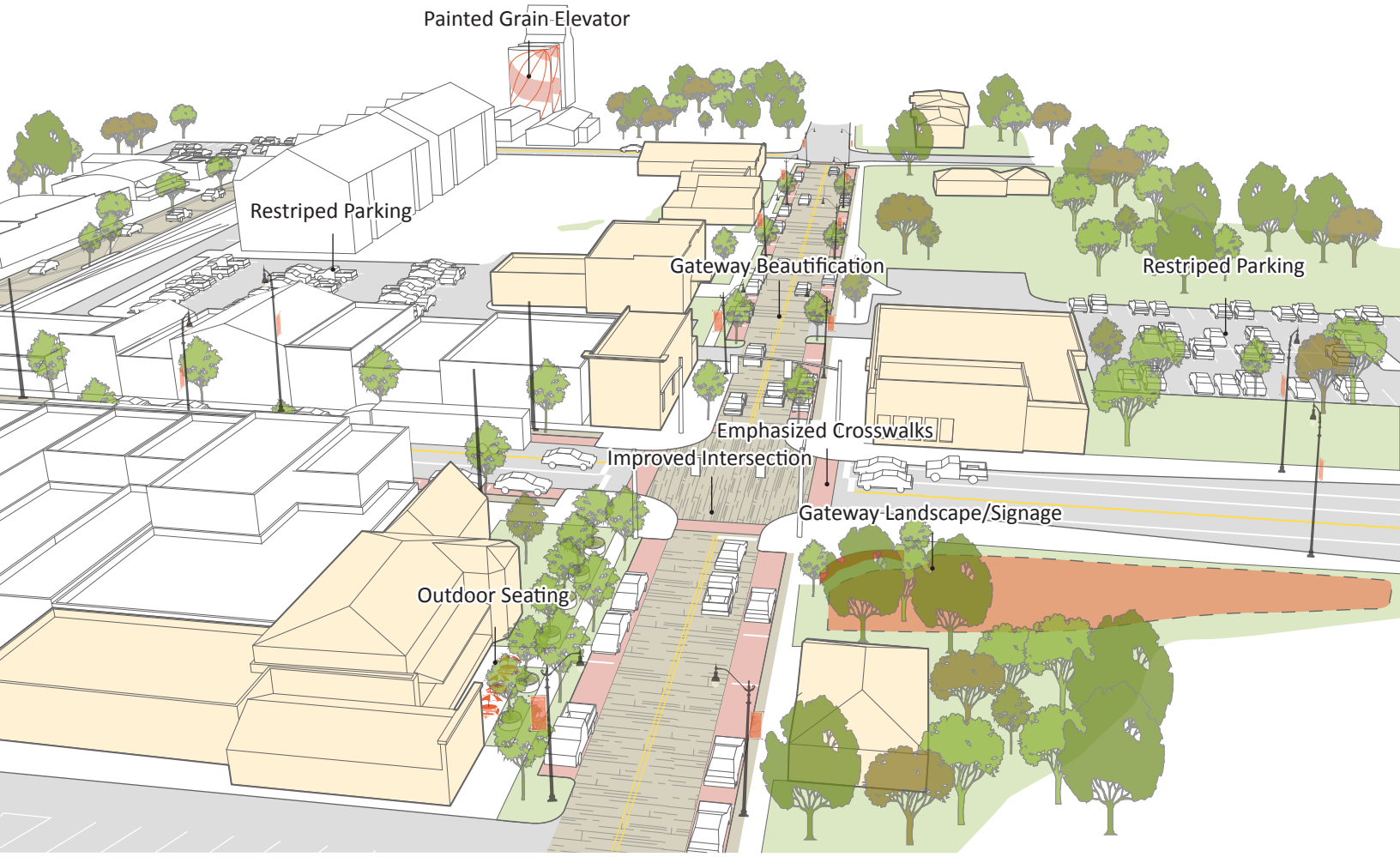
Figure 37 - Stormwater Streetscape (novitalas.com)



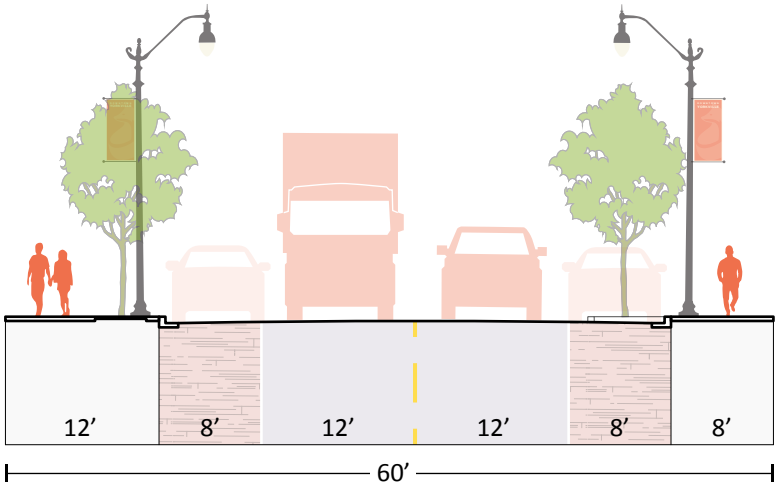
Figure 38 - Intersection Improvements (PicSnaper)



Figure 39 - Permable Parking Pavers (Village of Shorewood)




## Van Emmon Street (Long-Term)



## Stormwater Bulb-Outs

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




Figure 40 - Stormwater Bulb-Out (Toni Best)

## Sidewalk Rain Gardens

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




Figure 41 - Rain Garden (Vava)

## Permeable Parking Pavers

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




Figure 42 - Permeable Pavers (Terran Capital)

## Sustainable Street Section

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

1. Slotted Curbs
2. Stormwater Bulb-Out Planter
3. Parallel Parking
4. Rain Garden Planter
5. Permeable Pavers

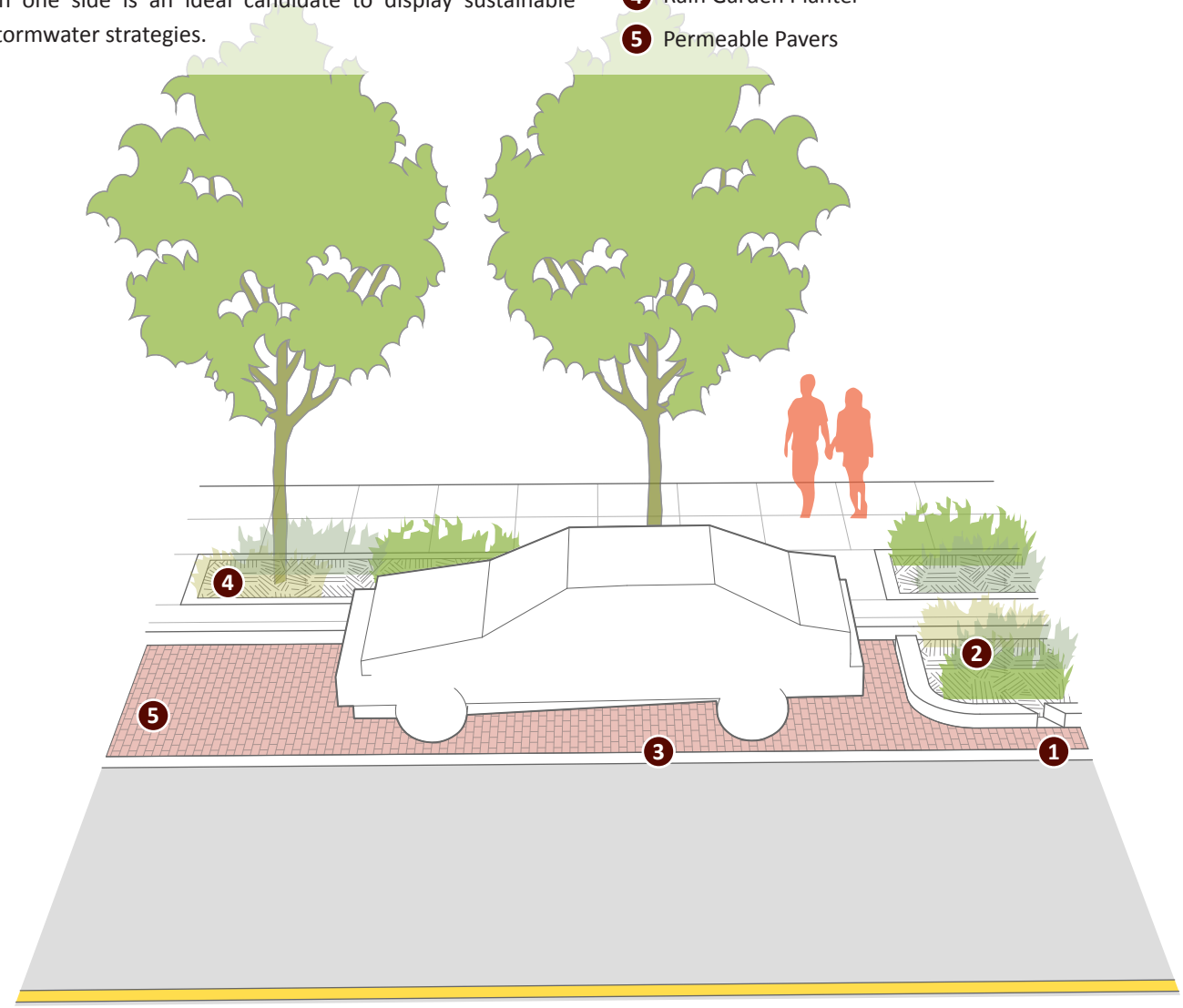



Figure 43 - Van Emmon Street Diagram (Farr Associates)

# ‘B’ Street (Existing)

## Small-Town Character

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

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

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



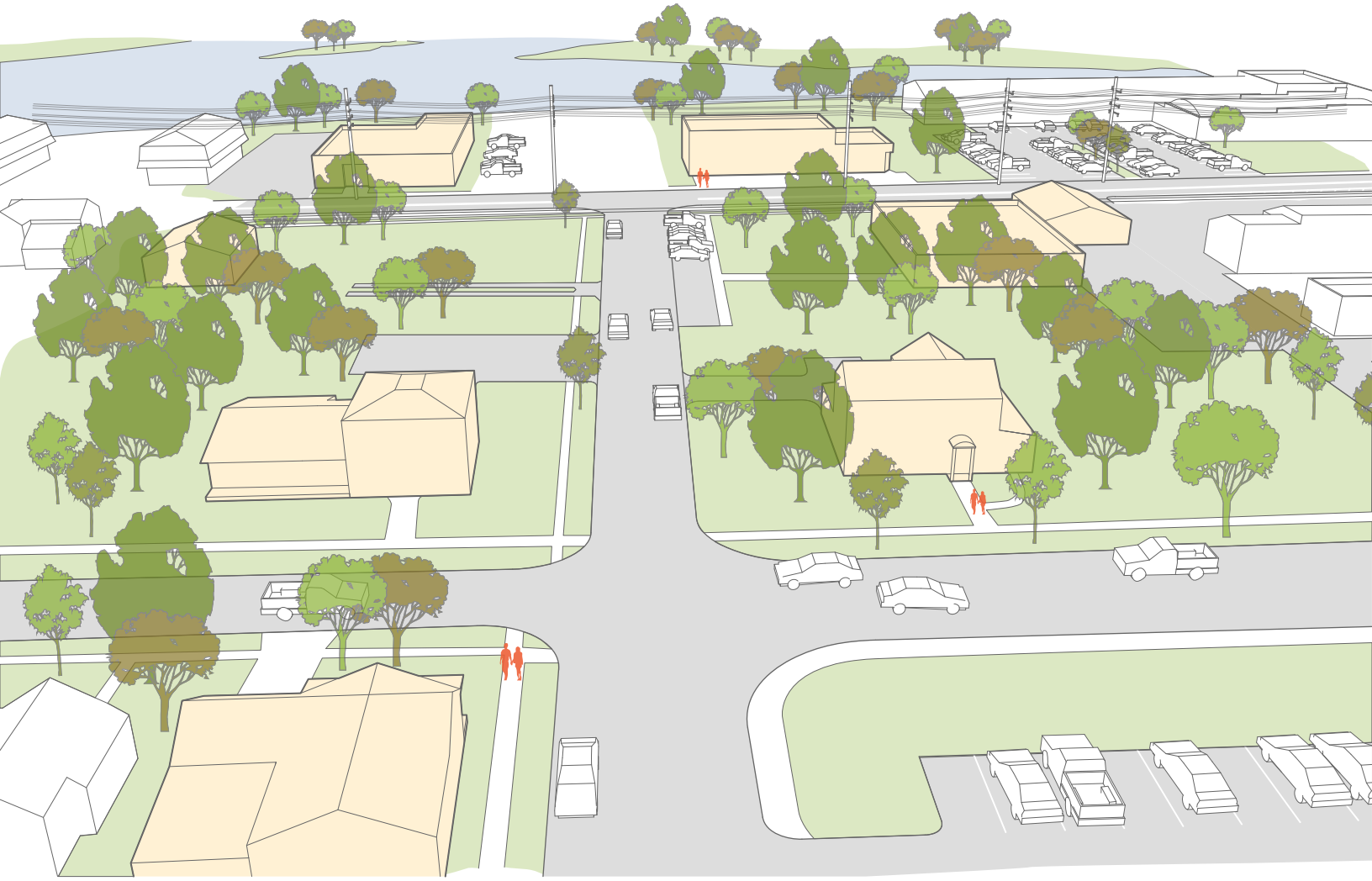
Figure 44 - View North Down Main Street (Google)



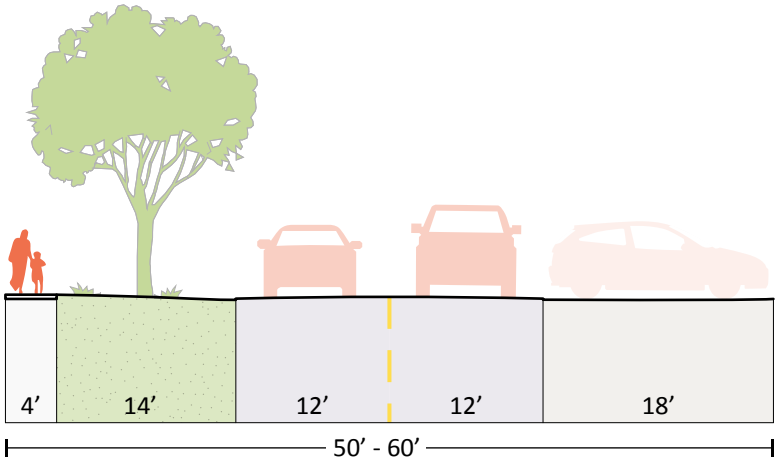
Figure 45 - View North Down Main Street (Google)



Figure 46 - View North Down Main Street (Google)



‘B’ Street (Existing)



# ‘B’ Street (Near-Term)

## Tactical Interventions

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

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

One unique aspect of downtown’s ‘B’ Streets, which primarily run north/south, is how they terminate into the Fox River. Each of these moments where drivers and pedestrians can look down the street and have a visual connection to the river is an opportunity that should be taken advantage of by implementing such measures as prohibiting parking, providing an active or focal point of interest, and trimming back overgrown vegetation to reveal the water.

1. Added Crosswalks Towards River
2. Roadside Swale Improvements
3. Additional Street Trees
4. River Access Signage
5. Public Art/Sculpture at Main Street Terminus
6. Trim Vegetation for View Towards Water



Figure 47 - River Access Signage (Google)


Figure 48 - Road Resurfacing (Decatur Daily)



Figure 49 - View Towards Water (Google)

‘B’ Street (Near-Term)




Figure 50 - Basic Roadside Swale (NACTO)

# ‘B’ Street (Long-Term)

## Redefining Small Town Streets

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

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

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



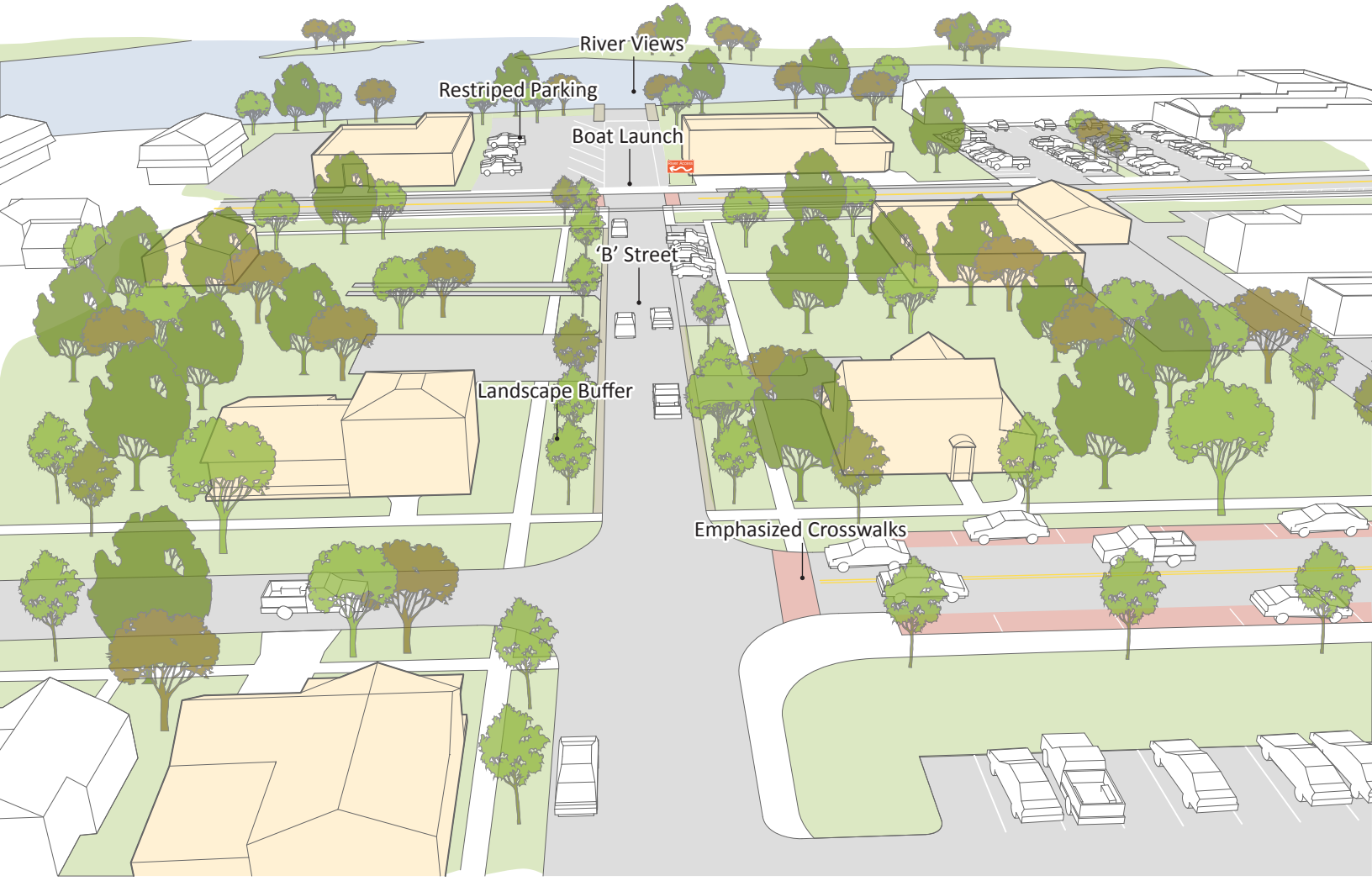
Figure 51 - Roadside Swale (Green Infrastructure Digest)



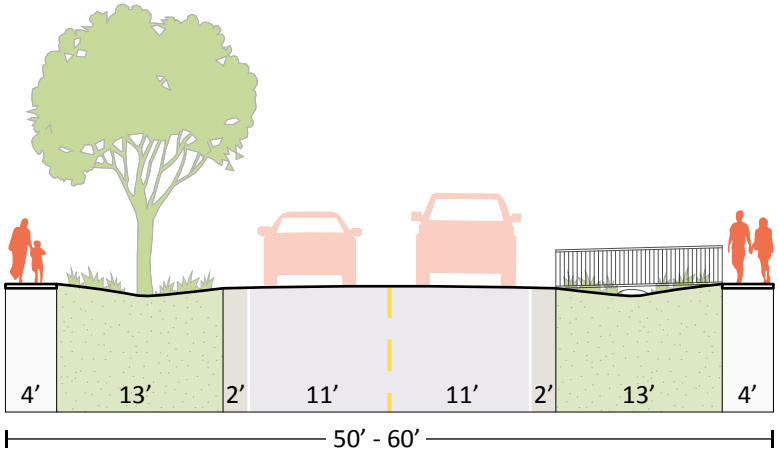
Figure 52 - Roadside Swale (Mithun)



Figure 53 - Roadside Swale (IPFS)




## 'B' Street (Long-Term)



## Concrete Curb Ribbon Apron

Curbless streets often become unkempt with grass, weeds and dirt loosely defining the edge between roadway and shoulder. To maintain visual tidiness, a 18”-24" concrete curb ribbon may be used to transition from roadway to landscape. This straight curb type is often used along roads to prevent vehicles from crossing over into a pedestrian walkway or any outdoor landscaped area and provides a barrier between the roadway and amenity zone.




Figure 54 - Rolled Concrete Apron (Specify Concrete)

## Roadside Swales

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



Figure 55 - Personalized Swale (City of Seattle)

## Over-Swale Pedestrian Bridges

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




Figure 56 - Bridge Over Swale (Chesapeake Dock)

## Maintaining Small Town Charm

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

1. Resurfaced Travel Lane
2. Flood Tolerant Street Trees
3. Continuous Swale Along N/S Streets
4. Bridge Over Swale
5. Private Property
6. Concrete Curb Ribbon Apron

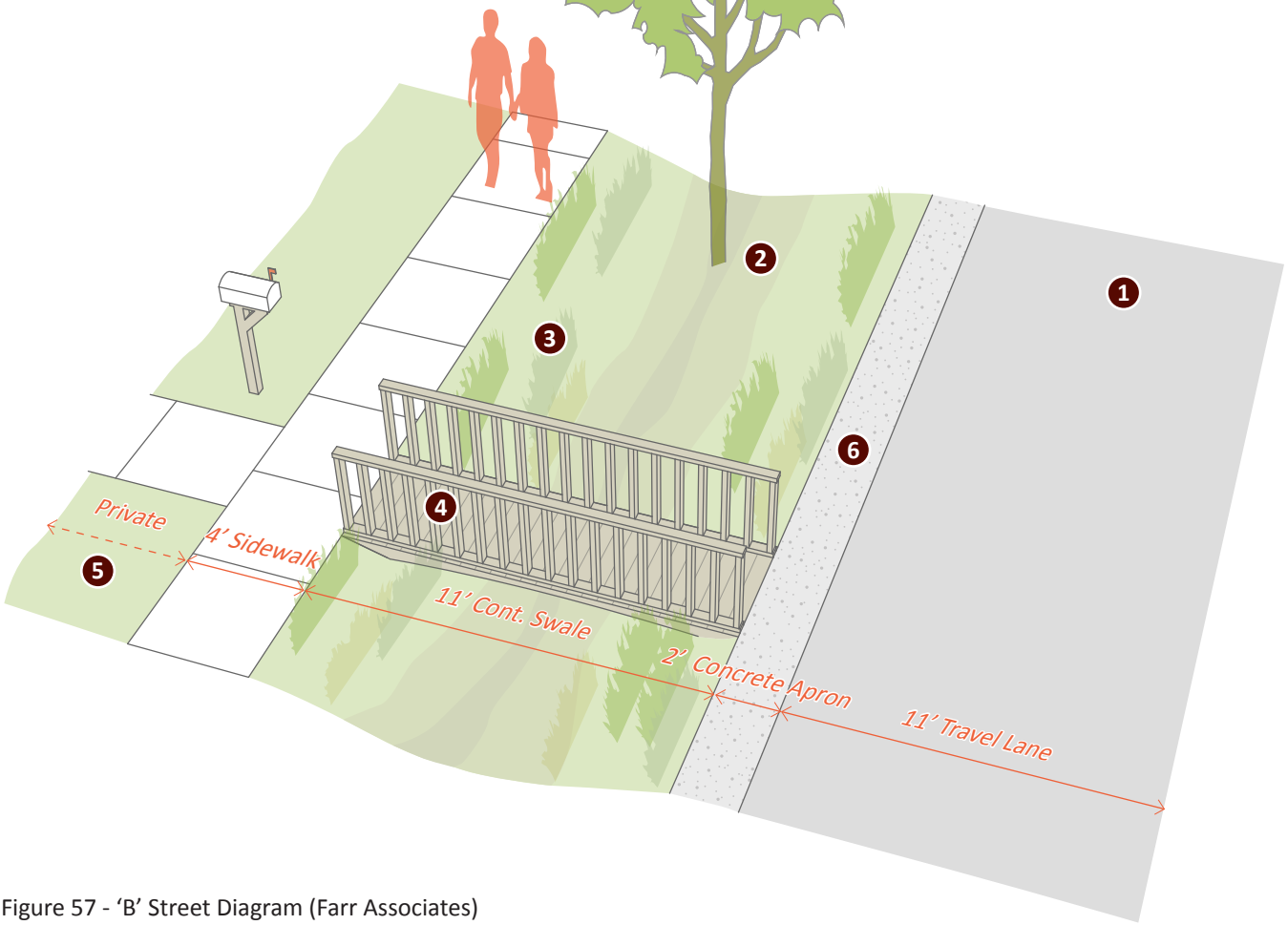


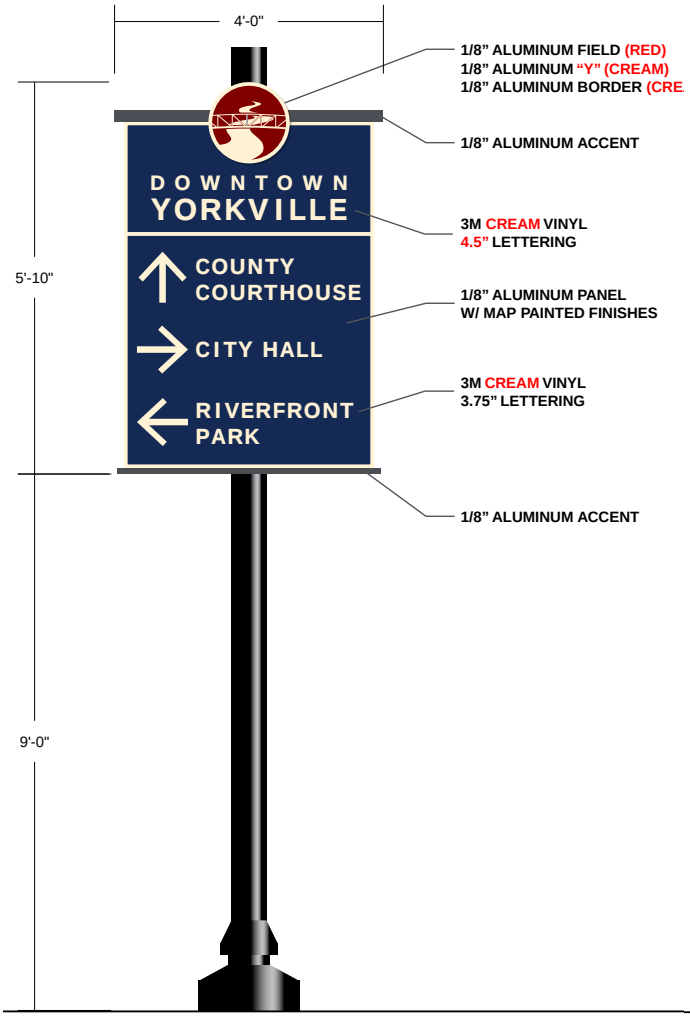

Figure 57 - 'B' Street Diagram (Farr Associates)

# Downtown Signage and Wayfinding

## Cohesive Downtown Signage

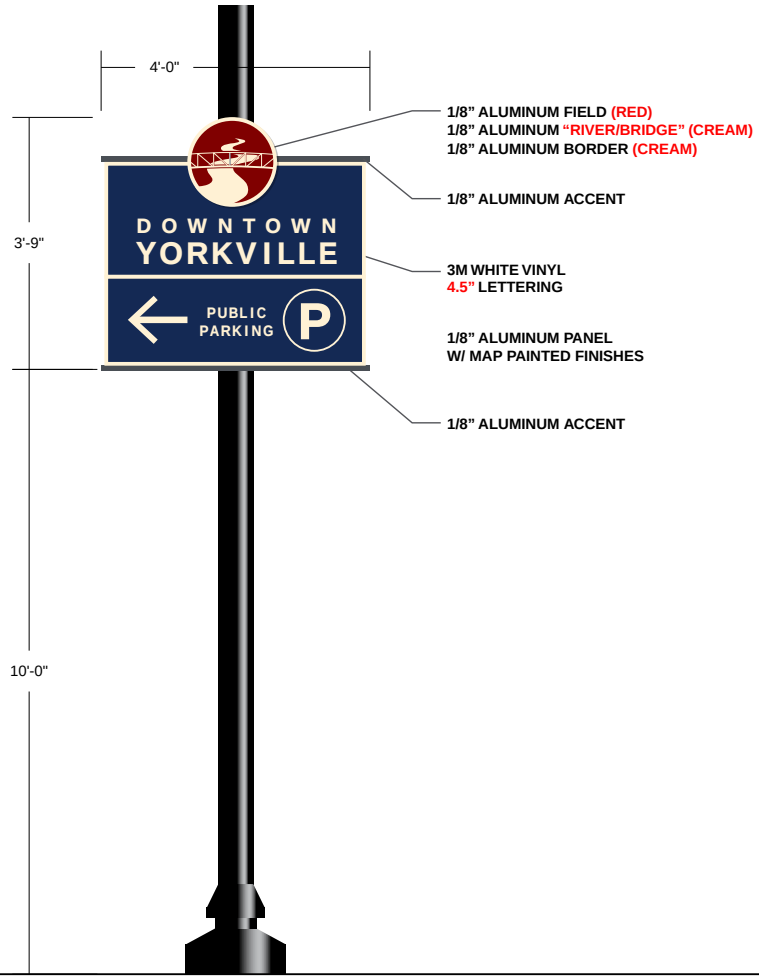
Effectively navigating downtown is one of the major elements to be improved. For example, there is currently sufficient parking to accommodate patrons of the downtown uses; however, that parking is dispersed unevenly throughout downtown and is difficult to locate unless you are familiar with the area. Situations, such as no left turns allowed at the Bridge Street and Hydraulic Street intersection, make it difficult to navigate if a turn is missed and an opportunity to redirect is not obvious.

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




FRONT VIEW

*Wayfinding Sign*

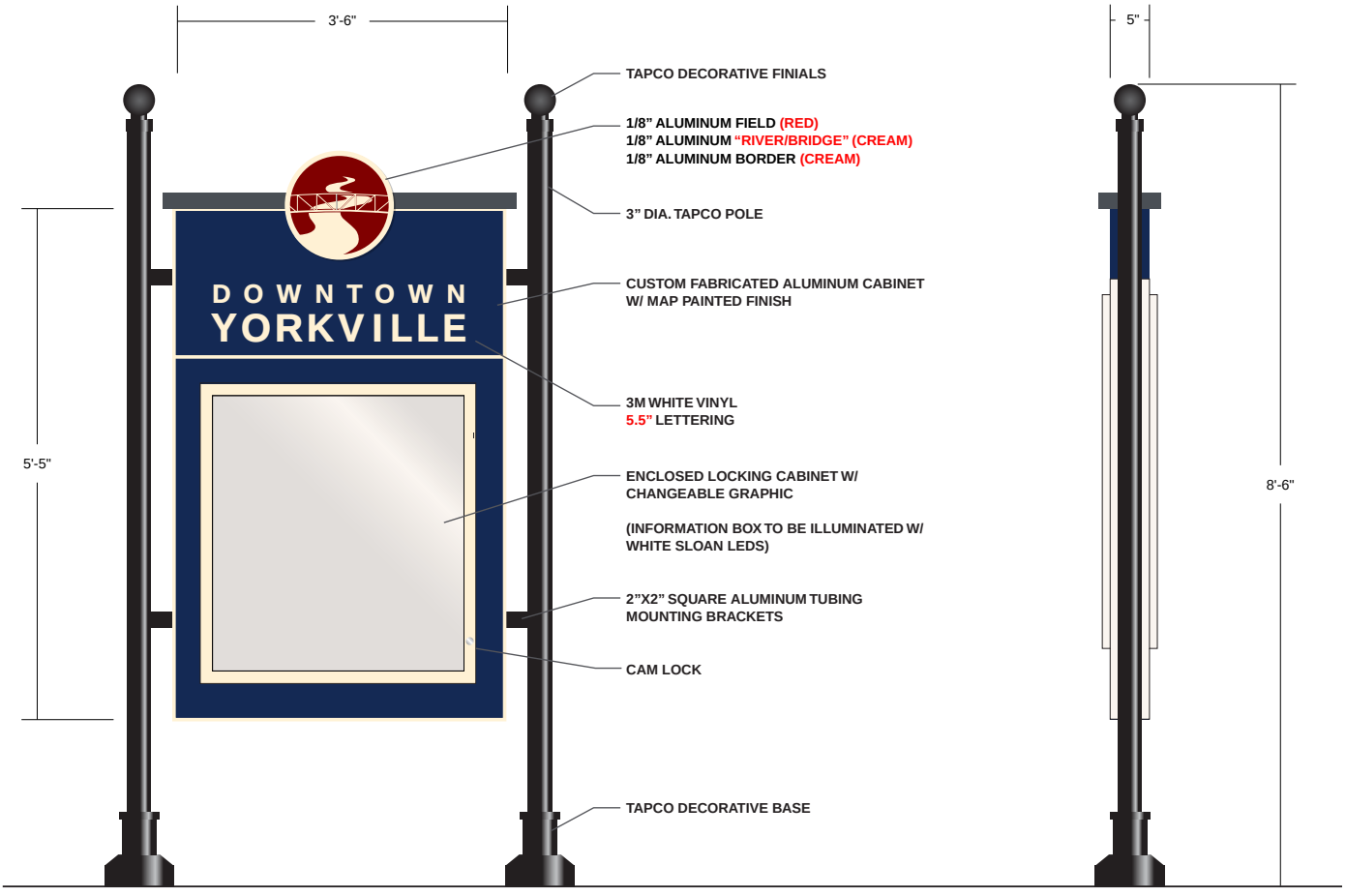



FRONT VIEW

*Directional Sign*




***Seasonal Banners***




***Information Kiosk***

## Downtown Wayfinding

Starting with three different wayfinding sign types: (1) an informational kiosk; (2) pole mounted directional signage; and (3) branded wayfinding signage; Yorkville can make a near-term impact on how users navigate the area.

Informational kiosks can house either rotating or stationary content, such as maps, historic markers, or recreational programming. Maps can help pedestrians identify where they are in relation to other nearby destinations and help them discover new places to explore. These kiosks will be sidewalk mounted and cater to the pedestrian over vehicles.

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

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



Figure 58 - Informational Kiosk (Trans Associates)



Figure 59 - Directional Signage (Flickr)



Figure 60 - Branded Wayfinding Signage (Google)




## Downtown Signage

# Lighting Strategies

## Implement Lighting Best Practices

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

Nancy Clanton of Clanton & Associates has provided lighting best-practices for municipalities by creating some "dos and don'ts" for street and facade lighting. In general, well-designed lighting strategies should not only light the area, but take into account all view angles while creating a beautiful ambiance without glare and annoyance. The list on page 45 expands on Nancy Clanton's strategies.

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

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



Figure 61 - Street Lighting "Do" (American City and County)




Figure 62 - Building Lighting "Do" (Houzz)



Figure 63 - Public Space Lighting "Do" (Google)



Figure 64 - Street Lighting “Don’t” (Farr Associates)



Figure 65 - Building Lighting “Don’t” (Farr Associates)



Figure 66 - Public Space Lighting “Don’t” (Google)

## Lighting “Dos”

***Street Lighting***

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

***Building Lighting***

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

***Public Space Lighting***

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

## Lighting “Don’ts”

***Street Lighting***

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

***Building Lighting***

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

***Public Space Lighting***

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

# Stormwater Management

## Green Infrastructure

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

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

## Signage Encouraging Awareness

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



Figure 67 - Residential Rain Garden (Metro Blooms)



Figure 68 - Rain Garden Off Curbless Street (Prairie Rivers)




Figure 69 - Rain Garden Signage (City of Springfield, MO)



Figure 70 - Pervious Pavers (Techniseal)



Figure 71 - Pervious Pavers (MWMO)




Figure 72 - Paver Laying Machine (Detroit News)

## Pervious Pavement

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

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

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

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

## Installing Pervious Pavers

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

# Public Art and Sculpture

## The Role of Public Art

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

First and foremost, public art is free. Anyone can experience and enjoy it. It also adds a layer of uniqueness when so many downtowns attempt to emulate each other and therefore lose some of their authenticity. There are plenty of opportunities for public art, from blank walls on the sides of buildings, to vacant parcels and parking lots, and even the grain elevator. Each can become a canvas for community expression.

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

## Make it Interactive!

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



Figure 73 - Wall Mural on Blank Wall (City of Missouri City)



Figure 74 - Interactive Sculpture (ISU College of Design)



Figure 75 - Temporary Installation (Playscapes)




## Potential Public Art Locations

0' 75' 150' 300'

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# Appendix

# Supplemental Content

Context Scale Analysis Mapping ---- p. 52
Site Scale Analysis Mapping ---- p. 60
Website Survey Results ---- p. 68

# Downtown Overlay Context Scale

## Downtown Overlay District

The Downtown Overlay District context scale includes both the defined downtown from the 2016 Comprehensive Plan and the immediate surrounding areas, which includes the north banks of the Fox River. The following series of analysis maps reveals that downtown Yorkville has a variety of commercial, industrial, and public land uses surrounded by primarily lower density single-family housing. The underlying zoning allows for a more intense development pattern than currently exists; therefore, downtown has potential to densify and redevelop to more intense land uses. With relatively high traffic counts along Bridge Street, downtown experiences crosstown traffic that makes it visible and accessible by pedestrians and vehicles, and it could take advantage of higher traffic through non-residential uses.

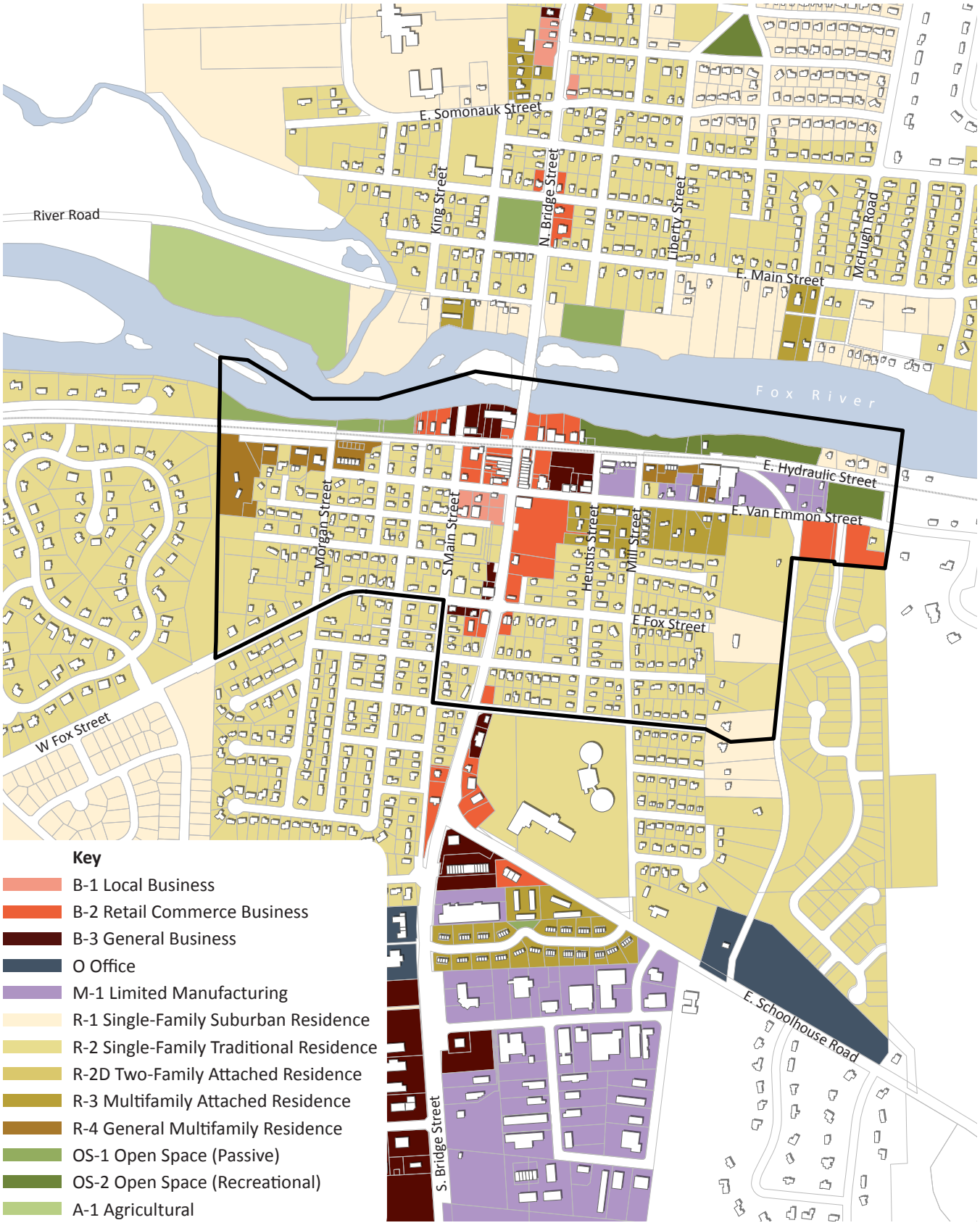
A TIF 1 and 2 are current and future strategies that seek to encourage reinvestment in the downtown. Though the TIF boundaries are not consistent with the downtown boundary defined in the map, it does include much of the downtown land and parcels along the Fox River. Parcels along the Fox River may be the most attractive to investors because of the views towards the river and access to recreation.

Investment in public space along the river has helped provide a destination for visitors and residents alike. Additionally, recreational bicycle facilities, trails, and connections to the greater trail system offer opportunities to improve quality of life and may become a catalyst for future real estate investment.

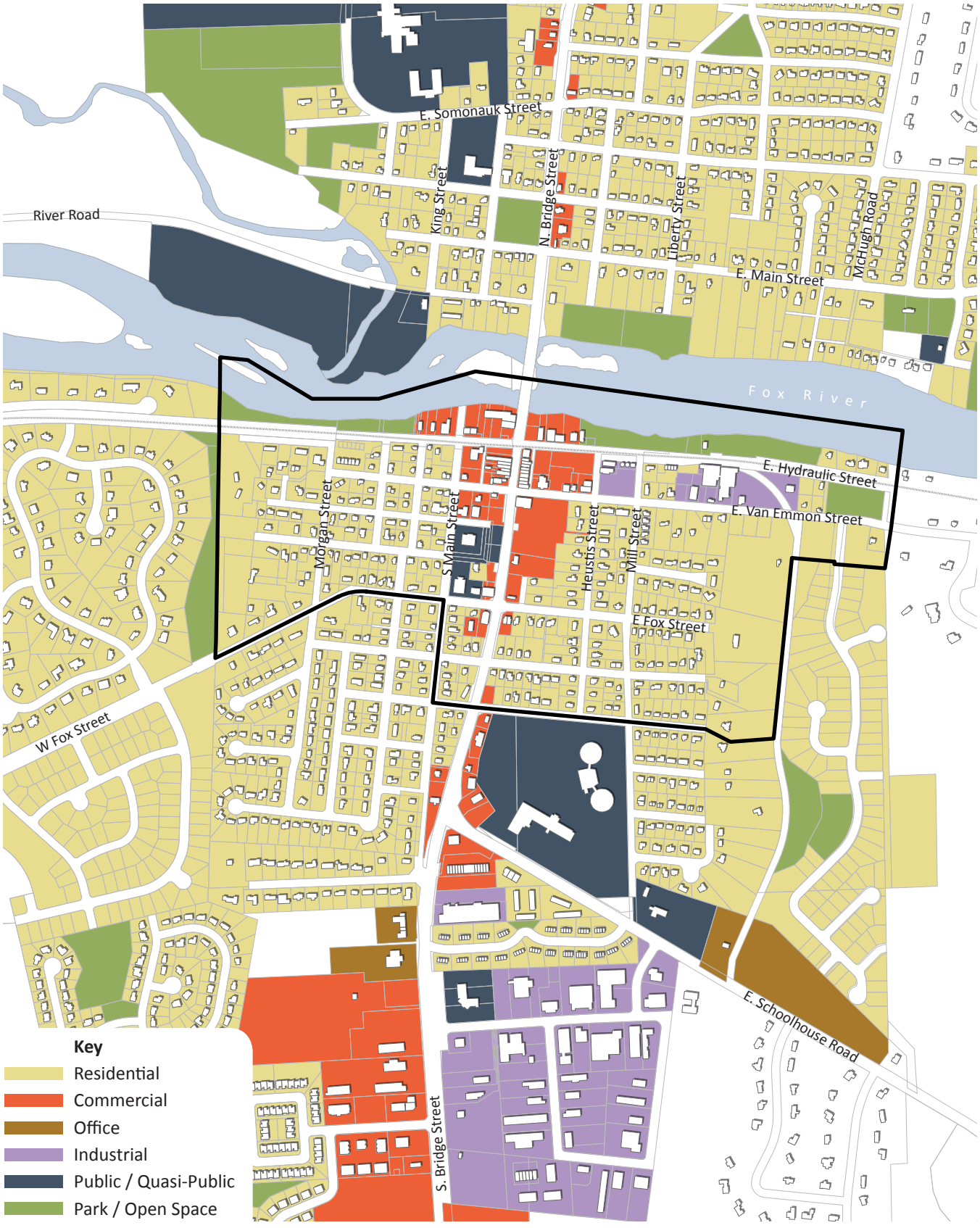



Area Scale Map (Aerial)

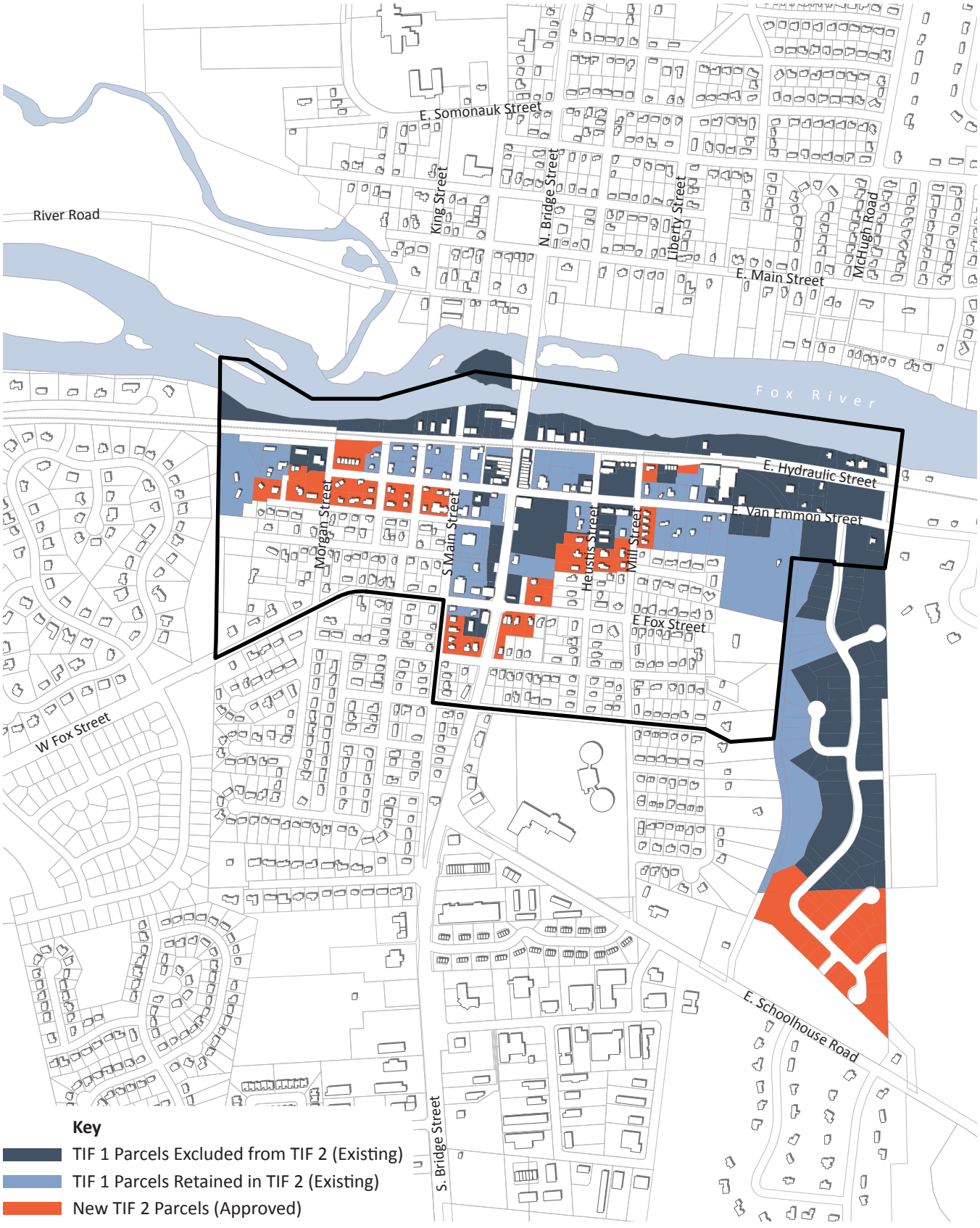
0’ 150’ 300’ 600’




## Existing Zoning Classifications

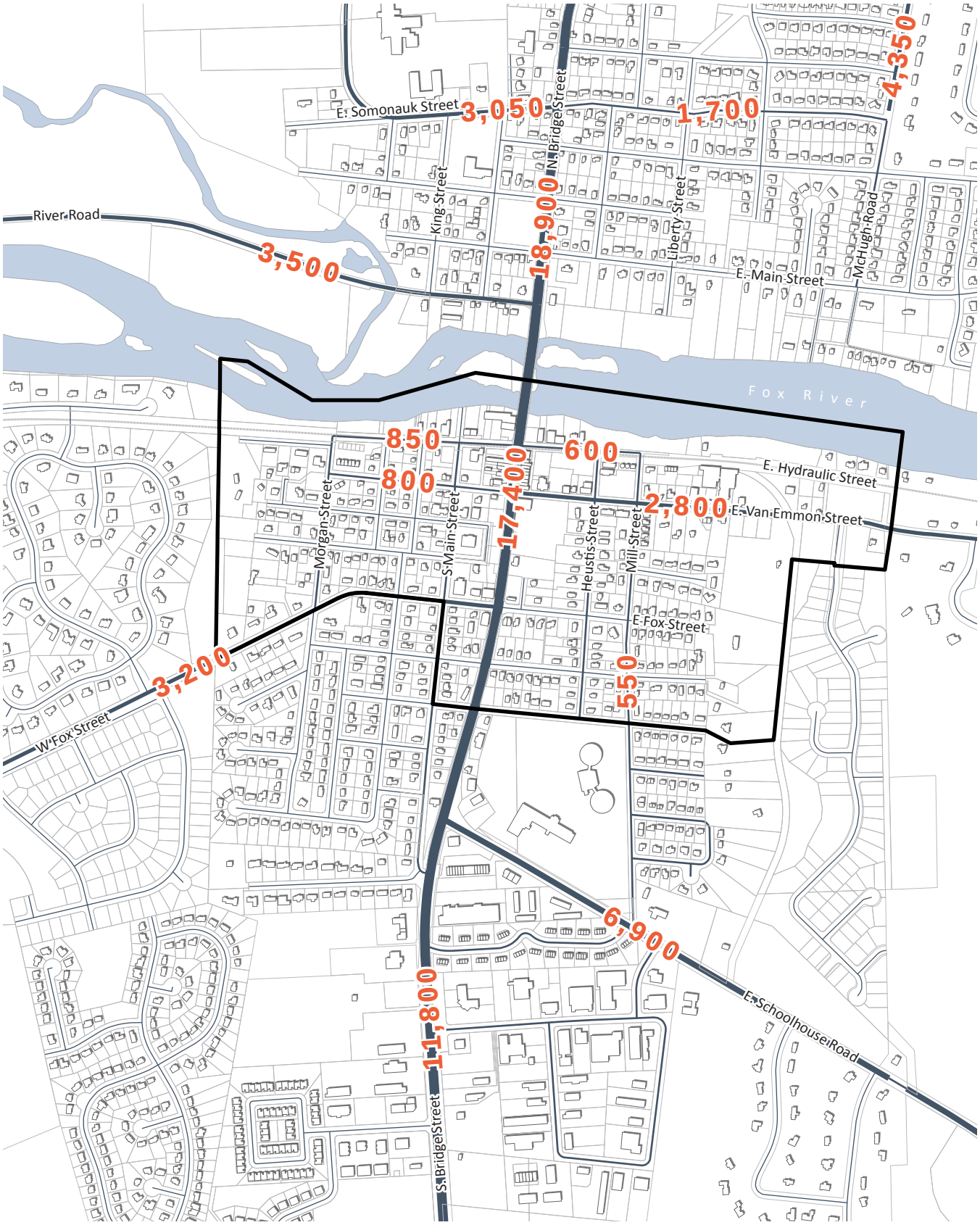



## Existing Land Uses



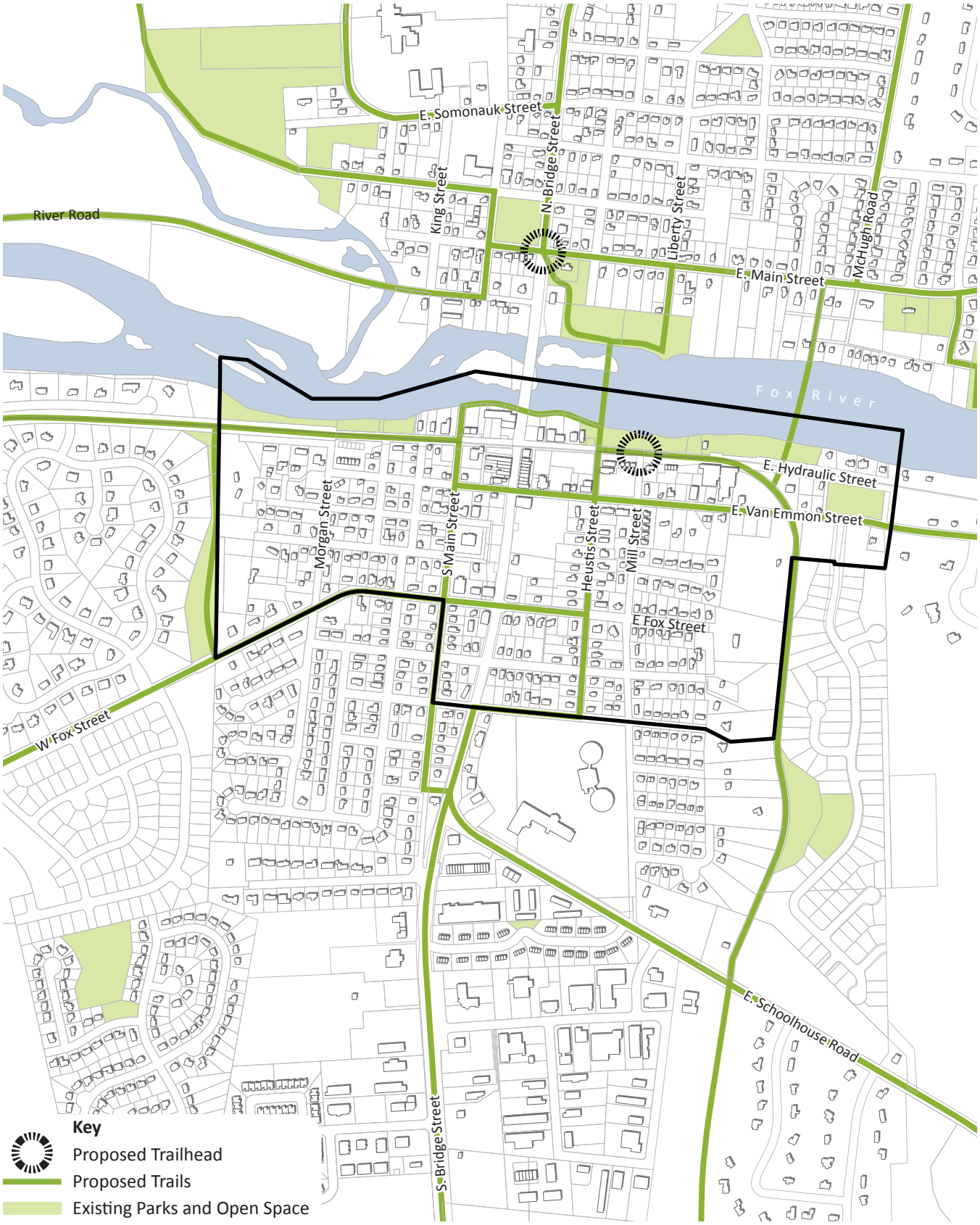

# Existing TIF Boundaries

0' 150' 300' 600'

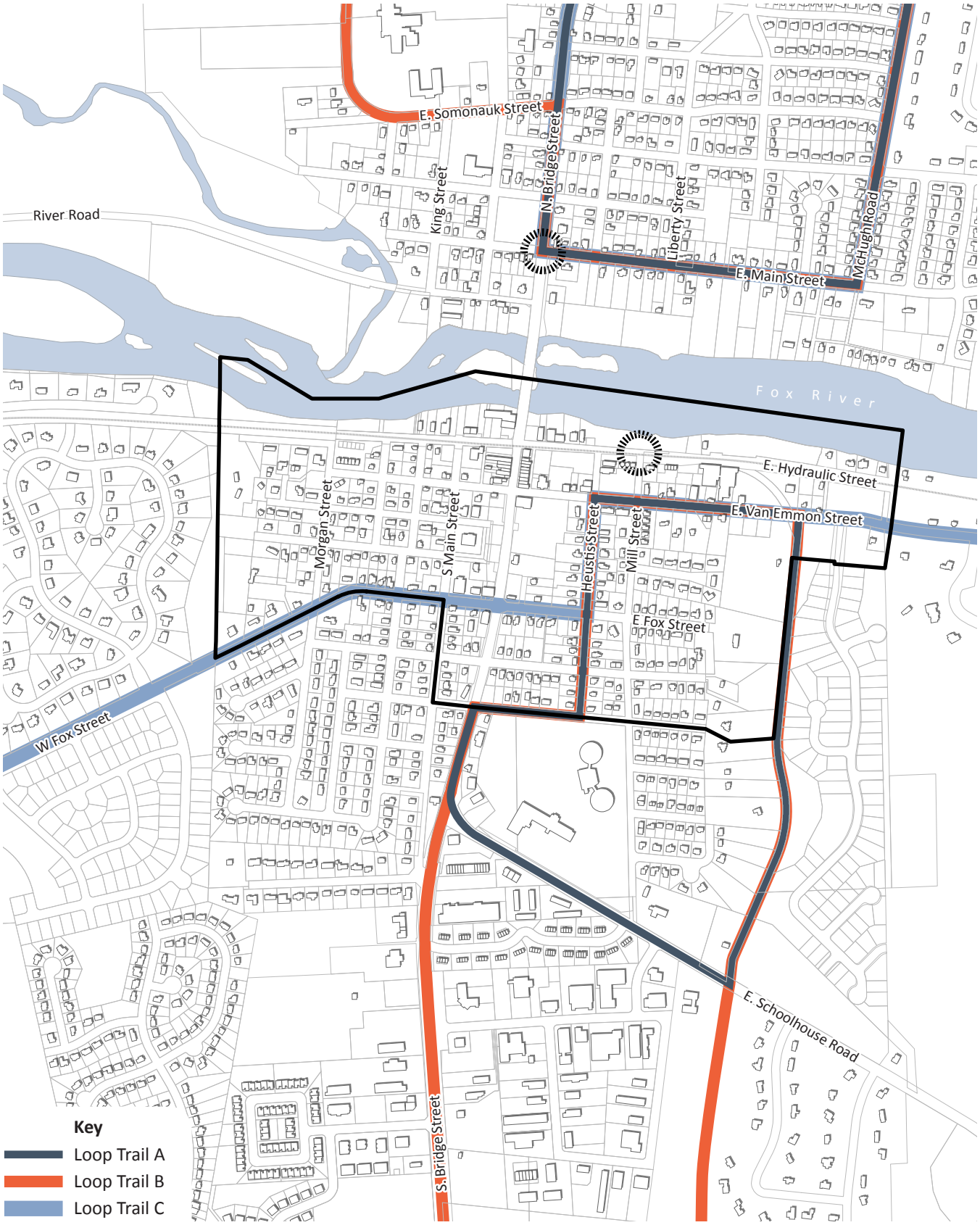



Average Annual Daily Traffic (AADT)

0’ 150’ 300’ 600’




Parks and Proposed Trail Network




Proposed Loop Trail System

# Downtown Overlay Site Scale

## Downtown Overlay District

The Downtown Overlay District site scale includes most of the downtown as defined in the 2016 Comprehensive Plan, as well as the immediate areas to the north and south. The following series of analysis maps illustrates that downtown Yorkville features a walkable grid; however, certain factors are minimizing its effectiveness. Notable contributing factors include segments of non-continuous sidewalks, primary building entries being oriented towards parking lots, and blocks that feature highly visible surface parking.

The primary stretch of downtown is defined by buildings that are built to the sidewalk in a continuous row along Bridge Street; however, Bridge Street's priority as a truck route has added to an anti-pedestrian feel. With only a small stretch of downtown being defined by urban building types, walkability is limited.

There are few buildings taller than two-stories, which reduces visual cues that downtown Yorkville is in fact a downtown. Some exceptions to this include the historic courthouse and grain elevator, which provide a unique sense of place. Large, vacant, or underutilized parcels are ripe for redevelopment and, with generous underlying zoning, should be attractive investments with modified guidelines.




Area Scale Map (Aerial)

0’ 75’ 150’ 300’




Parcel Ownership




## Commercial Buildings & Frontages

0' 75' 150' 300'




## Existing Sidewalks

0' 75' 150' 300'




ROW Width and Ownership


Fox River
E Hydraulic Street
Morgan Street
Adams Street
State Street
S Main Street
Heustis Street
Mill Street
E Van Emmon Street
E Ridge Street
E Fox Street
S Bridge Street
E Washington Street
Key
>50,000 sf
25,000 - 50,000 sf
10,000 - 25,000 sf
<10,000 sf
0'
75'
150'
300'

## Parcel Area



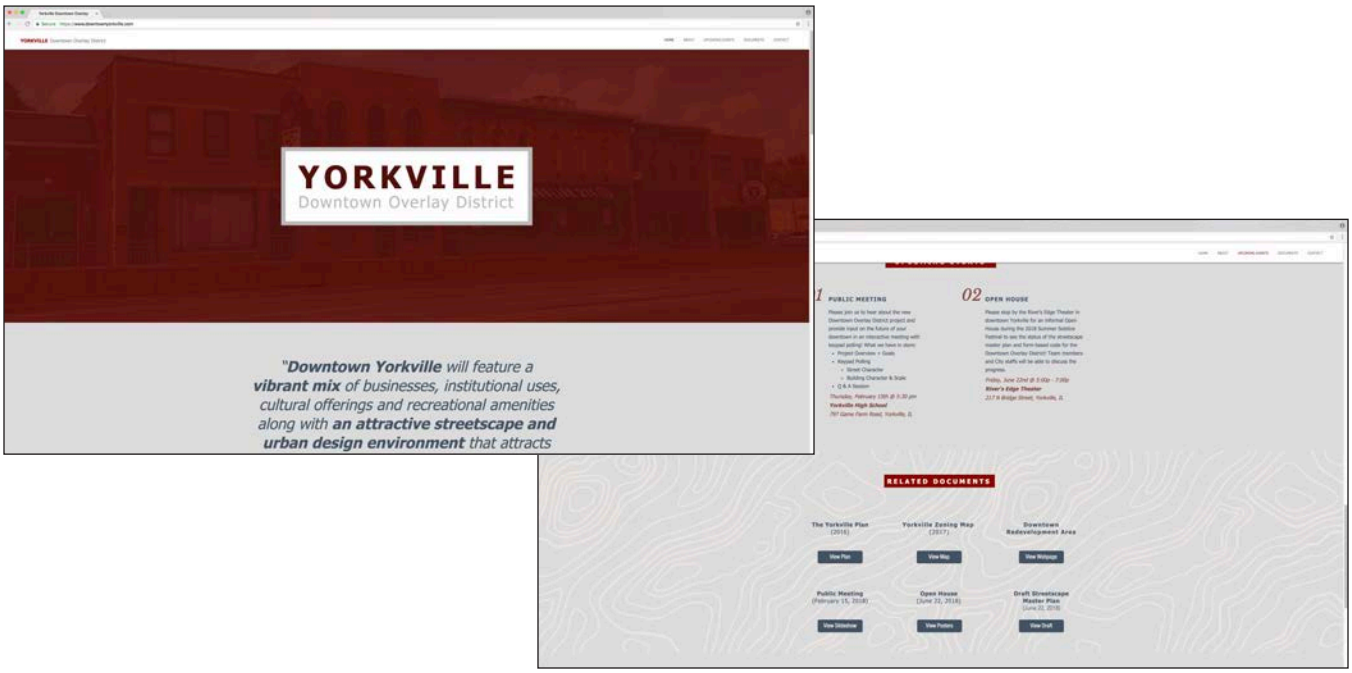

## Building Heights

# Website Survey Results

## www.downtownyorkville.com/

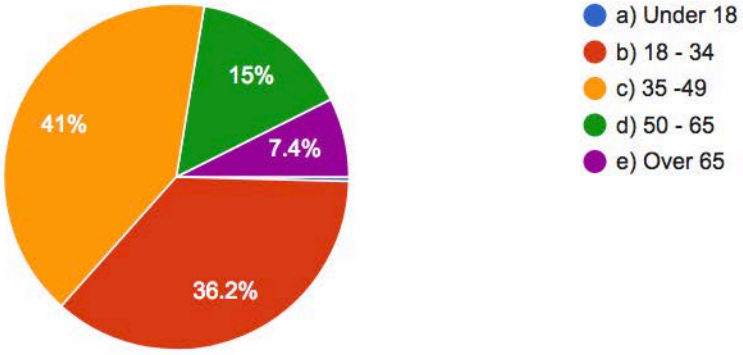
The Yorkville Downtown Overlay District website survey was posted between February 19, 2018, and March 12, 2018. The survey gathered **473 responses**. The survey participants were conentrated in the 18 - 49 years old range. Key takeaways from the online survey include:

- A faster actual driving speed on Bridge Street is revealed
- People seem to feel safer than expected walking along Bridge Street; however, online comments conflict
- There is a perceived or real lack of parking
- Bridge Street is clearly important from a downtown image standpoint
- All gateway elements seem popular; however, the overhead lights are leading
- Bridge Street, Hydraulic Street, and Van Emmon Street are the focus
- The form-based code should not regulate architectural style to leave flexibility
- The "step back" question was difficult to comprehend in the survey format
- The front of Bridge Street needs a makeover



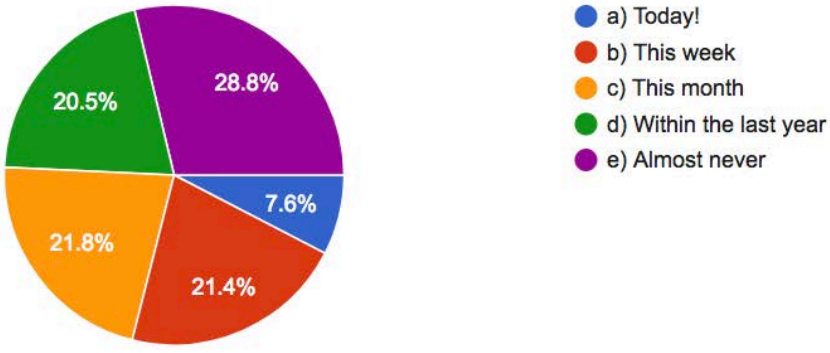
Question 1

## Which is our age group?



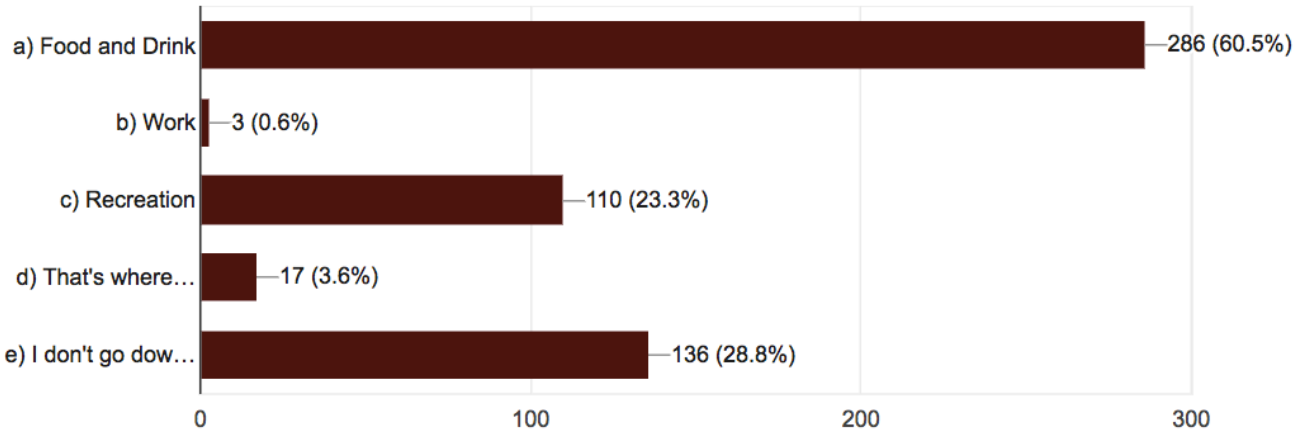

Question 2

## When was the last time you visited downtown?



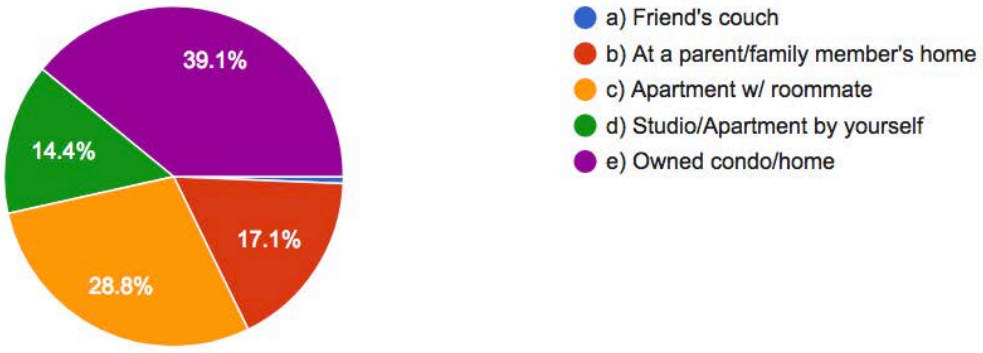
Question 3

## What is the primary reason you come to downtown? (Check multiple)



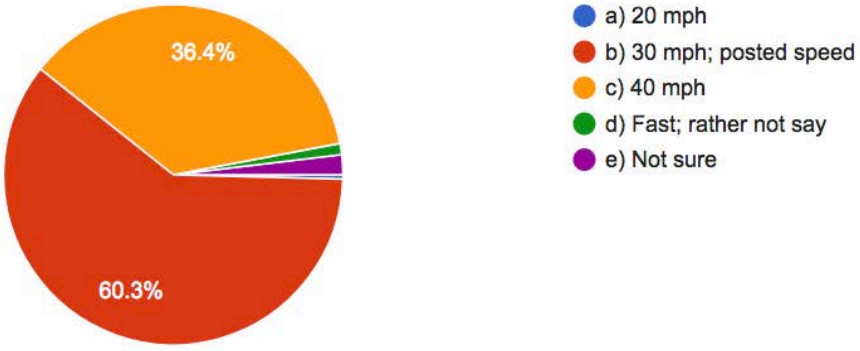

Question 4

## Where was the first place you lived as an adult?



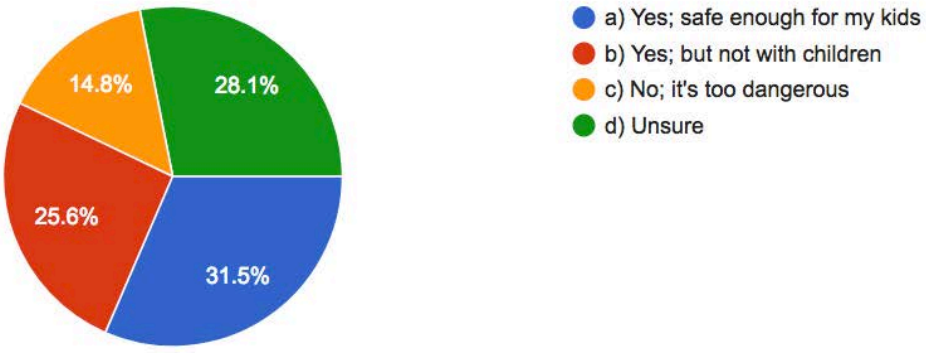
Question 5

## How fast do you drive through downtown on Bridge Street?



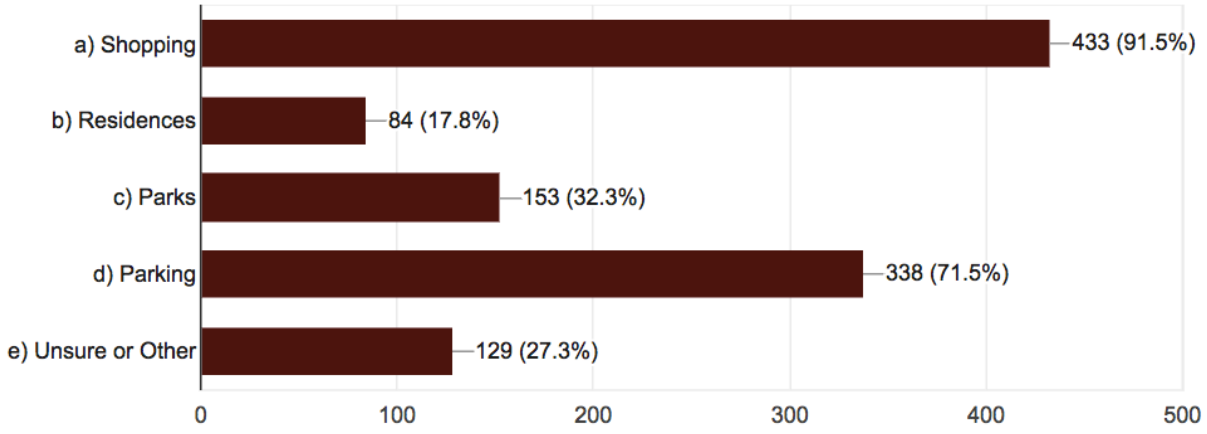

Question 6

## Would you feel safe walking along Bridge Street?



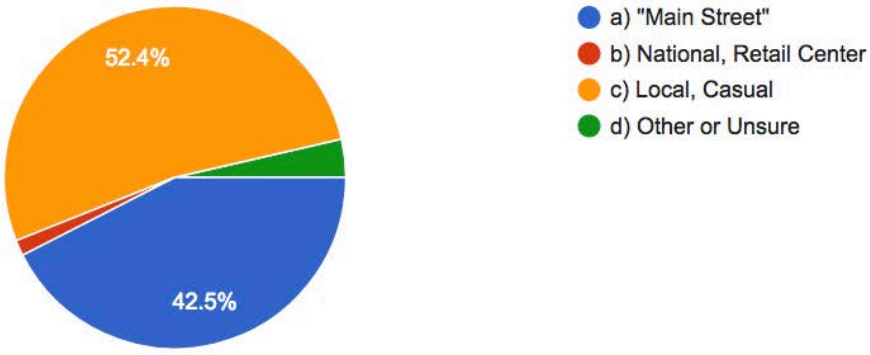
Question 7

## What is missing most from downtown? (Check multiple)



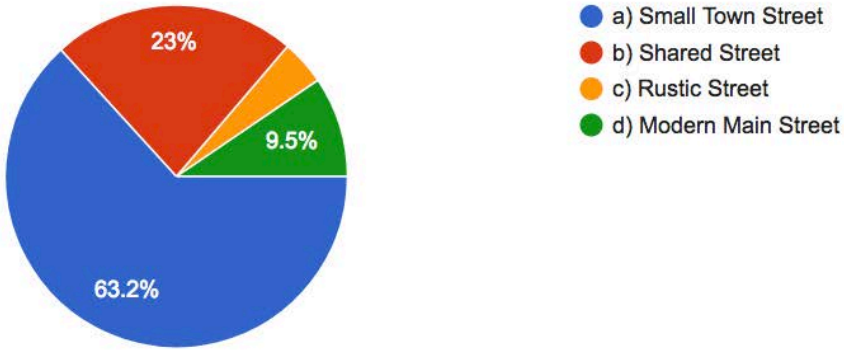

Question 8

## Which image most represents your vision of downtown?



Question 9

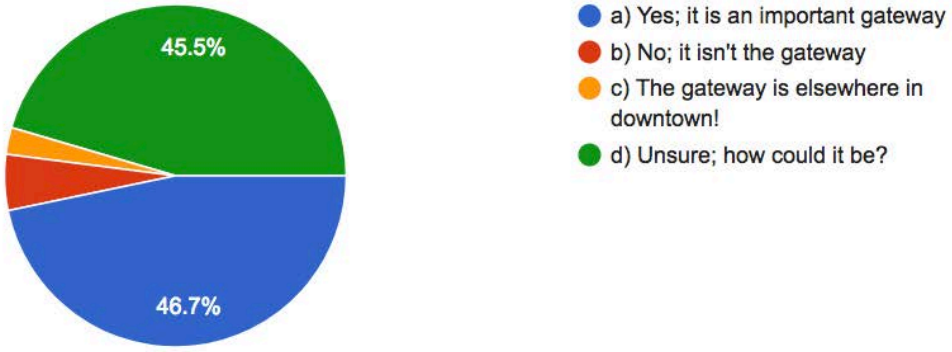
## Which street character do you prefer?




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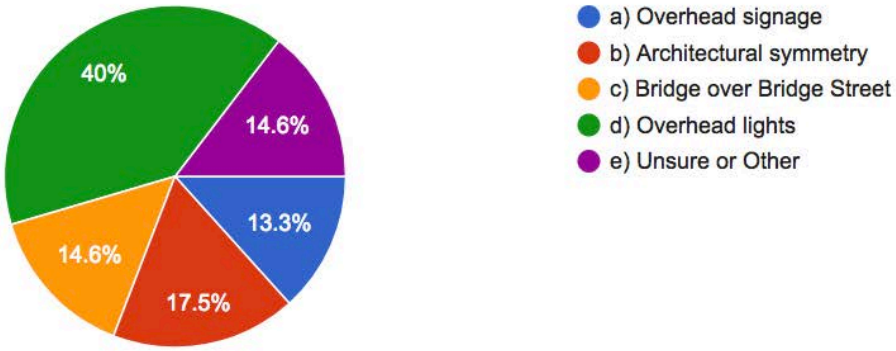
Question 10

## Should Bridge Street be a gateway to downtown?



Question 11

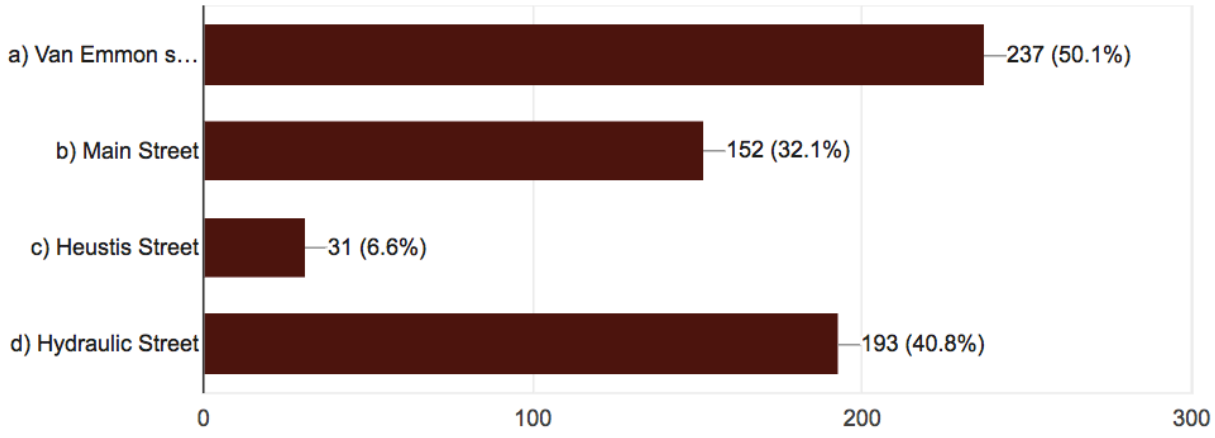
## Which is a preferred gateway element into downtown?




---

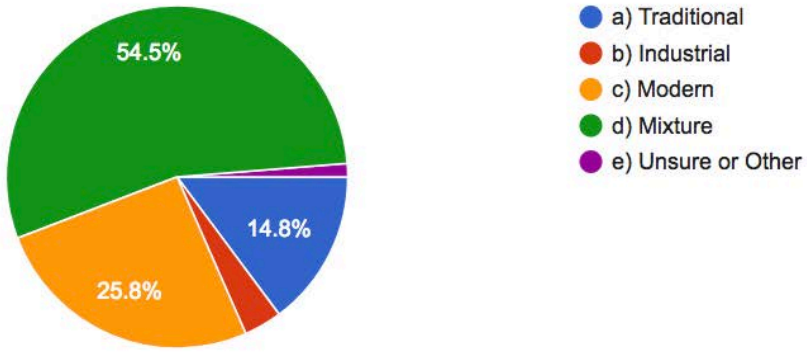
Question 12

## Which street do you most consider an 'A' Street? (Check multiple)



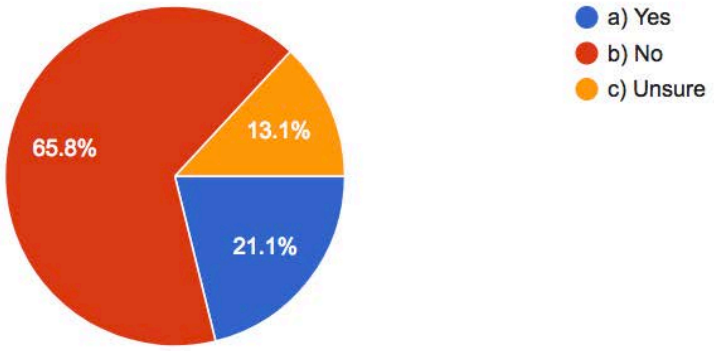
Question 13

## Which architectural character do you prefer?



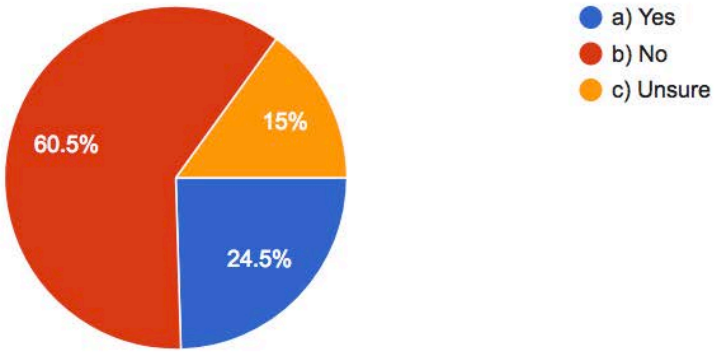

Question 14

## Would attached housing be a good fit downtown?



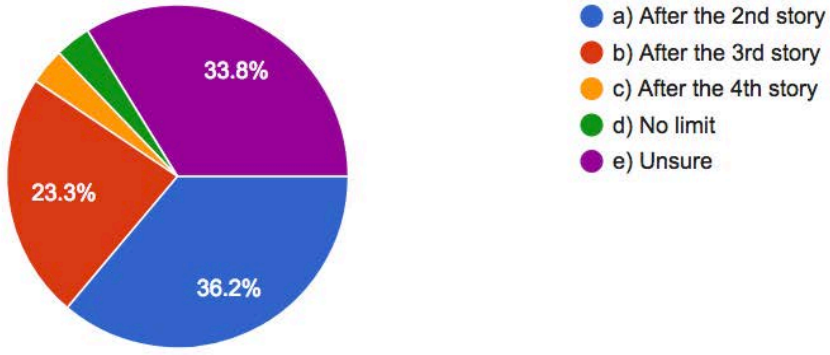
Question 15

## Would multi-family housing be a good fit downtown?



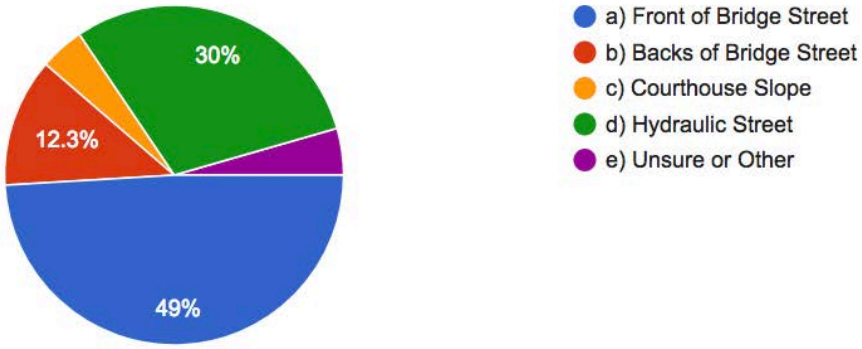

Question 16

## After how many stories should upper levels “step back” from the facade?



Question 17

## Which place would you invest in first?



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RIVER'S EDGE
COMING SOON-ISH
1836
DRINK LAB
AND
PROVISIONS
THEATRE
RIVERSEDGE
219

# YORKVILLE

## Downtown Overlay District

## Form-Based Code

United City of Yorkville ILLINOIS

FARR ASSOCIATES

## Acknowledgements

United City of Yorkville
Farr Associates
Former Mayor Gary J. Golinski
Bart Olson, *City Administrator*
Erin Willrett, *Assistant City Administrator*
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Jason Engberg, *Senior Planner*
Eric Dhuse, *Public Works Director*
Lisa Pickering, *City Clerk*
Richard T. Hart, *Chief of Police*
Tim Evans, *Director of Parks and Recreation*
Brad Sanderson, EEI, *Engineering Consultant*

**City Council**
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Joel Frieders, *Alderman*
Chris Funkhouser, *Alderman*
Ken Koch, *Alderman*
Jacquelyn Milschewski, *Alderman*
Jason Peterson, *Alderman*
Arden Joe Plocher, *Alderman*
Seaver Tarulis, *Alderman*
Daniel Transier, *Alderman*

**Planning and Zoning Commissioners**
Randy Harker, *Chairman*
Reagan Goins, *Commissioner*
Debra Horaz, *Commissioner*
Don Marcum, *Commissioner*
Jeff Olson, *Commissioner*
Richard Vinyard, *Commissioner*
Daniel Williams, *Commissioner*

United City of Yorkville ILLINOIS

FARR ASSOCIATES

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DRAFT

# 10-21-1 Introduction

## A. Title

This Article 10-21 shall be known, cited, and referred to as the Downtown Overlay District code. Any reference to this Article following its effective date shall mean this entire Article as it may hereafter be amended.

## B. Intent

It is the intent of this Article to provide development standards to the United City of Yorkville for downtown and adjacent redevelopment areas that promote public health, safety, and general welfare of the community, including, but not limited to the specific purposes set forth below.

1. To guide the development of a mix of uses and a pedestrian-oriented environment as established in the United City of Yorkville 2016 Comprehensive Plan, adopted September 2016, and the 2019 Yorkville Downtown Overlay District Streetscape Master Plan.
2. To provide for a mix of housing types within the Downtown Overlay District and adjacent areas for people of all ages and lifestyles.
3. To achieve development that is appropriate in scale and intensity for the Downtown Overlay District and adjacent neighborhoods.

## C. Overview of the Code

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

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

3. **Section 10-21-3: Uses.** Use requirements are defined in Section 10-21-3 for each of the Street Districts. Uses may also be further limited by the Building Types. Refer to Section 10-21-2 Building Types and the "Uses" section in the tables per building type.
4. **Section 10-21-4: Building Types.** Six (6) Building Types are defined for use in the Street Districts. A mix of building types are typically permitted per district. These Building Types outline the desired building forms for the new construction and renovation of structures and contain regulations that determine physical building elements such as build-to-zones, transparency levels, entrance location, and parking location. Refer to Figure 10-21-4A (1) for a typical Building Type page layout.
5. **Section 10-21-5: Site Development Standards.** The site development standards provide references to other City ordinances or parts of the zoning ordinance and may include additional information or revision to those ordinances applicable only to the Street Districts. These include signage, parking, and landscape.

## D. Applicability

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

## E. How to Use the Code.

Refer to Figure 10-21-1D (1) for a step by step illustration about applying the code to a parcel. Throughout this section, call out boxes titled "How to Use the Code" appear with code application instructions.

## F. Development Approval Process

1. **Site Plan Review.** An approved site plan is required for the development or redevelopment of all parcels in any District (refer to 10-4 of the Zoning Ordinance) with the following revisions:
   (a) The Community Development Director may approve a major site plan if the site plan complies with all requirements of the city's zoning ordinance. If the Community Development Director denies approval of a major site plan, including the provision of written comments as to the reason for such denial, the denial may be appealed by the applicant to the Planning and Zoning Commission for review. The Planning and Zoning Commission shall then recommend approval to City Council the major site plan, recommend approval to City Council of the major site plan with conditions, or recommend denial of the site plan to City Council.
2. **Deviations.** The Applicant shall submit requested deviations to the Community Development Director with the Site Plan application. The Community Development Director may approve deviations to a site plan for the following:
   (a) Minor Deviations. The Community Development Director may approve minor deviations to any dimension or percentage as follows:
      i. The location of the building within up to one (1) foot from any minimum yard requirement or build-to zone width/ location.
      ii. Up to five percent (5%) increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
      iii. Up to five percent (5%) decrease in Front Property Line coverage.
      iv. Additional height of any story up to two (2) feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
   (b) Design Deviations. The Community Development Director shall review and make a recommendation for the following deviations:
      i. Alternative Building Materials. The Director may approve alternative building materials from the requirements of Section 10-21-5, with the exception of the prohibited materials. For approval, the Applicant shall submit samples and local examples of the material a minimum of four weeks prior to the review, to allow site visits to the location.

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ii. Facade Variety Alternative. The Director may approve a reprieve from the facade variety requirements in Section 10-21-4. The Applicant shall submit fully rendered elevations and three (3) dimensional drawings of all street facades with materials samples for all surfaces to prove a higher quality building design with variation and relief from monotony.

(c) Existing Building Deviations. The Planning and Zoning Commission shall review and make a recommendation to City Council for the following deviations, when applied to the renovation of an existing building(s):

i. For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of sixty percent (60%); however, any expansion on the ground story shall contribute to the extension of the front property line coverage.

ii. For renovation of existing buildings, the location of the building within up to five (5) feet from any minimum yard requirement or build-to zone width/location.

iii. For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two (2) feet for existing stories.

iv. For renovation of existing buildings, other required dimensions may be modified up to five (5) feet or ten percent (10%), whichever is less, unless otherwise modified by this section.

## G. Nonconforming Structures

1. **Nonconforming Uses.** Refer to Section 10-15 of this Article for Non-Conforming Uses requirements with the following exception and addition.

2. **Nonconforming Structures.** The following regulations allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the provisions of this code.

(a) All Building Type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than sixty percent (60%) in gross building square footage.

(b) When the existing front or corner facade is located within the build-to zone and a renovation of the front facade occurs with or without any added building square footage, the Street Facade Requirements and Entrance Type Requirements of any permitted Building Type shall be met when the renovation includes any of the following:

i. Installation of additional doors or a change in location of a door;

ii. Expansion or change in location of thirty percent (30%) of windows on any street façade; or

iii. Replacement of thirty percent (30%) or more of facade materials on any street facade with a different facade material.

(c) When the existing building front or corner facade is located within the build-to zone and a renovation of the shape or style of the roof occurs with or without added building square

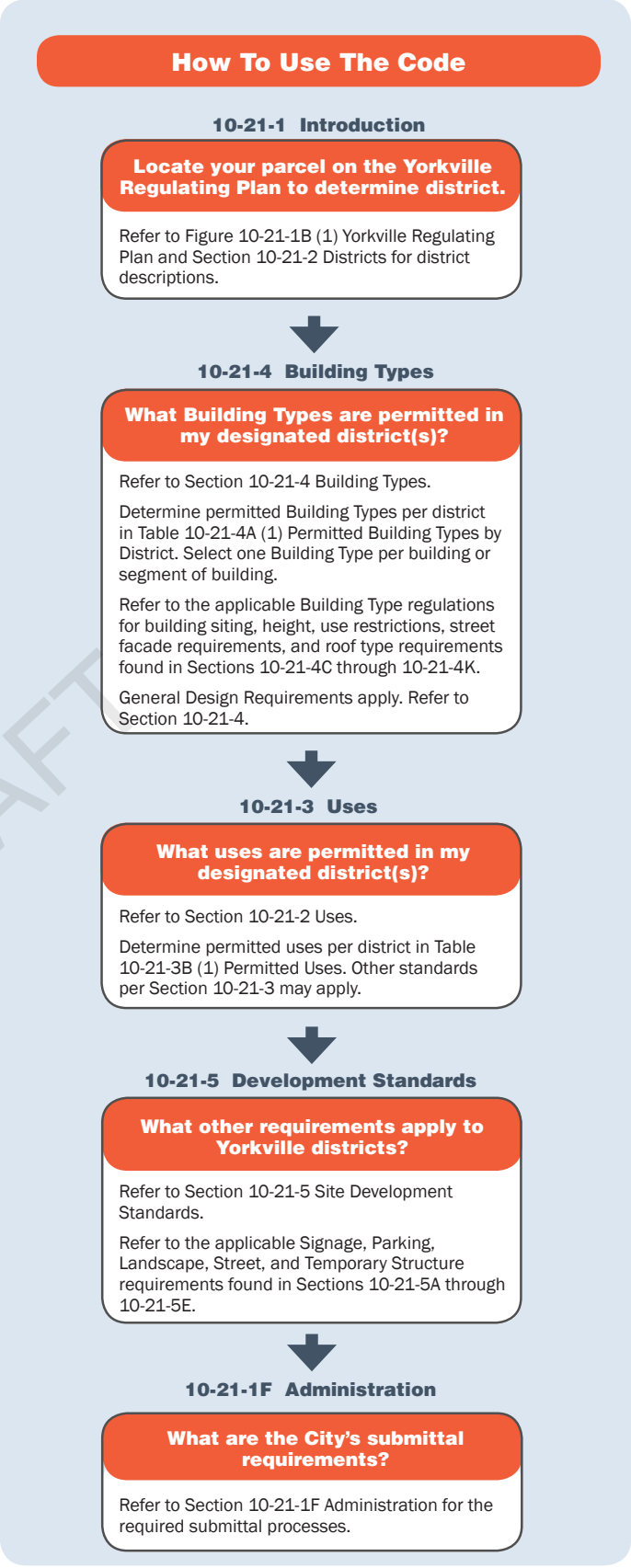



**Figure 10-21-1D (1). Yorkville Code Flow Chart.**

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

footage, the Roof Type Requirements of any permitted Building Type shall be met.

(d) Under all circumstances, no portion of the Building Type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass.

### H. Definitions

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

Applicant. The Owner of a subject property or the authorized representative of the Owner on which a land development application is being made.

Block. Refer to Section 10-2-3 for definition.

Block Depth. A Block measurement that is the horizontal distance between the Front Lot Line on a Block Face and the Front Lot Line of the parallel or approximately parallel Block Face.

Block Ends. The Lots located on the end of a Block; these Lots are often larger than the Lots in the interior of the Block or those at the opposite end of the Block and can be located on a more intense Street Type. They are typically more suitable for more intensive development, such as multiple family or mixed Use development.

Block Face. The aggregate of all the building Facades on one side of a Block.

Block Length. A Block measurement that is the horizontal distance along the Front Lot Lines of the Lots comprising the Block.

Building Type. The Facade of a structure defined by the combination of configuration, form, and function as it relates to the adjacent street. Refer to 10-21-4B Building Type Standards for more information and the list of permitted Building Types.

Build-to Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 10-21-1H (3).

Courtyard. An outdoor area enclosed by a building on at least three (3) sides and is open to the sky.

Coverage, Building. The percentage of a Lot developed with a Principal or Accessory Structure.

Coverage, Impervious Site. The percentage of a Lot developed with Principal or Accessory Structures and Impervious Surfaces, such as driveways, sidewalks, and patios. Refer to “Lot Coverage” in Section 10-2-3.

Eave. The edge of a pitched roof, typically overhangs beyond the side of a building.

Entrance Type. The permitted treatment types of the Ground Floor Facade of a Building Type. Refer to Section 10-21-4I for more information and a list of permitted Entrance Types.

Expression Line. An architectural feature consisting of a decorative, three (3) dimensional, linear element, horizontal or vertical, protruding or indented at least two (2) inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.

Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as Expression Lines. The front facade is any building face adjacent to the Front Lot Line.

Frontage District. A type of zoning district specific to this Article, where the location, height and bulk of structures is defined by Building Types. Refer to Section 10-21-4.

Landscape Area. Area on a Lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping. Landscape Areas may include landscape, sidewalks, patios, or other pedestrian amenities.

Lot, Flag. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

Lot, Interior. For the purposes of this Chapter, a parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one Lot Line; surrounded by Lots along the remaining Lot Lines.

Lot, Through. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

Lot Area. Refer to Section 10-2-3 for definition; it is typically denoted in square feet or acres.

Lot Depth. For the purposes of this Chapter, the smallest horizontal distance between the Front and Rear Lot Lines measured approximately parallel to the Corner and/or Side Lot Line. Refer to Figure 10-21-1H (2).

Lot Frontage. Refer to Section 10-2-3 for definition.

Lot Line, Corner. For the purposes of this Chapter, a boundary of a Lot that is approximately perpendicular to the Front Lot Line and is directly adjacent to a public Right-of-Way, other than an Alley or railroad. Refer to Figure 10-21-1H (2).

Lot Line, Front. For the purposes of this Chapter, the boundary abutting a Right-of-Way, other than an Alley, from which the required Setback or Build-to Zone is measured, with the following exceptions.

(a) Corner and through Lots that abut a Primary Street (refer to Figure 10-21-2G (4)) shall have the Front Lot Line on that Primary Street.

(b) Corner and Through Lots that abut two (2) Primary Streets or do not abut a Primary Street shall utilize the orientation of the two (2) directly adjacent lots, or shall have the Front Lot Line determined by the Director.

(c) Lot Line, Rear. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Open Space. Refer to Section 10-2-3 (Public Open Space and Usable Open Space) for definitions. Open space may also be utilized to host temporary private or community events, such as a farmer’s

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market or art fair.

Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

Primary Street. A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 10-21-2G (4) for mapped Primary Streets.

Roof Type. The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 10-21-4I for more information and a list of the permitted Roof Types.

Scale. The relative size of a building, street, sign, or other element of the built environment.

Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

Setback. For the purposes of this Chapter, the horizontal distance from a Lot Line inward, beyond which a structure may be placed. For the purposes of this Chapter, structures and parking lots are not permitted within a Setback, unless specifically stated otherwise in this Chapter. Refer to Figure 10.21.1H (1).

Solar Reflectance Index (SRI). A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from zero (0) to one hundred (100) and is defined so that a standard black surface is zero (0) and a standard white surface is one hundred (100). To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

Story. For the purposes of this Chapter, a habitable level within a building measured from finished floor to finished floor. Refer to Section 10-21-4 for dimensions.

Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished Grade on the Front and Corner Facades, excluding basements or cellars.

Story, Half. For the purposes of this Chapter, a story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

Story, Upper. Also referred to as upper floor. The floors located above the Ground Story of a building.

Street Face. The Facade of a building that faces a public Right-of-Way.

Street Frontage. Also refer to Lot Frontage. The portion of a building or Lot directly adjacent to a vehicular Right-of-Way.

Street Termini. At a three (3)-way or "T" intersection, it is the location where one street terminates at the other street.

Streetwall. The vertical plane created by building Facades along a street. A continuous Streetwall occurs when buildings are located in a row next to the sidewalk without vacant Lots or significant Setbacks.

Transparency. The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

Yard. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (3) Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.

(a) Yard, Corner Side. A Yard extending from the corner side building Facade along a Corner Side Property Line between the Front Yard and Rear Property Line.

(b) Yard, Front. Refer to Section 10-2-3 for definition.

(c) Yard, Rear. Refer to Section 10-2-3 for definition.

(d) Yard, Side. Refer to Section 10-2-3 for definition.

Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.

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Build-to Zone vs Setback Line

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

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

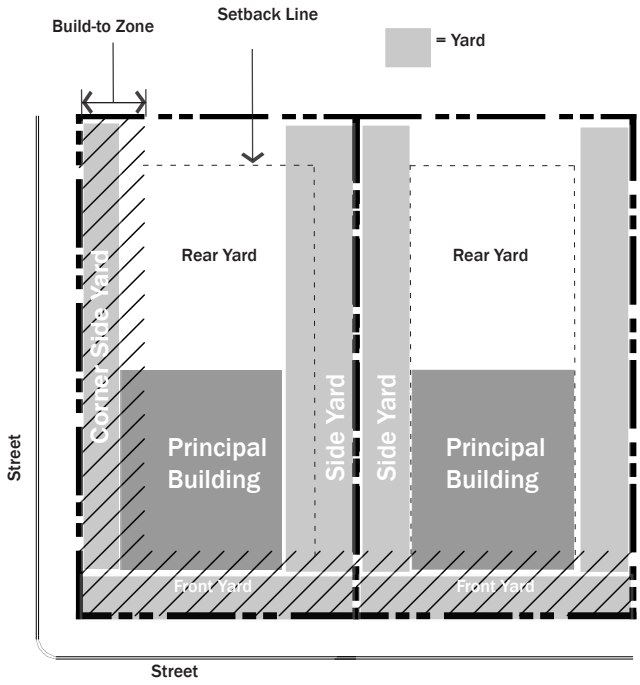



Figure 10-21-1H (3). Illustration of Yards.

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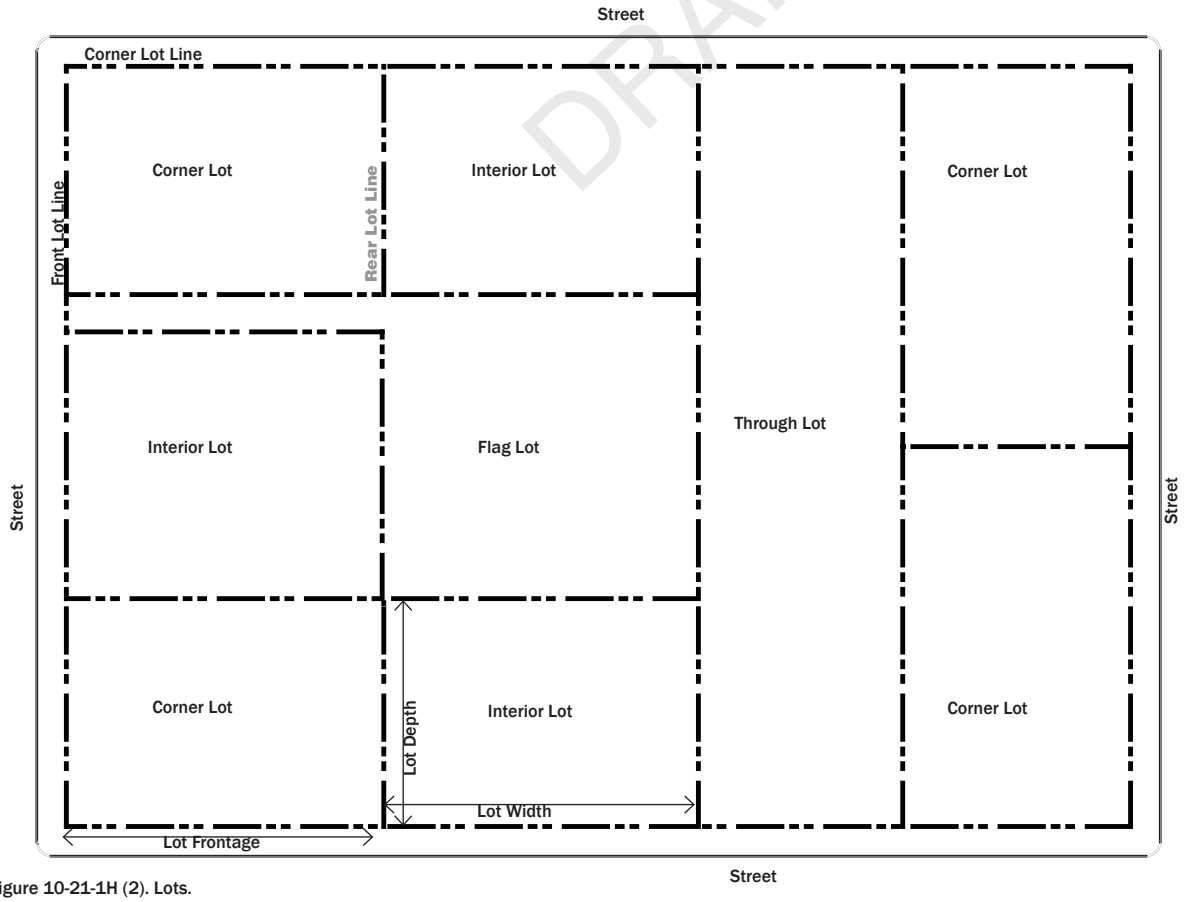



Figure 10-21-1H (2). Lots.

# 10-21-2 Districts

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

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

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## A. S1: Bridge Street District

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

| Bridge Street | |
|---|---|
| **Building Placement** | |
| Build-to Zone | 0’ to 10’ |
| Space Between Buildings | |
| Attached | 0’ |
| Detached | 5’ to 10’ |
| **Building Volume** | |
| Maximum Building Height | 80’ |
| Maximum Stories | 6 |
| Minimum Ground Floor Height | 14’ |
| **Typical Street Attributes** | |
| Typical ROW Width | 72’ |
| Number of Travel Lanes | 4 |
| Lane Width | 10’ to 13’ |
| Dedicated Turn Lanes | 1 |
| Parking Lanes | none |
| Pavement Width | 60’ |
| Dedicated Bicycle Facilities | none |
| **Pedestrian Realm** | |
| Pedestrian Facilities | 6’ wide sidewalk |
| Street Buffer | concrete barrier |

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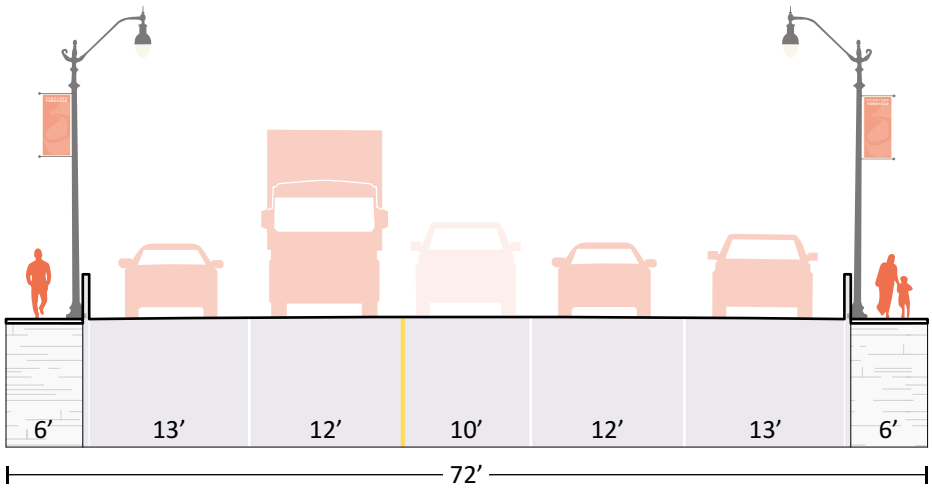



Figure 10-21-2A (1). Bridge Street (Long-term).

### B. S2: Hydraulic Street District

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

| Hydraulic Street | |
|---|---|
| **Building Placement** | |
| Build-to Zone | 0' to 15' |
| Space Between Buildings | |
| Attached | 0' |
| Detached | 10' |
| **Building Volume** | |
| Maximum Building Height | 80' |
| Maximum Stories | 5 |
| Minimum Ground Floor Height | 14' |
| **Typical Street Attributes[1]** | |
| Typical ROW Width | 48' to 66' |
| Number of Travel Lanes | 2 |
| Lane Width | 10' to 12' |
| Dedicated Turn Lanes | none |
| Parking Lanes | 1 lane of parallel parking on south side of street |
| Pavement Width | 22' |
| Dedicated Bicycle Facilities | Multi-purpose lane on north side of street |
| **Pedestrian Realm** | |
| Pedestrian Facilities | 6' to 8' wide sidewalk |
| Street Buffer | 1 lane of parallel parking on south side of street; 4' planter on north side of multi-purpose street |

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Notes:

[1] The Streetscape Master Plan includes a proposed slip lane on the south side of Hydraulic Street between Bridge Street and Heustis Street. This table includes dimensions for the public right-of-way section of the street.

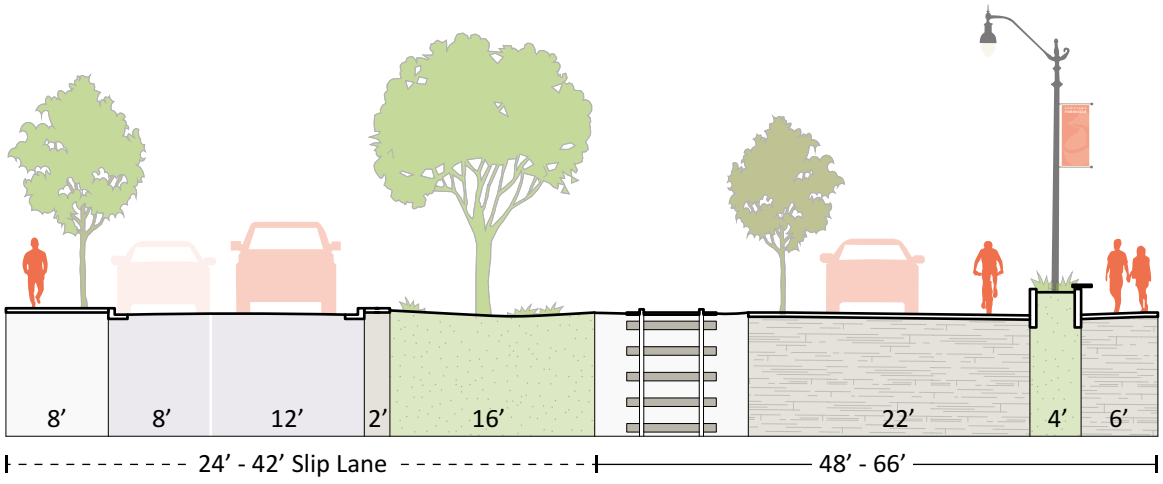



**Figure 10-21-2B (1). Hydraulic Street (Long-term).**

### C. S3: Van Emmon Street District

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

| Van Emmon Street | |
|---|---|
| **Building Placement** | |
| Build-to Zone | 0' to 20' |
| Space Between Buildings | |
| Attached | 0' |
| Detached | 10' |
| **Building Volume** | |
| Maximum Building Height | 80' |
| Maximum Stories | 5 |
| Minimum Ground Floor Height | 12' |
| **Typical Street Attributes** | |
| Typical ROW Width | 60' |
| Number of Travel Lanes | 2 |
| Lane Width | 12' |
| Dedicated Turn Lanes | none |
| Parking Lanes | 1 lane of parallel parking on each side of street; permeable paving 1 lane of parallel parking each side of street (intermittent planting on south side to accommodate parking) |
| Pavement Width | 24' to 40' |
| Dedicated Bicycle Facilities | none |
| **Pedestrian Realm** | |
| Pedestrian Facilities | 8' to 12' wide sidewalk |
| Street Buffer | 1 lane of parallel parking on north side of street; street trees or 1 lane of parallel parking on south side of street |

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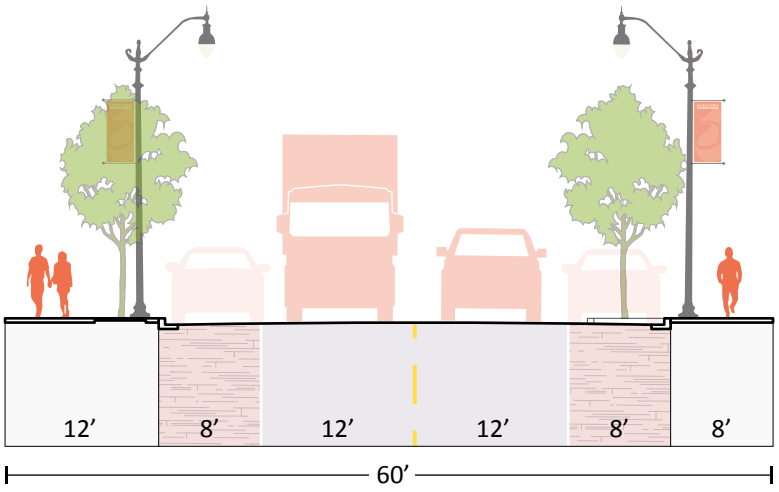



Figure 10-21-2C (1). Van Emmon Street (Long-term).

### D. S4: 'B' Street District

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

| 'B' Street | |
|---|---|
| **Building Placement** | |
| Build-to-line Location | 0' to 20' |
| Space Between Buildings | |
| Attached | 0' |
| Detached | 10' |
| **Building Volume** | |
| Maximum Building Height | 80' |
| Maximum Stories | 5 |
| Minimum Ground Floor Height | 9' |
| **Typical Street Attributes** | |
| Typical ROW Width | 50'-60' |
| Number of Travel Lanes | 2 |
| Lane Width | 11' |
| Dedicated Turn Lanes | none |
| Parking Lanes | 1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking) |
| Pavement Width | 26' |
| Dedicated Bicycle Facilities | none |
| **Pedestrian Realm** | |
| Pedestrian Facilities | 5' wide sidewalk |
| Street Buffer | 13' swale and/or stormwater buffer; optional parking |

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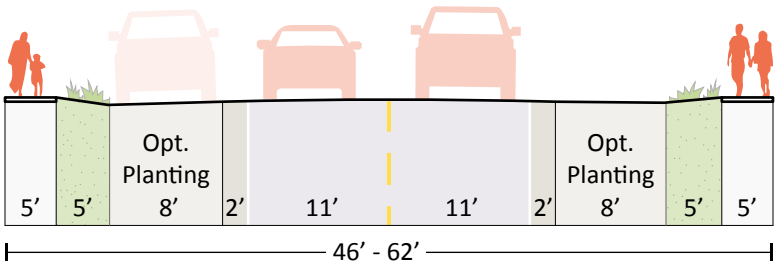



Figure 10-21-2D (1). 'B' Street (Long-term).

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

The 'B' Street Residential District is a lower-scale residential district with a mix of townhouses and yard buildings. With a maximum height of six (6) stories under the general provision of the zoning code, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.

| 'B' Street - Residential | |
|---|---|
| **Building Placement** | |
| Build-to-line Location | 0' to 15' |
| Space Between Buildings | |
| Attached | 0' |
| Detached | 10' |
| **Building Volume** | |
| Maximum Building Height | 80' |
| Maximum Stories | 3.5 |
| Minimum Ground Floor Height | 9' |
| **Typical Street Attributes** | |
| Typical ROW Width | 50' to 60' |
| Number of Travel Lanes | 2 |
| Lane Width | 11' |
| Dedicated Turn Lanes | none |
| Parking Lanes | 1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking) |
| Pavement Width | 26' |
| Dedicated Bicycle Facilities | none |
| **Pedestrian Realm** | |
| Pedestrian Facilities | 4' wide sidewalk |
| Street Buffer | 13' swale and/or stormwater buffer; optional parking |

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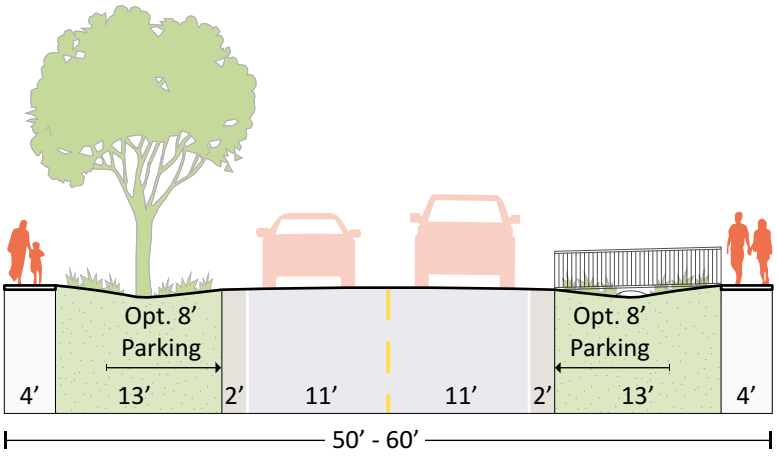



Figure 10-21-2E (1). 'B' Street - Residential (Long-term).

### F. Hierarchy of Districts

Development under this code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these streets intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street. Figure 10.21.2G (1) illustrates the hierarchy of street types.

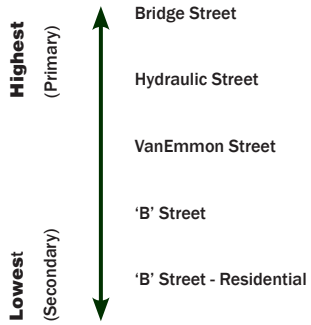



Figure 10-21-2G (1). Hierarchy of Street Types.

### G. Primary Streets

The Primary Streets Map designates Primary, Secondary, and Tertiary Streets within the Downtown Overlay District. These designations prioritize the street frontages for locating the Front Lot Line for required amounts building frontage and allowable amounts of parking frontage. Refer to Figure 10.21.2G (4).

1. **Vehicular Access.** Vehicular access is also managed through this street prioritization within the Building Type requirements (refer to Section 10-21-4). See Figure 10.21.2G (2) and Figure 10.21.2G (3) for illustration of permitted vehicular access locations.
   (a) The order of access is typically as follows, unless otherwise permitted by Building Type:
      i. Lane (Tertiary Street) or Alley (un-mapped) permits unlimited access.
      ii. If no Lane or Alley exists, one (1) driveway per secondary street frontage is permitted.
      iii. If no tertiary or secondary street abuts the parcel, one driveway is permitted off the Primary Street and shared access with adjacent properties is encouraged.
   (b) Refer to the Subdivision Control Ordinance for additional requirements of vehicular access off adjacent streets. Interparcel Access requirements shall be met.
2. Primary, Secondary, and Tertiary Street Designations.
   (a) Primary Streets. Primary streets require the most intact and continuous streetwall with few, if any, driveway access. The Front Lot Line shall always be located on the Primary Street. When a parcel is fronted by more than two (2) primary streets, the Director shall determine which is the appropriate street for the Front Lot Line. The determination should be based on locations of existing and other proposed development Front Lot Lines.
      i. Vehicular access should not be located off a primary street, unless no other options exists. Refer to Section 10-21-4 Building Type requirements for allowances of vehicular access, if applicable.
   (b) Secondary Streets. Secondary streets are intended to have a fairly continuous streetwall, but will likely have a driveway for each parcel. If no tertiary street exists, access will likely be off the secondary street.
   (c) Tertiary Streets. Tertiary streets typically have no streetwall requirements and could be fronted by parking structures and parking lots with multiple drives and/or vehicular access points.

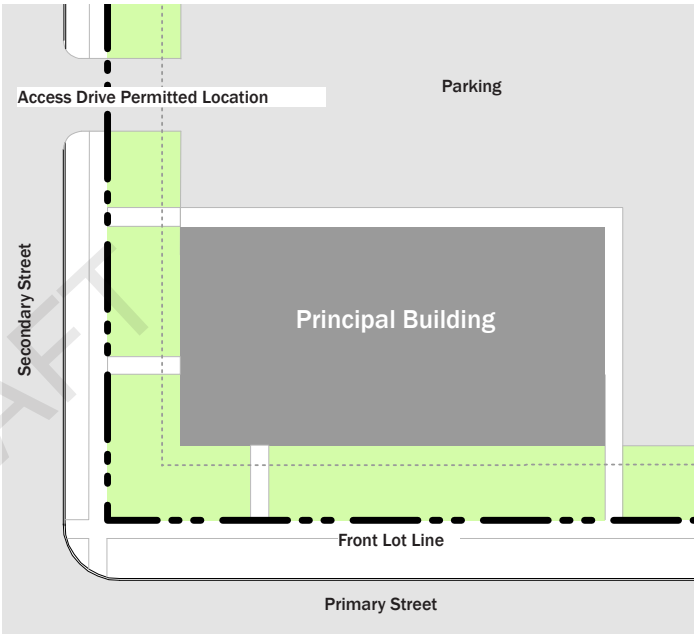



Figure 10-21-2G (2). Secondary Street Frontage: Access Drive Permitted Location

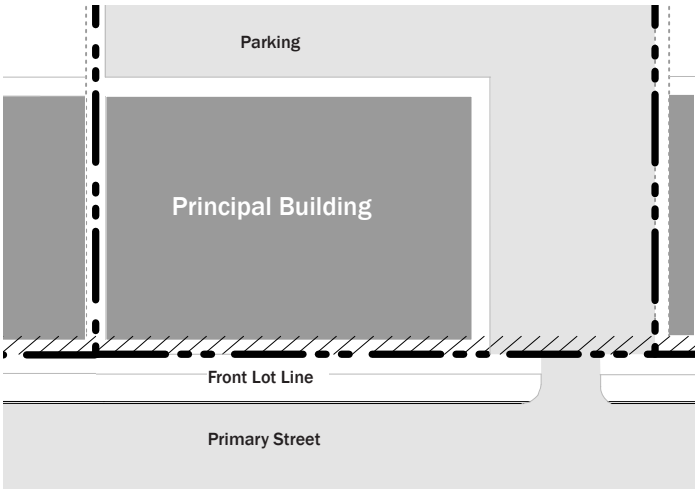



Figure 10-21-2G (3). Primary Street Frontage Only: Access Drive Permitted Location

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Figure 10-21-2G (4). Primary Streets Map.

# 10-21-3 Uses

## A. General Provisions

The following establishes a simplified set of uses permitted within the Building Forms of each downtown form-based zoning district.

1. **Uses by District.** Permitted and special uses available in each form-based district are shown in Table 10-21-3B (1).
2. **Use Definitions.** Uses listed in Tables 10-21-3C (1) - 10-21-3C (4) are defined in Section 10-2-3 of the Zoning Ordinance. Further definitions applicable only to the Yorkville Form-Based Districts are located in Section 10-21-3C.
3. **Permitted Use ("●").** These uses are permitted by-right in the form districts in which they are listed.
4. **Permitted in Upper Stories Only ("◓").** These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least twenty feet from the front primary facade.
5. **Requires a Special Use Permit ("○").** These uses require a Special Use Permit (refer to Section 10-6 Special Use Regulations) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the special use.
6. **Permitted with Development Standards ("◐").** These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development standards. These standards, combined with the Building Type requirements, are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.
7. **Prohibited Use.** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district.
8. **City Determination.** When a proposed land use is not explicitly listed in Table 10-21-3B (1), the Director shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Planning and Zoning Commission.
9. **Temporary Accessory Uses.** Temporary accessory uses are permitted in all Downtown Overlay Districts, including outdoor displays, seasonal displays and sales, festivals, and vendors. The following requirements apply:
   (a) Outdoor displays are permitted up to eight (8) hours per day, no more than three (3) consecutive days in any one (1) month.
   (b) Build-to Zone. Temporary outdoor displays of merchandise are permitted in the Build-to Zone without a permit, subject to all other requirements of Section 10-21-3.
   (c) Right-of-way. Any temporary outdoor display or occupation in the right-of-way requires a review approval by the Community Development Director.

**How To Use The Code**

**Permitted Use Table**

The Permitted Use Table contains all the uses permitted in the Downtown Overlay District. It is organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

**Key**

- ● Permitted
- ◓ Permitted in Upper Stories Only
- ◐ Permitted with Development Standards
- ○ Requires Special Use Permit

| | Districts | | | | |
|---|---|---|---|---|---|
| | CC1: Core | CC2: Shopping | CC3: Core Support | CC4: Residential / Office | CC5: Gateway |
| **Residential & Lodging Uses** | | | | | |
| Residential | ◓ | ◓ | ● | ● | ◓ |
| Bed & Breakfast | | | | ○ | |
| Hotel/Motel | ◐ | ● | ● | ● | ● |
| Care Facilities | ◓ | ◓ | ● | ○ | ● |
| Senior Housing | ◐ | ◐ | ◐ | ◐ | ◐ |
| **Civic / Institutional Uses** | | | | | |
| Assembly Uses | | | ● | ● | ● |
| Civic Offices & Services | ● | ● | ● | ● | |
| Library/Museum | ● | ● | ● | ● | ● |
| School: Elementary, Secondary | | | ● | ● | ● |
| School: High School | | | | ● | ● |
| School, Private or Special | | | | ○ | ○ |
| **Retail Uses** | | | | | |
| Neighborhood Retail | ● | ● | ● | ◐ | ● |
| General Retail | | ● | | | ● |
| Adult Establishments | | ◐ | ◐ | | ◐ |
| **Service Uses** | | | | | |
| Neighborhood Service | ● | ● | ● | ◐ | ● |
| General Service | | ● | | | ● |
| Automotive Specialty Shop | | | | | ◐ |
| Service Station | | | | | ◐ |
| Commercial Amusement, Outdoor | | | | | ○ |
| Daycare Facility | | | ● | ● | ● |
| Hospital | | | ● | | ● |
| Veterinary Clinic/Hospital or Kennel (Enclosed) | | ◐ | ◐ | | ◐ |

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Figure 10-21-3A (1). Yorkville Code Permitted Uses How-To.

| | Districts | | | | |
|---|---|---|---|---|---|
| | S 1: Bridge Street | S 2: Hydraulic Street | S 3: Van Emmon Street | S 4: 'B' Street | S 5: 'B' Street - Residential |
| **Residential & Lodging Uses Category** | | | | | |
| Residential Dwelling | ◓ | ● | ● | ● | ● |
| Hotel/Motel | ◐ | ◐ | ◐ | ○ | |
| Bed & Breakfast Inn | ◓ | ◓ | ○ | ○ | ○ |
| Residential Care Facility | | | | ○ | ○ |
| Senior Housing | | ◐ | ◐ | ◐ | ○ |
| **Civic & Institutional Uses Category** | | | | | |
| Civic Offices & Services | ● | ● | ● | ● | ● |
| Library/Museum | ● | ● | ● | ○ | ○ |
| Police & Fire | ◐ | ◐ | ◐ | | |
| Post Office (no distribution) | ● | ● | ● | | |
| Religious & Organization Assembly | ● | ● | ● | ● | ● |
| School: Public or Private | ○ | ○ | ○ | ○ | ○ |
| School: College | ○ | ○ | ○ | ○ | ○ |
| **Retail & Service Uses Category** | | | | | |
| Neighborhood Retail (<8,000 sf) | ● | ● | ● | ● | ○ |
| General Retail | ◐ | ◐ | ◐ | | |
| Neighborhood Service | ● | ● | ● | ○ | ○ |
| General Service | ◐ | ◐ | ◐ | | |
| Recreation/Entertainment | ● | ● | ◐ | ○ | |
| Automotive Services | | ○ | ○ | ○ | |
| Food Services & Drinking Places | ● | ● | ● | ● | ○ |
| **Office & Industrial Uses Category** | | | | | |
| Office | ◓ | ● | ● | ● | |
| Small-Scale Industry | ◐ | ◐ | ◐ | ● | |
| **Infrastructure Uses Category** | | | | | |
| Communication Antennae & Towers | ○ | ○ | ○ | ○ | ○ |
| Parking Lot | ◐ | ◐ | ◐ | ◐ | ◐ |
| Parking Structure | ◐ | ◐ | ◐ | ◐ | ◐ |
| Public Utility & Infrastructure | ● | ● | ● | ● | ● |
| **Open Space Uses Category** | | | | | |
| Open Space | ◐ | ◐ | ◐ | ◐ | ◐ |

| | Districts | | | | |
|---|---|---|---|---|---|
| | S 1: Bridge Street | S 2: Hydraulic Street | S 3: Van Emmon Street | S 4: 'B' Street | S 5: 'B' Street - Residential |
| **Accessory Uses** | | | | | |
| Alternative Energy Generation | ◐ | ◐ | ◐ | ◐ | ◐ |
| Amphitheater | | ○ | | ○ | |
| Car Washes, Detail Shops, and/or Service Stations | | ○ | ○ | ○ | |
| Drive Through Facility | | ○ | ○ | ○ | |
| Home Occupation | ● | ● | ● | ● | ● |
| Outdoor Storage of Goods | | ◐ | ◐ | ◐ | |
| Outdoor Restaurant Dining | ● | ● | ● | ● | |
| Parking Lot (Accessory) | ◐ | ◐ | ◐ | ○ | |
| Parking Structure (Accessory) | ◐ | ◐ | ◐ | | |
| Roadside Produce Stand/Vending | | ◐ | | ◐ | |
| Sidewalk Sales | ◐ | ◐ | ◐ | ○ | ○ |
| Temporary Storage Containers | | ◐ | ◐ | ◐ | ◐ |
| Mobile Food Vendors | ◐ | ◐ | ◐ | ◐ | ◐ |
| Temporary Structures | ◐ | ◐ | ◐ | ◐ | ◐ |

**Key**

● Permitted
◓ Permitted in Upper Stories Only
◐ Permitted with Development Standards
○ Requires Special Use Permit

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Table 10-21-3B (1). Permitted Uses Table.

# 10-21-3 Uses

### B. Permitted Use Table

See Table 10-21-3B (1) for a list of permitted and special uses.

### C. Use Requirements

1. **Residential and Lodging Uses.** A category of uses that include several residence types.
   (a) Refer to 10-2-3 for the following definitions.
      i. Residential.
      ii. Bed & Breakfast Inn.
   (b) Hotel/Motel. Refer to 10-2-3 for definition. In the districts where a hotel/motel requires development standards ("◐"), rooms shall be located in the upper stories. Lobbies and eating facilities shall be located on the ground floor.
   (c) Residential Care Facility. A facility offering temporary or permanent lodging to the public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as dining and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where this use requires a special use permit ("◯"), refer to Section 10-21-1F for procedure and development standards.
   (d) Senior Housing. In the districts where Senior Housing requires development standards ("◐"), the following shall apply:
      i. Housing shall be designed, constructed and operated in accordance with the Fair Housing Amendments Act.
      ii. The Property shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the Department prior to the issuance of a Certificate of Occupancy.
   (e) Use Permits. When a use is listed as permitted with a Use Permit "◯," refer to Section 10-21-1F for procedure and development standards.
2. **Civic & Institutional Uses.** A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.
   (a) Civic Offices & Services. Any use that involves transactions between the City government and residents, property owners, or others doing business with the City or other activities related to the function of the municipality.
   (b) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
   (c) Police & Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
      i. Garage doors are permitted on the front facade.
      ii. Exempt from maximum driveway widths.
   (d) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
   (e) Religious & Organization Assembly. Assembly Uses include Assembly Hall; Church, Temple, or Other Place of Worship; and Clubs.
   (f) Use Permits. When a use is listed as permitted with a Special Use Permit "◯," refer to Section 10-21-1F for procedure and development standards.
3. **Retail & Service Uses.** A category of uses that include several retail and service types. Refer to Section 10-2-3 for definitions.
   (a) Neighborhood Retail. A use in this category occupies a space of less than 8,000 square feet. Neighborhood retail includes such uses as those listed in Table 10-21-3C (1).
      i. When Neighborhood Retail is permitted with development standards "◐", it is limited to 8,000 square feet.
   (b) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 10-21-3C (1).
   (c) Service Uses. A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.
   (d) Neighborhood Service. A use in this category occupies a space of less than 8,000 square feet. Neighborhood service includes such uses as those listed in Table 10-21-3C (2).
      i. When Neighborhood Service is permitted with development standards "◐", it is limited to 6,000 square feet.
   (e) General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 10-21-3C (2).
   (f) Recreation/Entertainment. Refer to Table 10-21-3C (3).
   (g) Automotive Services. Refer to Section 10-2-3 for definition. In the districts where this use requires a special use permit ("◯"), the following applies:
      i. The use shall meet all of the requirements of the Building Type, refer to Section 10-21-4.
      ii. Service doors shall all be located on the rear or interior side facade of the building.
      iii. The showroom or retail space shall be located in the front storefront of the building and shall occupy a minimum of twenty percent (20%) of the gross floor area.
   (h) Food Services & Drinking Places. Food Services & Drinking Places include only the following:
      i. Full Service Restaurants
      ii. Carry-out Food Service Stores
      iii. Quick Service Restaurants
      iv. Banquet Centers & Caterers
      v. Drinking Places (Alcoholic Beverages)

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vi. Brewpubs. A microbrewery that brews beer for both on and off-premise consumption, and may include a bar and/or restaurant.

vii. Wine Establishments. A properly licensed business which sells wine only (not liquor or beer) for both on and off-premise consumption, as well as wine accessories and/or merchandise.

4. **Office & Industrial Uses.** A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

(a) Office. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

(b) Small-Scale Industry. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Small-Scale Industry includes such uses as those found in Table 10-21-3C (5). List of Typical Uses in Cottage Industry Category. The following development standards apply:

i. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.

ii. The maximum overall gross floor area is limited to 10,000 square feet, unless otherwise noted.

iii. The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of twenty five percent (25%) of the gross floor area.

5. **Infrastructure & Open Space Uses.**

(a) Communication Antennae & Towers. Refer to Section 10-18. Communication Antennae & Towers located within the right-of-way or on utility poles are premitted.

(b) Parking Lot. A lot that does not contain a permitted building and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("○"), the following applies:

i. Corner Lots. A corner lot shall not be used as a parking lot.

ii. Adjacent Parking Lots. Two (2) parking lots cannot be located directly adjacent to one another.

iii. Single Family. Parking lot cannot be associated with a single family use.

iv. Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:

(i) At least seventy five percent (75%) of the spaces are dedicated for public use.

(ii) An approved joint parking agreement is in place.

v. Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.

vi. Commercial Vehicles. Parking lots for commercial vehicles are not permitted in Downtown Overlay Districts.

(c) Parking Structure. A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("○"), the following applies:

i. Corner Lots. A corner lot shall not be used for a parking structure.

ii. Adjacent Parking Lots. Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.

iii. Primary Street. No facade of the Parking Structure shall be located on a Primary Street. Refer to Figure 10-21-2G (4). For Parking Structures located on a Primary Street, the Main Street Building Type shall be utilized, requiring occupation of the building in the front thirty (30) feet of the facade on any Primary Street.

iv. Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:

(i) At least seventy five percent (75%) of the spaces are dedicated for public use.

(ii) An approved parking agreement is in place (refer to Section 10-16).

v. Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrianway.

vi Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these districts.

(d) Utility and Infrastructure. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

6. **Open Space Uses.** A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where open space is permitted with development standards ("◐"), the following apply:

i. Stormwater Accommodations. Open space that incorporates stormwater management on a site or district scale is encouraged.

(i) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.

(ii) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.

ii. This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.

iii. Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

7. **Accessory Uses.** A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to

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and customary in connection with the principal building or use and located on the same lot with such principal building or use.

(a) Alternative Energy Generation. Refer to Section 10-19. Alternative energy generation includes structures for solar, wind, and geothermal. The following development standards apply:

i. Roof or Building Mounted Solar panels are permitted with the following requirements:

(i) Panels mounted at the same angle of the roof or flush on the building facade are permitted on any roof or building face.

(ii) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.

(iii) Panels shall not extend more than ten (10) feet at maximum pitch/tilt above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three (3) feet.

ii. Roof Mounted Small Wind Energy Systems are permitted with the following requirements:

(i) Maximum rated capacity of five kW is permitted per turbine.

(ii) One turbine is permitted for each seven hundred and fifty (750) square feet of roof area.

(iii) Maximum height is fifteen (15) feet above the surface of the roof.

iii. Geothermal Energy is permitted in any yard with the following requirements:

(i) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten (10) feet, subject to all requirements of the Building Type.

(b) Amphitheater. Refer to Section 10-2-3 for definition. In the districts where an amphitheater is permitted with a special use permit "◯," the following apply:

i. Location. The amphitheater shall be located within an Open Space District (refer to Section 10-10).

ii. The hours of operation shall be posted and limited to the hours of 8:00 a.m. to 11:00 p.m.

(c) Car Washes, Detail Shops and/or Service Stations. Refer to Section 10-2-3 for definitions. In the districts where car washes, detail shops and/or service stations are permitted with a special use permit ("◯"), the following apply:

i. Location. Use must be located inside a parking garage and not visible from the exterior of the parking garage.

(d) Drive-through Facility. In the districts where drive-through structures are permitted with development standards ("◐"), the following applies. Refer to Figure 10-21-3C (1) for one illustration of the following requirements.

i. Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.

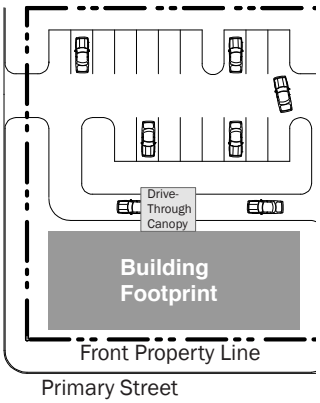



**Figure 10-21-3C (1). Recommended drive-through Facility layout.**

ii. Stacking Lanes. Stacking lanes shall be located perpendicular to the Primary Street or behind the building.

iii. The canopy and structure shall be constructed of the same materials utilized on the building.

(e) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

(f) Outdoor Storage of Goods.

i. Commercial Uses. This use includes outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the districts where Outdoor Storage of Goods is permitted with development standards ("◐"), the following apply:

(i) Loose materials shall not be stacked higher than six (6) feet.

(ii) Loose materials shall at a minimum be stored in a three sided shelter and shall be covered.

(iii) Materials shall be set back a minimum of ten (10) feet from any property line.

(iv) Materials shall not be located on required parking spaces or associated drive aisles.

(v) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the Side or Rear Buffer.

ii. Residential Uses. This use includes temporary storage of personal or household goods in personal on demand storage (PODS) containers. In the districts where outdoor storage of goods is permitted with development standards ("◐"), the following development standards apply:

(i) One (1) storage container can be located on a lot at a time.

(ii) On site storage of a container is permitted for up to two (2) months per year.

(iii) Containers shall not be located in the Front Yard, but permitted on a driveway.

(g) Outdoor Restaurant Dining. Commercial outdoor dining, serviced by an adjacent service use, and permitted in any

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yard. When in a side yard along the front Lot Line, the Patio Frontage buffer is required.

(h) Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to Section 10-21-4.

(i) Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to Section 10-21-4.

(j) Roadside Produce Stand or Vending. Refer to Section 10-21-1 for definition.

(k) Sidewalk Sales. A temporary outdoor sale of merchandise by retail businesses, typically occurring on the sidewalk within the public right-of-way for a limited period of time. In the districts where a Sidewalk Sale is permitted with development standards "◐," the following apply:

  i. A minimum of four (4) feet of the sidewalk must remain available for passing pedestrians.

  ii. Sidewalk Sales are permitted for up to three (3) days no more than six (6) times per calendar year.

  iii. Merchandise must be stored inside the building during non-business hours.

  iv. Merchandise sold shall either be regularly carried within the store, or have been regularly carried within the store in the past year.

(l) Temporary Storage Containers. Outdoor storage of personal or retail stock materials on a temporary basis within a portable storage container. When a Temporary Outdoor Storage use is permitted with development standards "◐," the following apply.

  i. One (1) storage container may be located on a lot at a time.

  ii. On site storage of a container is permiitted for up to two (2) weeks; up to four (4) weeks is permtted with approval of the Director.

  iii. The container shall be located in the rear yard, screened by the building from any primary or secondary street.

(m) Mobile Food Vendors. A motorized or towed wheeled vehicle that is designed and equipped to sell food. Shall include both "hot trucks" upon which food is cooked and prepared for vending, and "cold trucks" from which only ready to eat or packaged foods are handled. Refer to Section 10-3-14.

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# 10-21-3 Uses

| Neighborhood Retail (less than 8,000 square feet) | General Retail |
|---|---|
| Antique Shop | All Neighborhood Retail (over 8,000 square feet) |
| Art & Education Supplies | Appliance Sales & Service |
| Art Gallery | Department Store |
| Bakery, Retail | Drug Store/Pharmacy |
| Bicycle Sales & Repair | Furniture & Home Furnishings |
| Book, Magazine, & Newspaper Store | General Merchandise Stores |
| Camera & Photo Supply Store | Grocery Store |
| Candy Store | Medical Supply Store |
| China & Glassware Shop | Used Merchandise Stores (not including books, clothing & antiques) |
| Clothing & Clothing Accessories | |
| Coffee Shop | |
| Computer Software Sales | |
| Delicatessen | |
| Electronic Sales & Service | |
| Fabric & Craft Store | |
| Florist | |
| Garden Center/Plant Nursery | |
| Gift, Novelty, & Souvenir Shop | |
| Hardware Store | |
| Hobby Shop | |
| Jewelry Sales & Repair | |
| Luggage & Leather Goods | |
| Microbreweries, Microwineries | |
| Music Store & Instruction | |
| Musical Instrument Repair & Sales | |
| Office Supply | |
| Optical Goods | |
| Paint & Wallpaper | |
| Party Supply Shop | |
| Pet & Pet Supply | |
| Specialty Food Market (Butcher, Fish Market, Produce, etc.), with no alcohol sales | |
| Sporting Goods Sales & Rental | |
| Stationary & Paper Store | |
| Toy Shop | |
| Video/Game Sales | |
| Wine Establishment (no liquor/beer) | |

**Table 10-21-3C (1). List of Typical Uses in Retail Category.**

| Neighborhood Service (less than 8,000 square feet) | General Service |
|---|---|
| Amusement Arcade | All Neighborhood Services (over 8,000 square feet) |
| Barber Shop & Beauty Salon | Bowling Alley |
| Catering/Carry-Out & Delivery | |
| Communication Service | |
| Childcare Centers | |
| Dance/Fitness Studio | |
| Dry Cleaning & Laundry | |
| Emergency Care Clinic | |
| Framing | |
| Health & Fitness Center | |
| Home Furniture & Equipment Repair | |
| Locksmith | |
| Mailing Services | |
| Massage Establishments | |
| Nail Salon & Specialty Body | |
| Pet Grooming | |
| Photocopying & Printing | |
| Photography Studio & Supplies | |
| Physical Therapy/Physical Rehabilitation | |
| Repair of Small Goods & Electronics | |
| Restaurant/Bar | |
| Services (Spa) | |
| Shoe Repair | |
| Tailor & Seamstress | |
| Theater | |
| Travel Agency, Ticketing & Tour Operator | |
| Veterinarian (no outdoor training, boarding or kennels) | |

**Table 10-21-3C (2). List of Typical Uses in Service Category.**

## Recreation/Entertainment

Billiard Parlor
Boat Sales & Rental
Boat Storage
Indoor Playground
Indoor Shooting Gallery/ Gun Range
Marina
Outdoor Music Venue
Railroad Passenger Station
Skating Rink
Stadium
Swiming Pool

**Table 10-21-3C (3). List of Typical Uses in Recreation/Entertainment Category**

## Office

Architecture/Engineering/Design
Broadcasting & Telecommunications Studio
Building Contractor (office only)
Business Consulting
Charitable Institutions
Clinic
Computer Programming & Support
Detective Services
Educational Services (tutor & testing)
Employment Agency
Financial & Insurance
Government Offices
Legal Services
Management Services
Medical & Dental with Laboratory
Motion Picture & Sound Recording Studio
PR & Advertising
Professional Services
Property Development
Real Estate
Research & Development
Research Agency
Surveying
Tax Services

**Table 10-21-3C (4). List of Typical Uses in Office Category.**

## Small-Scale Industry

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Dairy Products
Electrical Fixtures
Engraving
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Jewelry, Watches, Clocks, & Silverware
Leather Products
Microbreweries, Microwineries
Musical Instruments & Parts
Pottery, Ceramics, & Related Products
Research Laboratory
Shoes & Boots
Signs & Advertising
Smithing
Taxidermy
Toys & Athletic Goods
Upholstery
Woodworking

**Table 10-21-3C (5). List of Typical Uses in Small-Scale Industry Category.**

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# 10-21-4 Building Types

## 4.0 Building Types

### A. Introduction to Building Type Standards

The buildings detailed in this section outline the Building Types permitted for new construction and renovated structures within the Districts defined in Section 10-21-2.

1. **General.** All Building Types shall meet the following requirements to achieve the intents defined for the districts.
   (a) Zoning Districts. Each Building Type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.
   (b) Uses. Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some Building Types have additional limitations on permitted uses.
   (c) No Other Building Types. All buildings constructed shall meet the standards of one of the Building Types within the zoning district of the lot.
   (d) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
   (e) Accessory Structures.
      i. Attached accessory structures are considered part of the principal structure.
      ii. Detached accessory structures are allowed per each Building Type and shall comply with all setbacks except the following:
         (i) Detached accessory structures are not permitted in the front yard.
         (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
         (iii) Detached accessory structures shall not exceed the height or size (area) of the principal structure.
2. **Page Layout.** Document pages are laid out to provide the maximum amount of information for each building type on one spread of two pages. Refer to Figure 10-21-4A (1) for a typical Building Type layout page.
   (a) Tables. Refer to Section 10-21-4B for further information on each Table.
   (b) Graphics typically represent one example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

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**Building Types by Districts**

| Building Types | S1: Bridge Street | S2: Hydraulic Street | S3: Van Emmon Street | S4: 'B' Street | S5: 'B' Street - Residential |
|---|---|---|---|---|---|
| Downtown Commercial | ● | ● | ● | ● | |
| Downtown Living | | ● | ● | ● | |
| Cottage Commercial | ● | ● | ● | ● | |
| Civic Building | ● | ● | ● | ● | ● |
| Attached Building | | | ● | ● | ○ |
| Yard Building | | | | ○ | ● |

● Permitted ○ Requires Permit / Review

**Table 10-21-4A (1). Permitted Building Types by District**

## How To Use The Code

### Page Layout

Building Type pages are laid out to provide the maximum amount of information for each Building Type on one spread of two pages.

Graphics typically represent one example of a building that could be developed utilizing the standards for that Building Type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

### Building Type Tables

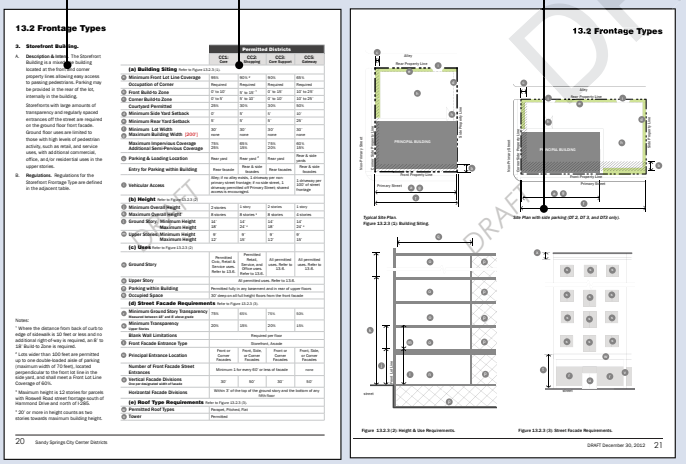
Refer to 10-21-4B for an explanation of each line item on the tables. Building Type tables contain all the standards for that Building Type. They are organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

Intent of the Building Type.

Tables define the regulations for each Building Type. Refer to 10-21-4B Explanation of Building Type Table Standards for narrative explanation of each line item.

Graphics related to the tables on the left. Graphics typically represent one example of Building Type standards




One Building Type per Spread of Two Pages

Figure 10-21-4A (1). Representative Building Types Spread.

| | | Permitted Districts | | |
|---|---|---|---|---|
| | | CC1: Core | CC2: Shopping | CC3: Core Support |
| | **(a) Building Siting** Refer to Figure 13.2.2 (1). | | | |
| a | Minimum Front Lot Line Coverage | 95% | 90% [2] | 90% |
| | Occupation of Corner | Required | Required | Required |
| b | Front Build-to Zone | 0' to 10' | 5' to 15' [1] | 0' to 15' |
| c | Corner Build-to Zone | 0' to 5' | 5' to 10' | 0' to 10' |
| | Courtyard Permitted | 25% | 30% | 30% |
| d | Minimum Side Yard Setback | 0' | 5' | 5' |
| e | Minimum Rear Yard Setback | 5' | 5' | 5' |
| f | Minimum Lot Width | 30' | 30' | 30' |
| g | Maximum Building Width | none | none | none |
| | Maximum Impervious Coverage | 75% | 65% | 75% |
| | Additional Semi-Pervious Coverage | 25% | 15% | 20% |
| h | Parking & Loading Location | Rear yard | Rear yard [2] | Rear yard |
| | Entry for Parking within Building | Rear facade | Rear & side facades | Rear facades |
| i | Vehicular Access | Alley; if no alley exists, 1 driveway per non-primary street frontage; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged. | | |
| | **(b) Height** Refer to Figure 13.2.2 (2) | | | |
| j | Minimum Overall Height | 2 stories | 1 story | 2 stories |
| k | Maximum Overall Height | 8 stories | 8 stories [3] | 8 stories |
| l | Ground Story: Minimum Height | 14' | 14' | 14' |
| | Maximum Height | 18' | 24' [4] | 18' |
| m | Upper Stories: Minimum Height | 9' | 9' | 9' |
| | Maximum Height | 12' | 15' | 12' |
| | **(c) Uses** Refer to Figure 13.2.2 (2) | | | |
| n | Ground Story | Permitted Civic, Retail & Service uses. Refer to 13.6. | Permitted Retail, Service, and Office uses. Refer to 13.6. | All permitted uses. Refer to 13.6. |
| o | Upper Story | All permitted uses. Refer to 13.6. | | |
| p | Parking within Building | Permitted fully in any basement and in rear of upper floors | | |
| q | Occupied Space | 30' deep on all full height floors from the front facade | | |
| | **(d) Street Facade Requirements** Refer to Figure 13.2.2 (3). | | | |
| r | Minimum Ground Story Transparency Measured between 18" and 8' above grade | 75% | 65% | 75% |
| s | Minimum Transparency Upper Stories | 20% | 15% | 20% |
| | Blank Wall Limitations | Required per floor | | |
| t | Front Facade Entrance Type | Storefront, Arcade | | |
| u | Principal Entrance Location | Front or Corner Facades | Front, Side, or Corner Facades | Front or Corner Facades |
| | Number of Front Facade Entrances | Minimum 1 for every 60' or less of facade | | |
| v | Vertical Facade Divisions One per designated width of facade | 30' | 50' | 30' |
| | Horizontal Facade Divisions | Within 3' of the top of the ground story and the bottom of any fifth floor | | |
| | **(e) Roof Type Requirements** Refer to Figure 13.2.2 (3). | | | |
| w | Permitted Roof Types | Parapet, Pitched, Flat | | |
| x | Tower | Permitted | | |

Figure 10-21-4A (2). Building Type Table Example.

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# 10-21-4 Building Types

### B. Explanation of Building Type Table Standards

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

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

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

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

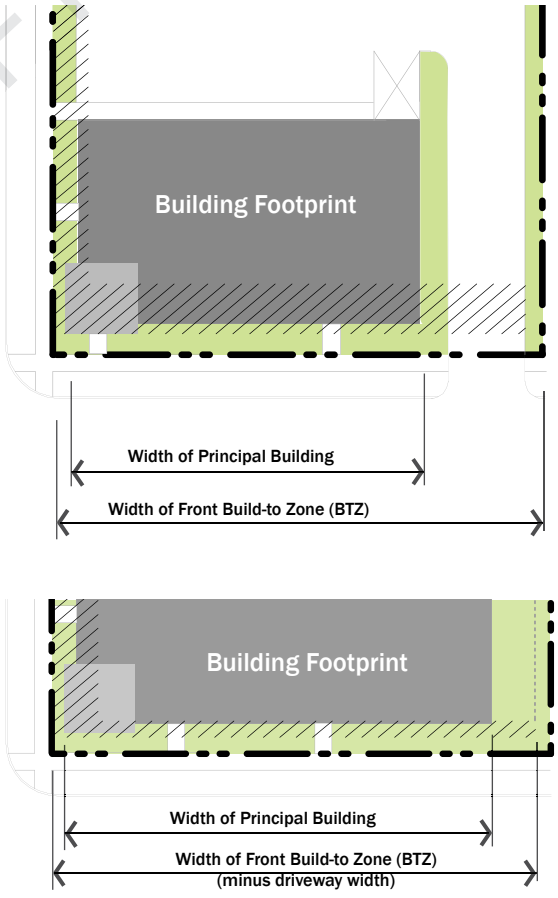



**Figure 10-21-4B (1). Measuring Front Lot Line Coverage**

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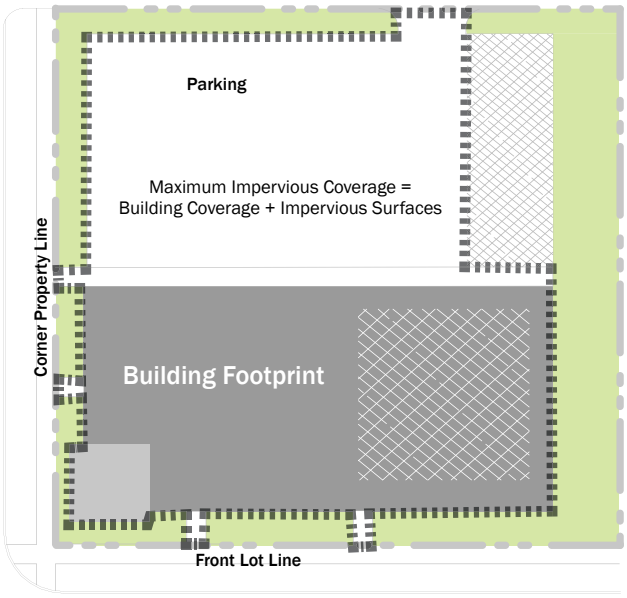



**Figure 10-21-4B (2). Maximum Impervious & Additional Semi-Pervious Coverage.**

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

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

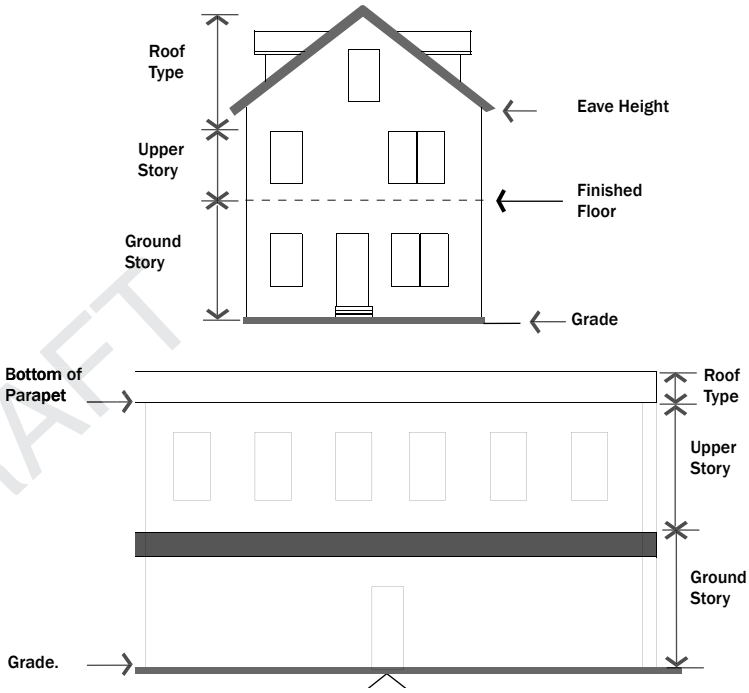



**Figure 10-21-4B (3). Measuring Height**

(i) Maximum Building Width. The maximum width of a building, measured across the front facade.

(j) Maximum Impervious Coverage. (Refer to Figure 10-21-4B (2)). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.

(k) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.

(l) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.

(m) Entry for Parking within Building. Permitted garage door location for parking entrance when parking is located within building.

(n) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.

i. Alleys, when present, shall always be the primary means of access.

ii. When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a Primary Street.

2. **Height.** The following explains the line item requirements for each Building Type Table within the second section entitled "Height". Table 10-21-4B (2), illustrates an example of a Height Requirements Table from a typical Building Type.

(a) Minimum Height (in Stories). The minimum overall height for the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.

(b) Maximum Height (in Stories). The sum of a building's total number of stories.

i. Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.

ii. A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one (1) full story.

iii. Some Building Types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.

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iv. Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.

(c) Ground Story and Upper Story, Minimum and Maximum Height. (Refer to Figure 10-21-4B (3)). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:

i. Floor height is measured in feet between the floor of a story to the floor of the story above it.

ii. For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

iii. Double height spaces may be located along any non-street facade or in the entrance way to the building. The entrance way shall not exceed fifty percent (50%) of the street facade.

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

(a) Ground and Upper Story. The uses or category of uses which may occupy the ground and/or upper story of a building.

(b) Parking Within Building. The area(s) of a building in which parking is permitted within the structure.

(c) Occupied Space. The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

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

(a) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 10-21-4B (5)). The minimum amount of transparency on street facades with street frontage.

i. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

(i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two (2) feet and eight (8) feet from the base of the front facade.

(ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

(b) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

i. No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and

ii. No horizontal segment of a story's facade greater than fifteen (15) feet in width may be windowless.

5. **Entrance Type.**

(a) Front Facade Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to Section 10-21-4I Entrance Types for definition of and additional requirements for each.

(b) Principal Entrance Location. The facade on which the primary building entrance is to be located.

| | Permitted Districts | |
|---|---|---|
| | District A | District B |
| **(c) Uses** | | |
| Ground Story | Per Section 15.3 Uses | |
| Upper Story | Per Section 15.3 Uses | |
| Parking within Building | Permitted fully in any basement and in rear of upper floors | |
| Occupied Space | 20' deep on all full height floors from the front facade | |

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

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

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

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(c) Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.

(d) Ground Story Vertical Divisions. The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown in Figure 10-21-4I (1), as measured along the base of the facade, and extending a minimum of eighty percent (80%) from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.

(e) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of ninety percent (90%) of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

(f) Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the Building Type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 10-21-4B (5) for one illustration of this requirement.

i. The proportion of recesses and projections.

ii. The location of the entrance and window placement, unless storefronts are utilized.

iii. Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. **Roof Type.** The following explains the line item requirements for each Building Type Table in Sections 10-21-4C through 10-21-4H, within the fifth section entitled "Roof Types." Table 10-21-4B (5) illustrates an example of a Roof Type Requirements Table from a typical Building Type.

(a) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to Section 10-21-4J for more specific requirements.

(b) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to Section 10-21-4J.



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

| | Permitted Districts | |
|---|---|---|
| | District A | District B |
| **(e) Roof Type Requirements** | | |
| Permitted Roof Types | Parapet, Pitched, Flat | |
| Tower | Permitted | |

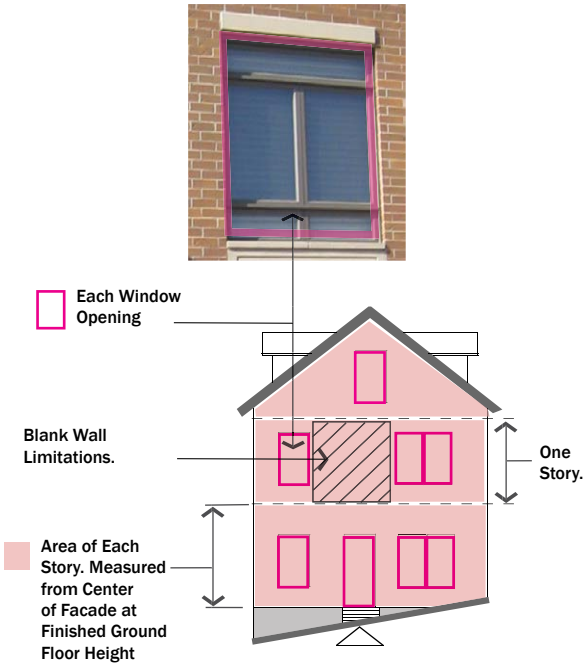
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Table 10-21-4B (5). Example Roof Type Requirements Table from a Typical Building Type.




*Measuring Ground Floor Transparency on a Storefront Base.*

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*Measuring Transparency on Each Story with Slope.*

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

# 10-21-4 Building Types

## C. Downtown Commercial Building

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

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

2. **Regulations.** Regulations for the Downtown Commercial Building Type are defined in the adjacent table.

| | | Permitted Districts | | | |
|---|---|---|---|---|---|
| | | S 1: Bridge Street | S 2: Hydraulic Street | S 3: Van Emmon Street | S 4: 'B' Street |
| | **(a) Building Siting** Refer to Figures 10-21-4C (1) and 10-21-4C-(2) | | | | |
| | **Multiple Principal Buildings** | Permitted [1] | | | |
| a | **Minimum Front Lot Line Coverage** | 100% [2] | 75% | 90% [2] | 65% |
| | **Occupation of Corner** | Required | | | |
| b | **Front Build-to Zone** | 0' to 5' | | | 0' to 10' |
| c | **Corner Build-to Zone** | 0' to 5' | 0' to 10' | | |
| d | **Minimum Side Yard Setback** | 0'; 5' if adjacent to other Building Type | | 5' | |
| e | **Minimum Rear Yard Setback** | 5'; 25' if located adjacent to residential [3] | | | |
| f | **Minimum Lot Width** | none | 16' | | |
| g | **Maximum Building Width** | none | none | | |
| | **Maximum Impervious Coverage** | 95% [4] | 80% [4] | | |
| | **Additional Semi-Pervious Coverage** | 5% | 20% | | |
| h | **Parking & Loading Location** | Rear yard; existing developed sites require no add'l parking and/or loading facilities | Rear Yard & Side Yard [5] | | |
| | **Entry for Parking within Building** | Rear & Side Facades | | | All Sides |
| i | **Vehicular Access** | none | Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged. | | |
| | **(b) Height** Refer to Figure 10-21-4C (3) | | | | |
| j | **Minimum Overall Height** | 2 stories | 1 story | | |
| k | **Maximum Overall Height** | 6 stories (with min. 3' setback at 3 stories) | 4 stories | | |
| l | **Ground Story: Minimum Height** | 14' | 12' | 14' | 12' |
| | **Maximum Height** | 24' [6] | 24' [6] | 24' [6] | 24' [6] |
| m | **Upper Stories: Minimum Height** | 9' | | | |
| | **Maximum Height** | 14' | | | |
| | **(c) Uses** Refer to Figure 10-21-4C (3) | | | | |
| n | **Ground Story** | Per Section 10-21-3 Uses; residential permitted provided that it is located at least 20' from the front primary facade | | | |
| o | **Upper Story** | Per Section 10-21-3 Uses | | | |
| p | **Parking within Building** | Permitted fully in any basement and in rear of all floors | | | |
| q | **Occupied Space** | 20' deep on all full height floors from the front facade | | | |
| | **(d) Street Facade Requirements** Refer to Figure 15.4C (4) | | | | |
| r | **Minimum Ground Story Transparency** Measured between 2' and 8' above grade | 50% | | | 30% |
| s | **Minimum Upper Story Transparency** Street-Facing Stories | 20% | | 15% | |
| t | **Front Facade Entrance Type** | Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances) | | | |
| u | **Principal Entrance Location** | Front or Corner Facades | | | |
| | **Number of Street Entrances** | Minimum 1 for every 30' or less of facade | Minimum 1 for every 50' or less of facade | | Minimum 1 for every 80' or less of facade |
| | **Ground Story Vertical Divisions** | One per every 20-40' of facade width | | | |
| | **Horizontal Facade Divisions** | Within 3' of top of ground story and the bottom of any fifth floor | | Within 3' of top of ground story | |
| | **Facade Variety Required** Refer to 10-21-4B(4)(h) for requirements. | Every 40' of facade width | | Every 50' of facade width | |
| | **(e) Roof Type Requirements** Refer to Figure 10-21-4C (4) | | | | |
| v | **Permitted Roof Types** | Parapet, Pitched, Flat | | | |
| | **Tower** | Permitted | | | |

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Notes:

[1] Each building shall meet all requirements of the Building Type.

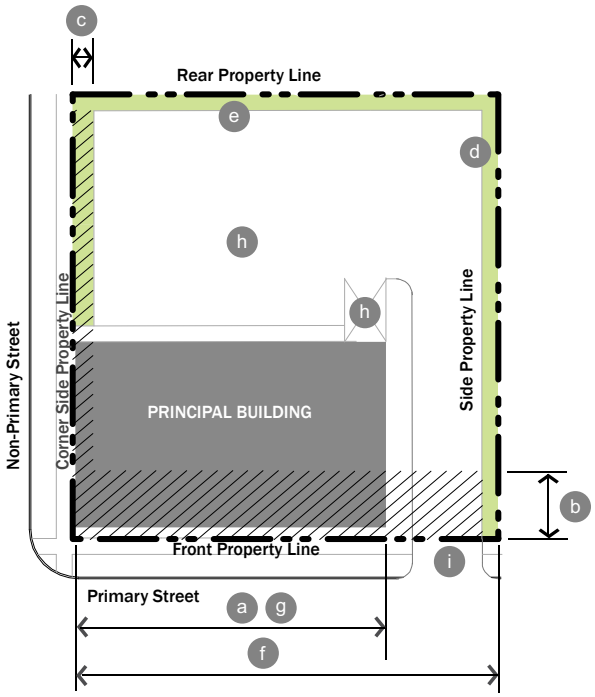
[2] A max. six (6) foot gap is allowed if it serves as a walkable passage.

[3] If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

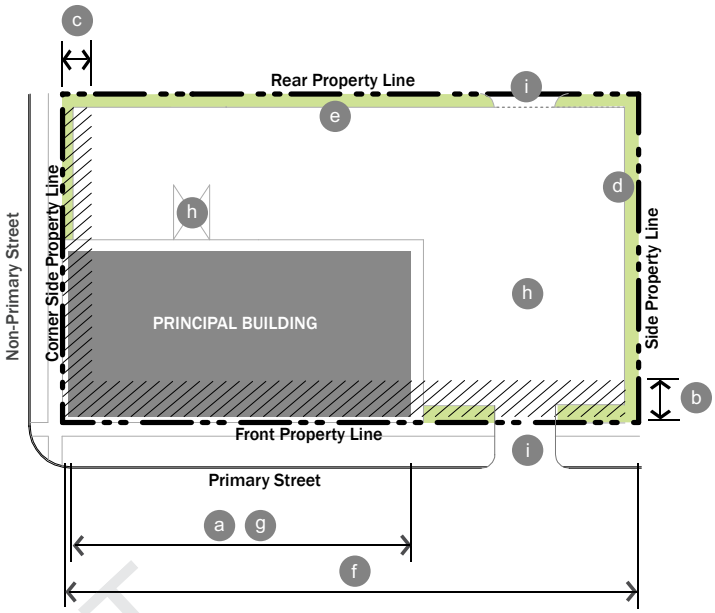
[4] Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[5] Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

[6] Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.




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




*Site Plan with side parking (S 2 and S4 only).*
Figure 10-21-4C (2): Building Siting.

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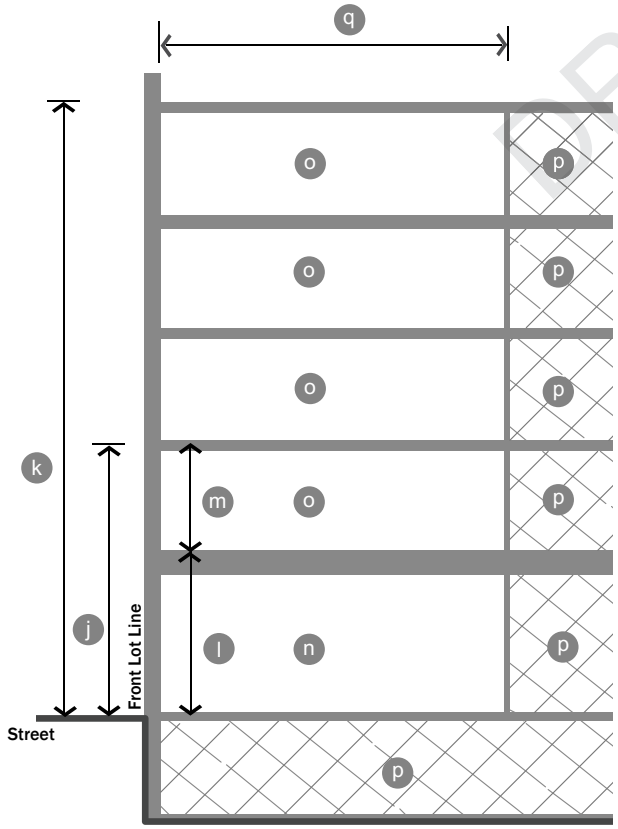



Figure 10-21-4C (3): Height & Use Requirements.

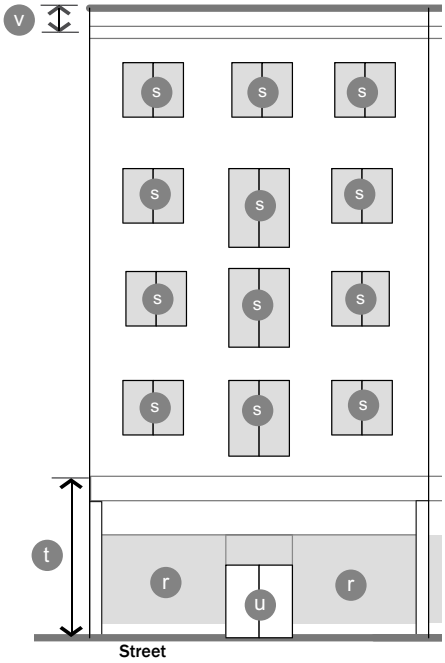



Figure 10-21-4C (4): Street Facade Requirements.

# 10-21-4 Building Types

## D. Downtown Living Building

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

2. **Regulations.** Regulations for the Downtown Living Building Type are defined in the adjacent table.

| | | Permitted Districts | | |
|---|---|---|---|---|
| | | S 2: Hydraulic Street | S 3: Van Emmon Street | S 4: 'B' Street |
| | **(a) Building Siting** Refer to Figures 10-21-4D (1) and 10-21-4D (2) | | | |
| | **Multiple Principal Buildings** | Permitted [1] | | |
| a | **Minimum Front Lot Line Coverage** | 75% | | 50% |
| | **Occupation of Corner** | Required | | |
| b | **Front Build-to Zone** | 5' to 15' | | 5' to 20' |
| c | **Corner Build-to Zone** | 0' to 10' | | 5' to 20' |
| d | **Minimum Side Yard Setback** | 5' | | 10' |
| e | **Minimum Rear Yard Setback** | 5'; 25' if located adjacent to residential [2] | | |
| f | **Minimum Lot Width** | 16' | | |
| g | **Maximum Building Width** | none | | |
| | **Maximum Impervious Coverage** | 65% [3] | 75% [3] | 65% [3] |
| | **Additional Semi-Pervious Coverage** | 20% | 20% | 20% |
| h | **Parking & Loading Location** | Rear yard [4], Side Yard | | |
| | **Entry for Parking within Building** | Rear & Side Facades | | |
| i | **Vehicular Access** | Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged. | | |
| | **(b) Height** Refer to Figure 10-21-4D (3) | | | |
| j | **Minimum Overall Height** | 1 story | | |
| k | **Maximum Overall Height** | 4 stories | | |
| l | **All Stories: Minimum Height** | 9' | | |
| | **Maximum Height** | 14' | | |
| | **(c) Uses** Refer to Figure 10-21-4D (3). | | | |
| m | **All Stories** | Per Section 10-21-3 Uses; residential dwelling allowed provided that it is located at least 20' from the front primary facade | | |
| n | **Parking within Building** | Permitted fully in any basement and in rear of all floors | | |
| o | **Occupied Space** | 20' deep on all full height floors from the front facade | | |
| | **(d) Street Facade Requirements** Refer to Figure 10-21-4D (4). | | | |
| p | **Minimum Transparency** Per each Story | 20% | | |
| q | **Front Facade Entrance Type** | Stoop, Porch | | |
| r | **Principal Entrance Location** | Front facade or corner facade | | |
| | **Number of Street Entrances** | Minimum 1 for every 100' or less of facade | | |
| | **Ground Story Vertical Divisions** | Every 60' of facade width | | |
| | **Horizontal Facade Divisions** | Within 3' of the top of the ground story and any visible basement | | |
| | **Facade Variety Required** Refer to 10-21-4B(4)(h) for requirements. | Every 50' of facade width | | |
| | **(e) Roof Type Requirements** Refer to Figure 10-21-4D (4) | | | |
| s | **Permitted Roof Types** | Parapet, pitched, flat | | |
| t | **Tower** | Permitted | | |

Notes:

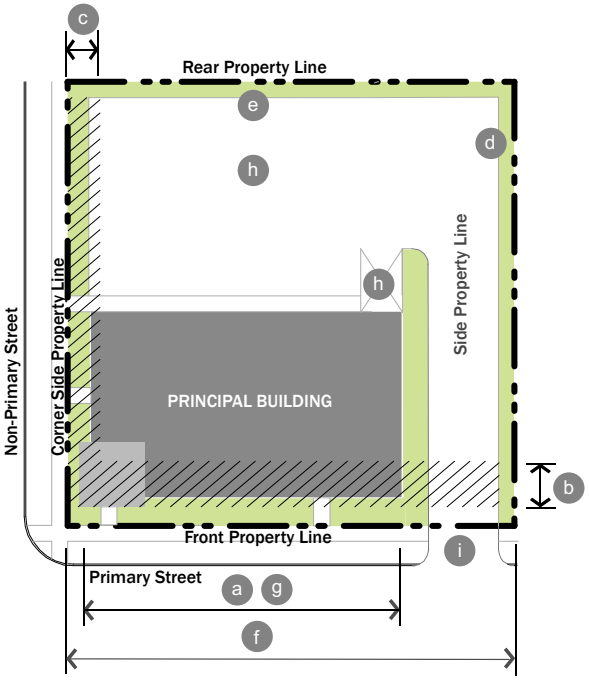
[1] Each building shall meet all requirements of the Building Type.

[2] If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

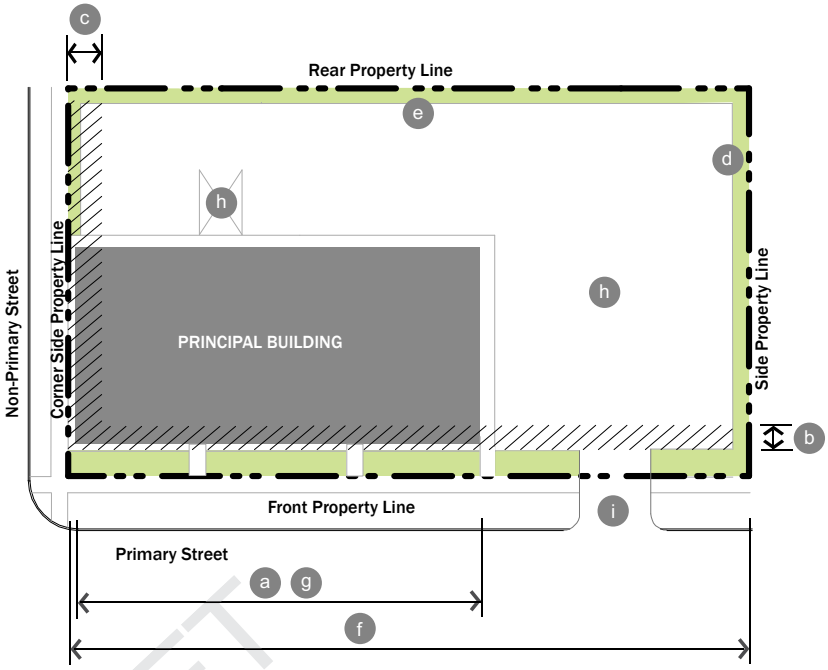
[3] Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[4] Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

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




*Site Plan with side parking (S 3 and S 4 only).*
Figure 10-21-4D (2): Building Siting.

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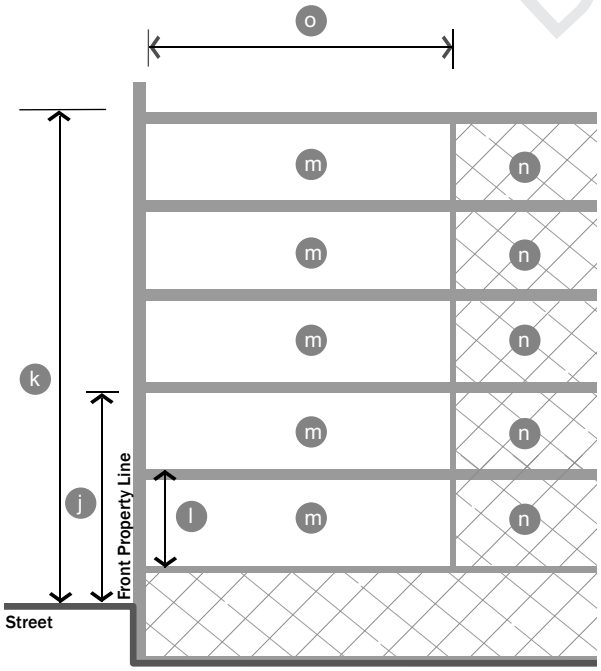



Figure 10-21-4D (3): Height & Use Requirements.

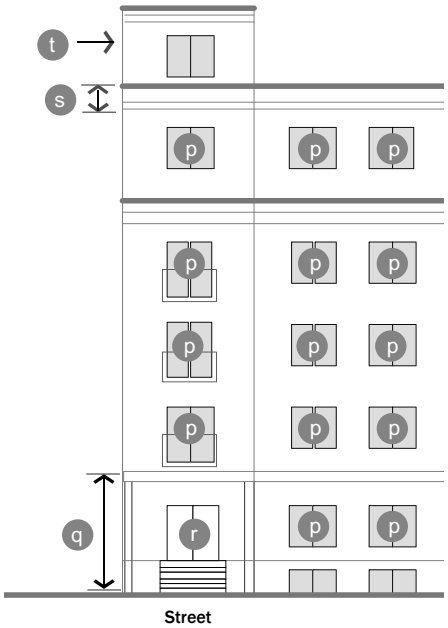



Figure 10-21-4D (4): Street Facade Requirements.

# 10-21-4 Building Types

## E. Cottage Commercial Building

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

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

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

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

| | Permitted Districts | | | |
|---|---|---|---|---|
| | S 1: Bridge Street | S 2: Hydraulic Street | S 3: Van Emmon Street | S 4: 'B' Street |
| **(a) Building Siting** Refer to Figure 10-21-4E (1) | | | | |
| Multiple Principal Buildings | Refer to District Street Details | | | |
| a Minimum Front Lot Line Coverage | 60% | 50% | | 40% |
| Occupation of Corner | Required | | | |
| b Front Build-to Zone | 5' to 10' | 5' to 20' | | |
| c Corner Build-to Zone | 5' to 10' | 5' to 25' | | 5' to 15' |
| d Minimum Side Yard Setback | 10' | 15' | | |
| e Minimum Rear Yard Setback | 25' [2] | | | |
| f Minimum Lot Width<br>g Maximum Building Width | 25'<br>50' | | | |
| Maximum Impervious Coverage<br>Additional Semi-Pervious Coverage | 70% [3]<br>15% | | 60% [3]<br>15% | |
| h Parking & Loading Location | Rear yard; attached garages access off rear facade only. [4,5] | | | |
| Entry for Parking within Building | Not Permitted on Primary Street | | | |
| i Vehicular Access | Alley; if no alley exists, 1 driveway permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged. | | | |
| **(b) Height** Refer to Figure 10-21-4E (2) | | | | |
| j Minimum Overall Height | none | | | |
| k Maximum Overall Height | 3.5 stories | | | |
| l Minimum Ground Story Height | 10' | | | |
| **(c) Uses** Refer to Figure 10-21-4E (2) | | | | |
| m Ground Story | Per Section 10-21-3 Uses | | | |
| n Upper Stories | Per Section 10-21-3 Uses | | | |
| o Parking within Building | Not Permitted on Primary Street | | | |
| p Occupied Space | 20' deep on all full height floors from the front facade | | | |
| **(d) Street Facade Requirements** Refer to Figure 10-21-4E (3) | | | | |
| q Minimum Ground Story Transparency<br>Measured between 2' and 8' above grade | 40% | 30% | | |
| r Minimum Transparency<br>Upper Stories | 15% | | | |
| Blank Wall Limitations | Required per floor | | | |
| s Front Facade Entrance Type | Porch (Storefront, Elevated Storefront permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances; Stoop permitted with design review | | | |
| t Principal Entrance Location | Front or corner side facade | | | |
| Number of Street Entrances | Minimum 1 per Building | | | |
| Ground Story Vertical Divisions | Not required | | | |
| Horizontal Facade Divisions | Within 3' of the top of any visible basement | | | |
| Facade Variety Required<br>Refer to 10-21-4B(4)(h) for requirements. | Between adjacent buildings | | | |
| **(e) Roof Type Requirements** Refer to Figure 10-21-4E (3) | | | | |
| u Permitted Roof Types | Pitched | | | |
| Tower | Permitted | | | |

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Notes:

[1] Each building shall meet all requirements of the Building Type.

[2] If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[3] Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[4] Lots wider than eighty (80) feet are permitted one single-loaded aisle of parking (maximum width of forty (40) feet), located perpendicular to the front lot line, and shall meet a Front Lot Line Coverage of fifty percent (50%).

[5] Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

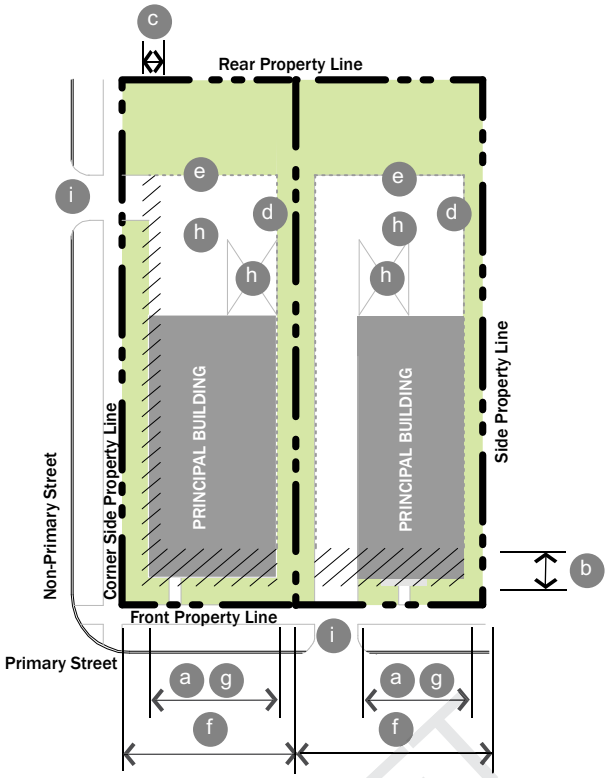



Figure 10-21-4E (1). Building Siting.

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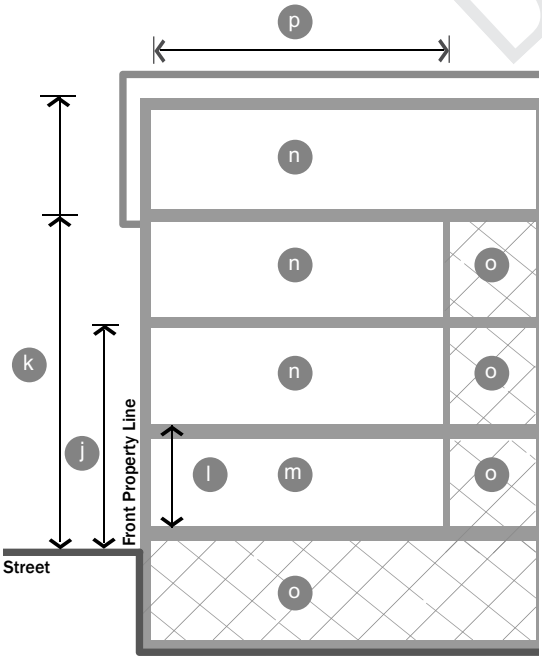



Figure 10-21-4E (2) Height & Use Requirements.

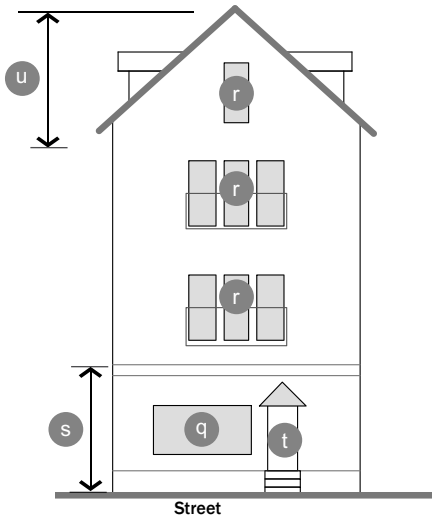



Figure 10-21-4E (3). Street Facade Requirements.

# 10-21-4 Building Types

## F. Civic Building

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

| | Permitted Districts | | | | |
|---|---|---|---|---|---|
| | S 1: Bridge Street | S 2: Hydraulic Street | S 3: Van Emmon Street | S 4: 'B' Street | S 5: 'B' Street Residential |
| **(a) Building Siting** Refer to Figure 10-21-4F (1) | | | | | |
| Multiple Principal Buildings | Refer to District Street Details | | | | |
| Minimum Front Lot Line Coverage | Refer to District Street Details | | | | |
| Occupation of Corner | Required | | | | |
| a Front Build-to Zone | 0' to 10' | 0' to 15' | | | |
| b Corner Build-to Zone | | | | | |
| c Minimum Side Yard Setback | 5' | | 10' | | |
| d Minimum Rear Yard Setback | 5'; 25' if located adjacent to residential [1] | | | | |
| e Minimum Lot Width<br>Maximum Building Width | 16'<br>none | 30'<br>none | | | |
| Maximum Impervious Coverage<br>Additional Semi-Pervious Coverage | 70% [2]<br>20% | | 70% [2]<br>10% | | 50% [2]<br>20% |
| f Parking & Loading Location | Rear yard [3] | | | | |
| Entry for Parking within Building | Rear & Side Facades | | | | |
| g Vehicular Access | Alley | Alley; if no alley exists, 1 driveway is permitted per street frontage | | | |
| **(b) Height** Refer to Figure 10-21-4F (2) | | | | | |
| h Minimum Overall Height | 1 story | | | | |
| i Maximum Overall Height | 6 stories (with min. 3' setback at 3 stories) | 4 stories | | | 3 stories |
| j Ground Story: Minimum Height<br>Maximum Height | 14'<br>24' [4] | 12'<br>24' [4] | 14'<br>24' [4] | 12'<br>24' [4] | 12'<br>18' [4] |
| k Upper Stories: Minimum Height<br>Maximum Height | 9'<br>14' | | | | 9'<br>12' |
| **(c) Uses** Refer to Figure 10-21-4F(2) | | | | | |
| l All Stories | Limited to uses in the Civic category and Entertainment Uses by Special Use. Refer to 15.3 Uses. | | | | |
| m Parking within Building | Permitted fully in any basement and in rear of all floors | | | | |
| n Occupied Space | 30' deep on all full height floors from the front facade | | | | |
| **(d) Street Facade Requirements** Refer to Figure 10-21-4F (3) | | | | | |
| o Minimum Transparency<br>Per each Story | 12% | | | | |
| Blank Wall Limitations | None | | | | |
| p Front Facade Entrance Type | None required | | | | |
| q Principal Entrance Location | Front or corner Facade | | | | |
| Number of Street Entrances | 1 per each 150' of front facade | | | | |
| Ground Story Vertical Divisions | none required | | | | |
| Horizontal Facade Divisions | none required | | | | |
| Facade Variety Required<br>Refer to 10-21-4B(4)(h) for requirements. | none required | | | | |
| **(e) Roof Type Requirements** Refer to Figure 10-21-4F (3) | | | | | |
| r Permitted Roof Types | Parapet, Pitched, Flat, Other Roofs with approval per 10-21-4J | | | | Pitched |
| s Tower | Permitted | | | | |

Notes:

[1] If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[2] Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[3] Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line.

[4] Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

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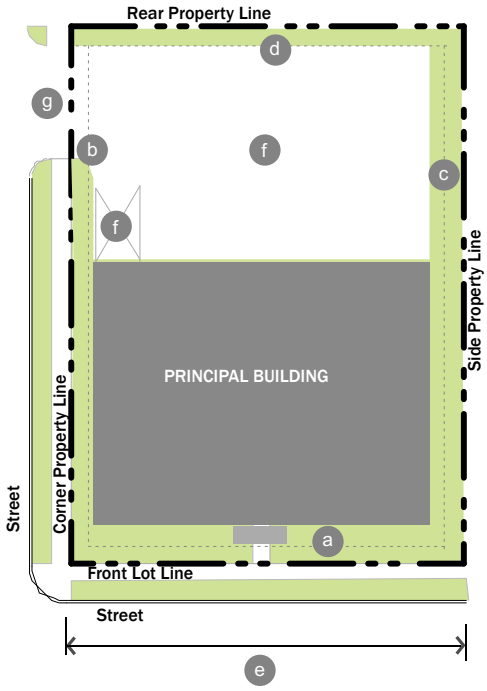



Figure 10-21-4F (1). Building Siting.

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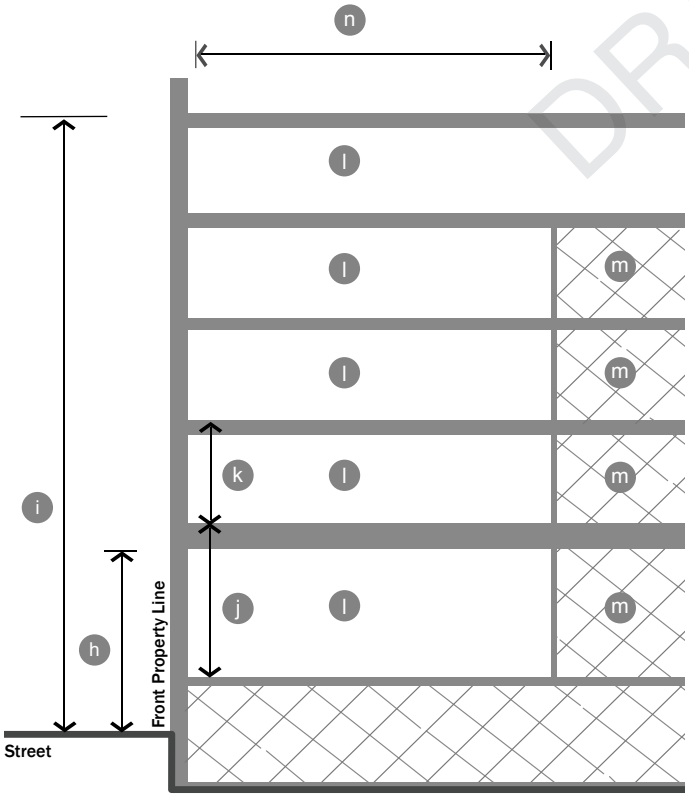



Figure 10-21-4F (2). Height & Use Requirements.

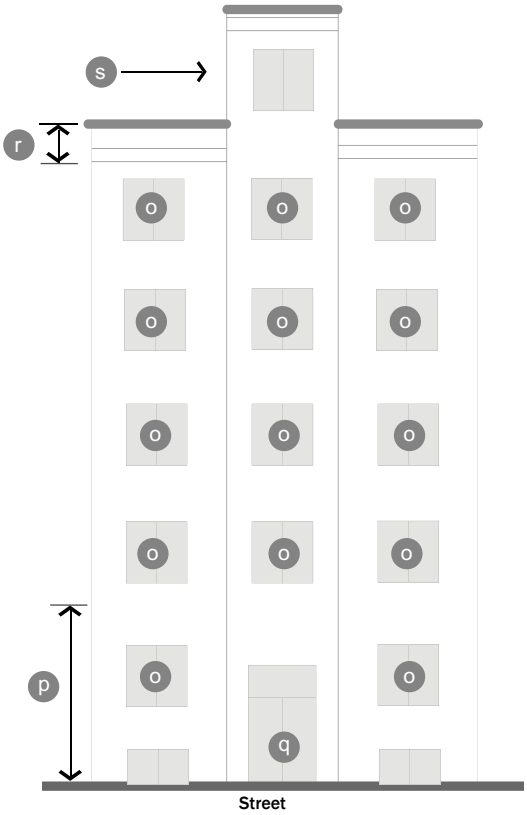



Figure 10-21-4F (3). Street Facade Requirements.

# 10-21-4 Building Types

## G. Attached Building

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

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

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

| | | Permitted Districts | | |
|---|---|---|---|---|
| | | S 3: Van Emmon Street | S 4: 'B' Street | S 5: 'B' Street Residential |
| | **(a) Building Siting** Refer to Figures 10-21-4G (1) and 10-21-4G (2) | | | |
| | **Multiple Principal Buildings** | Permitted [1] | | |
| a | **Minimum Front Lot Line Coverage** | 75% [2] | 70% [2] | 65% [2] |
| | **Occupation of Corner** | Required | | |
| b | **Front Build-to Zone** | 5' to 20' | 10' to 20' | 10' to 25' |
| c | **Corner Build-to Zone** | 5' to 10' | 10' to 15' | |
| d | **Minimum Side Yard Setback** | 0' per unit; 10' between buildings' | | 0' per unit; 15' between buildings' |
| e | **Minimum Rear Yard Setback** | 15', if alley present 5' | | 20', if alley present 5' |
| f | **Minimum Unit Width** | 16' per unit | 16' per unit | 18' per unit |
| g | **Maximum Building Width** | Maximum 8 units per building | Maximum 6 units per building; maximum 120' width | Maximum 6 units per building; maximum 120' width |
| | **Maximum Impervious Coverage**<br>**Additional Semi-Pervious Coverage** | 65% [3]<br>20% | 60% [3]<br>20% | 50% [3]<br>20% |
| h | **Parking & Garage Location** | Rear yard; attached garages access off rear facade only. [4] | | |
| i | **Vehicular Access** | Alley; if no alley exists, one driveway is permitted per building | | |
| | **(b) Height** Refer to Figure 10-21-4G (3) | | | |
| j | **Minimum Overall Height** | 1 story | | |
| k | **Maximum Overall Height** | 4 stories | 3.5 stories | |
| l | **Minimum Ground Floor Height:** | 12' | | |
| | **(c) Uses** Refer to Figure 10-21-4G (3) | | | |
| m | **All Stories** | Residential only | | |
| n | **Parking within Building** | Permitted fully in any basement and in rear of all floors | | |
| o | **Occupied Space** | 30' deep on all full height floors from the front facade | | |
| | **(d) Street Facade Requirements** Refer to Figure 10-21-4G (4) | | | |
| p | **Minimum Transparency per each Story** | 15% | 12% | |
| q | **Front Facade Entrance Type** | Stoop, Porch | | |
| | **Principal Entrance Location** | Front or Corner Side Facade | | |
| r | **Number of Street Entrances** | 1 per unit | | |
| | **Ground Story Vertical Divisions** | none required | | |
| | **Horizontal Facade Divisions** | none required | | |
| | **Facade Variety Required**<br>**Refer to 10-21-4B(4)(h) for requirements.** | Between adjacent buildings | | |
| | **(e) Roof Type Requirements** Refer to Figure 10-21-4G (4) | | | |
| s | **Permitted Roof Types** | Parapet, Pitched, Flat | | |
| | **Tower** | Permitted | | |

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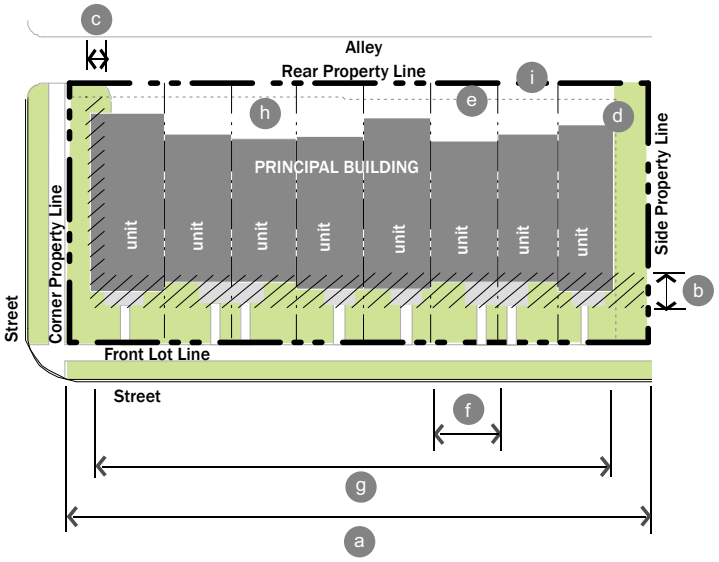
Notes:

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

[2] Each building shall meet the front lot line coverage requirement, except one of every five (5) units may front a courtyard with a minimum width of thirty (30) feet. The courtyard shall be defined on three (3) sides by units.

[3] Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[4] Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.




*Site Plan without Rear Yard*

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




*Site Plan with Rear Yard*

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

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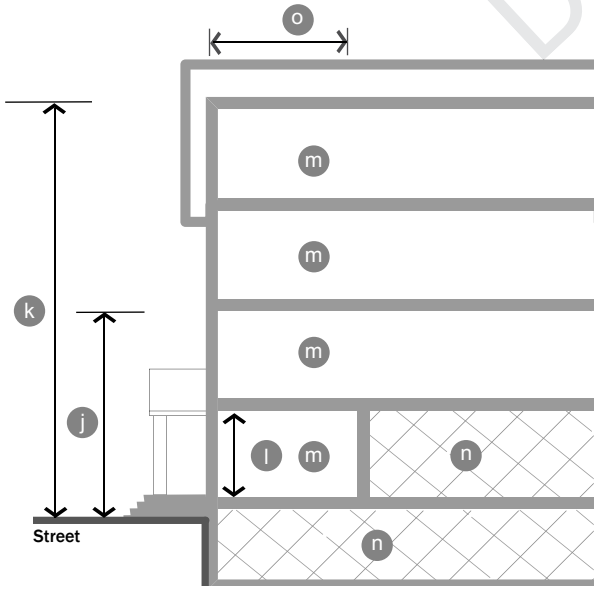



Figure 10-21-4G (3): Height & Use Requirements.

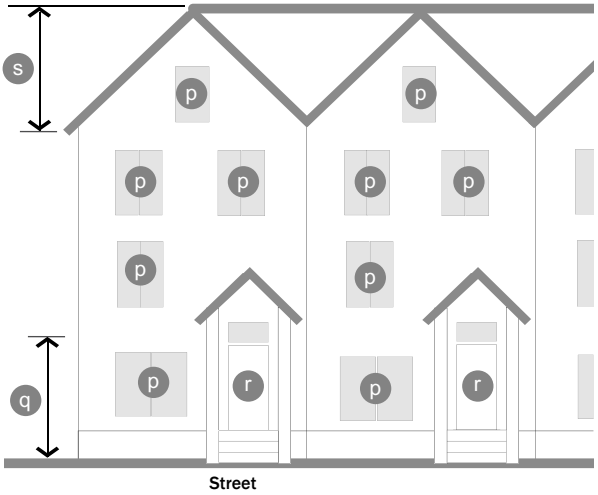



Figure 10-21-4G (4): Street Facade Requirements.

# 10-21-4 Building Types

### H. Yard Building

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

| | | Permitted Districts | |
|---|---|---|---|
| | | S 4: 'B' Street | S 5: 'B' Street Residential |
| | **(a) Building Siting** Refer to Figure 10-21-4H (1) | | |
| | Multiple Principal Buildings | Permitted [1] | |
| a | Minimum Front Lot Line Coverage | 50% [2] | 40% |
| b | Occupation of Corner | Required | |
| c | Front Build-to Zone | 10' to 20' | 10' to 25' |
| | Corner Build-to Zone | 10' to 20' | 10' to 25' |
| d | Minimum Side Yard Setback | 5' | 7.5' |
| e | Minimum Rear Yard Setback | 35', if alley present 5' | |
| f | Minimum Lot Width<br>Maximum Lot Width | 30'<br>50' | 30'<br>70' |
| g | Maximum Impervious Coverage<br>Additional Semi-Pervious Coverage | 60% [3]<br>20% | 50% [3]<br>20% |
| h | Parking & Garage Location | Rear yard; attached garages access off rear or side facade only. [4] | |
| | Vehicular Access | Alley; if no alley exists, one driveway is permitted per building | |
| | **(b) Height** Refer to Figure 10-21-4H (2) | | |
| i | Minimum Overall Height | 1 story | |
| j | Maximum Overall Height | 3.5 stories | |
| k | All Stories: Minimum Height<br>Maximum Height | 9'<br>14' | |
| | **(c) Uses** Refer to Figure 10-21-4H (2) | | |
| l | All Stories | Residential only | |
| m | Parking within Building | Permitted | |
| n | Occupied Space | 30' | |
| | **(d) Street Facade Requirements** Refer to Figure 10-21-4H (3) | | |
| o | Minimum Transparency per each Story | 12% | |
| p | Front Facade Entrance Type | Stoop, porch | |
| q | Principal Entrance Location | Front or side facade | |
| | Number of Street Entrances | Any | |
| | Ground Story Vertical Divisions | None required | |
| | Horizontal Facade Divisions | None required | |
| | Facade Variety Required<br>Refer to 10-21-4B(4)(h) for requirements. | Between adjacent buildings | |
| | **(e) Roof Type Requirements** Refer to Figure 10-21-4H (3) | | |
| r | Permitted Roof Types | Parapet, Pitched, Flat | Pitched |
| | Tower | Not permitted | |

Notes

[1] Each building shall meet all requirements of the Building Type.

[2] When multiple buildings are located on a single lot, the buildings shall collectively meet the front lot line coverage requirement. Buildings located internal to the lot may be arranged with a courtyard or bungalow court that is a minimum of twenty (20) feet in width. The width of the courtyard shall be exempt from minimum front lot line coverage requirements. The courtyard or bungalow court shall be defined on three (3) sides by units. This layout shall not be allowed on corner lots, only lots internal to a block segment.

[3] Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

[4] Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

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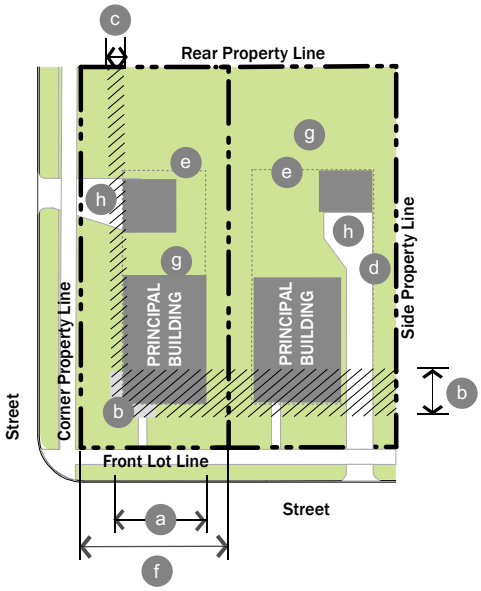



Figure 10-21-4H (1). Building Siting.

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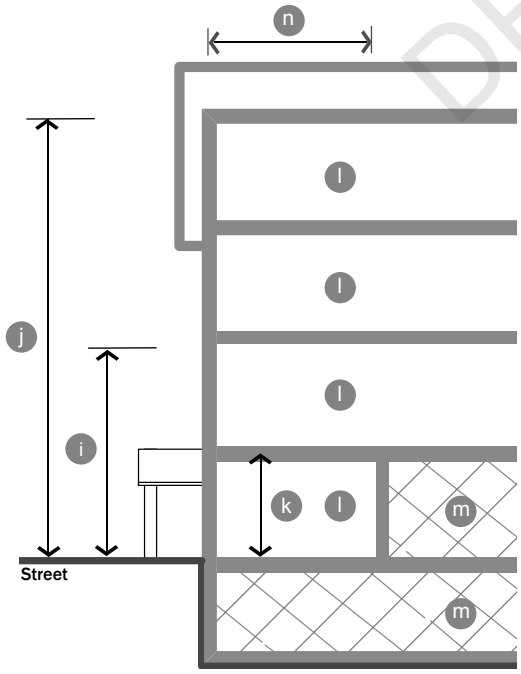



Figure 10-21-4H (2). Height and Use Requirements.

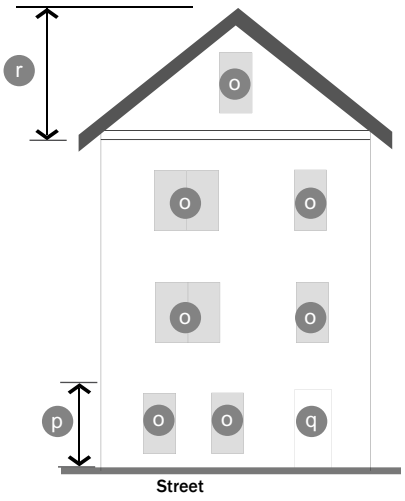



Figure 10-21-4H (3). Street Facade Requirements.

# 10-21-4 Building Types

### I. Entrance Types

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

1. **General.** The following provisions apply to all entrance types.
   (a) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 10-21-4C through 10-21-4H).
   (b) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one (1) of the permitted entrance types, unless otherwise stated.
   (c) Measuring Transparency. Refer to Section 10-21-4B Explanation of Building Type Table Standards, for information on measuring building transparency.
   (d) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.
2. **Storefront Entrance Type.** Refer to Figure 10-21-4I (1). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.
   (a) Transparency. Minimum transparency is required per Building Type.
   (b) Elevation. Storefront elevation shall be between zero (0) and one (1) foot above street sidewalk.
   (c) Visible Basement. A visible basement is not permitted.
   (d) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
   (e) Entrance. All entries shall be recessed from the front facade closest to the street.
      i. Recess shall be a minimum of three (3) feet and a maximum of eight (8) feet deep, measured from the portion of the front facade closest to the street.
      ii. When the recess falls behind the front build-to zone, the recess shall be no wider than eight (8) feet.
3. **Elevated Storefront Entrance Type.** Refer to Figure 10-21-4I (2). The Elevated Storefront entrance type is a highly transparent ground story treatment similar to the Storefront, but permitted to be elevated above the sidewalk for buildings located on parcels with flood hazard areas.
   (a) Transparency. Minimum transparency is required per Building Type.
   (b) Elevation. Storefront elevation may be a half story above the street sidewalk elevation.
   (c) Visible Basement. A visible basement is permitted and does not require Occupied Space.
   (d) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories and any Visible Basement from the ground story.
   (e) Entrance. All entries shall be located off a secondary walk along the building face within the build-to zone.
      i. The secondary sidewalk shall be elevated above and essentially parallel to the street sidewalk to provide

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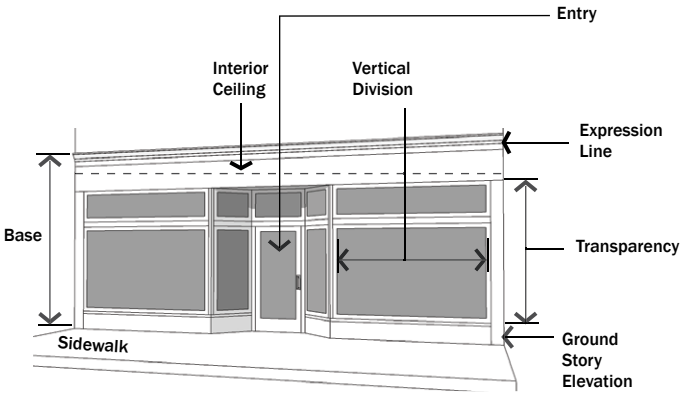



Figure 10-21-4I (1). Storefront Entrance Type.

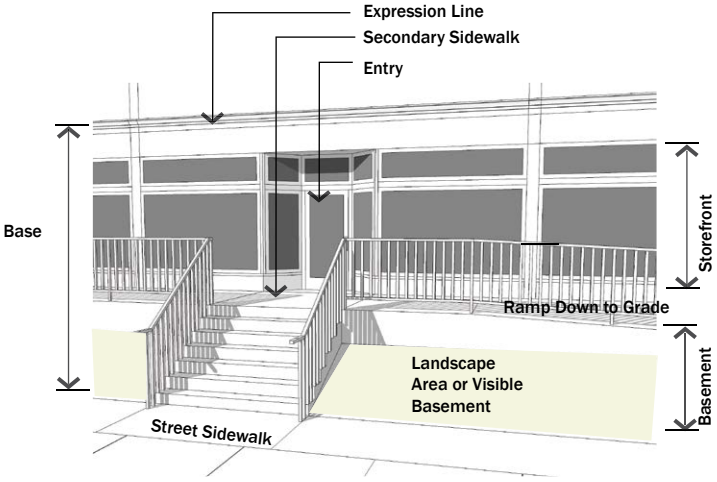



Figure 10-21-4I (2). Elevated Storefront Entrance Type.

continuous walking along the facade of the building.

ii. The secondary sidewalk shall be continuous along the facade of the building and shall connect to the street sidewalk by steps and ramps every fifty (50) feet.

iii. The secondary sidewalk shall connect to any other adjacent developments secondary sidewalks, when feasible. Drive crossings shall be of the same material as the secondary walk.

iv. The transition between the secondary sidewalk and street sidewalk shall include landscape, patios, and connecting walks.

v. The visible basement shall be located a minimum of five (5) feet from the street sidewalk to allow softening of the transition.

vi. The street and the secondary sidewalks shall be a minimum of eight (8) feet in width.

4. **Stoop Entrance Type.** Refer to Figure 10-21-4I (3). A stoop is an unroofed, open platform.

(a) Transparency. Minimum transparency is required per Building Type.

(b) Stoop Size. Stoops shall be a minimum of five (5) feet deep by six (6) feet wide.

(c) Elevation. Stoop elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.

(d) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.

(e) Entrance. All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.

(f) Landscape Area. A minimum five (5) foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.

5. **Porch Entrance Type.** Refer to Figure 10-21-4I (4). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.

(a) Transparency.

i. Minimum transparency per Building Type is required.

ii. If enclosed, a minimum of forty percent (40%) of the enclosed porch shall be comprised of highly transparent, low reflectance windows.

(b) Porch Size. The porch shall be a minimum of five (5) feet deep and eight (8) feet wide.

(c) Elevation. Porch elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without a visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.

(d) Visible Basement. A visible basement is permitted.

(e) Height. Porch may be two (2) stories to provide a balcony on the second floor.

(f) Entrance. All entries shall be located off a porch.

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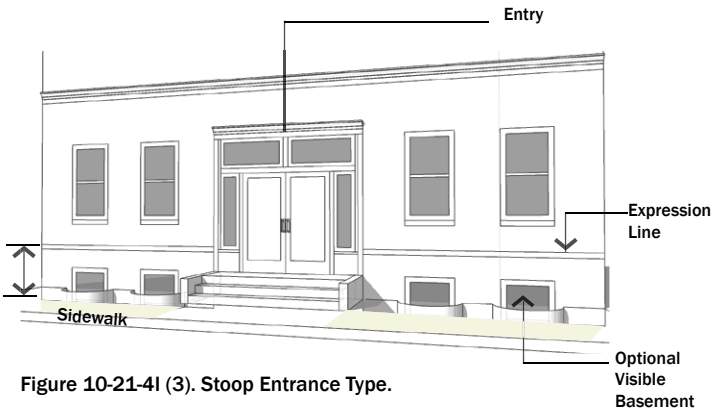



Figure 10-21-4I (3). Stoop Entrance Type.

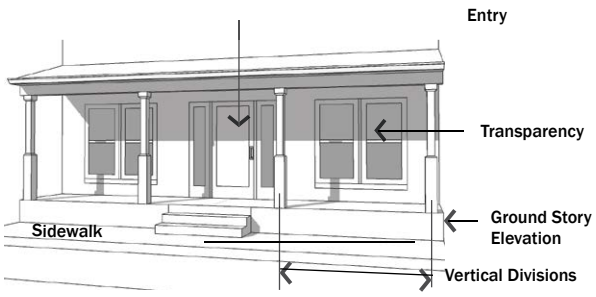



Figure 10-21-4I (4). Porch Entrance Type.

# 10-21-4 Building Types

### J. Roof Types

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

1. **General Provisions.** The following provisions apply to all roof types.
   (a) Intent. To guide the design of the cap of all buildings.
   (b) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
   (c) Measuring Height. Refer to Section 10-21-4B for information on measuring building height.
   (d) Other roof types. Other building caps not listed as a specific type may be requested with the following requirements:
      i. The roof type shall not create additional occupiable space beyond that permitted by the Building Type.
      ii. The shape of the Roof Type shall be significantly different from those defined in this section 10-21-4J, i.e. a dome, spire, vault.
      iii. The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.
2. **Parapet Roof Type.** Refer to Figure 10-21-4J (1). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.
   (a) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
      i. Minimum height is two (2) feet with a maximum height of six (6) feet.
      ii. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
   (b) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
   (c) Occupied Space. Occupied space shall not be incorporated behind this roof type.
3. Pitched Roof Type. Refer to Figure 10-21-4J (2). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.
   (a) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
      i. Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 10-21-4J (2).
   (b) Configurations.
      i. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
      ii. Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight (8) feet, inclusive of overhang.
      iii. Gambrel and mansard roofs are not permitted.
   (c) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every one hundred (100) feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 10-21-4J (3).
   (d) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
   (e) Occupied Space. Occupied space may be incorporated behind this roof type.

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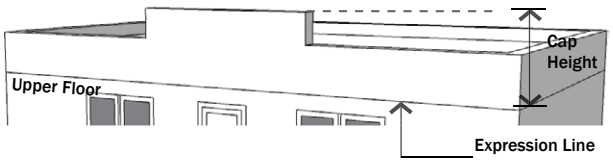



Figure 10-21-4J (1). Parapet Roof Type

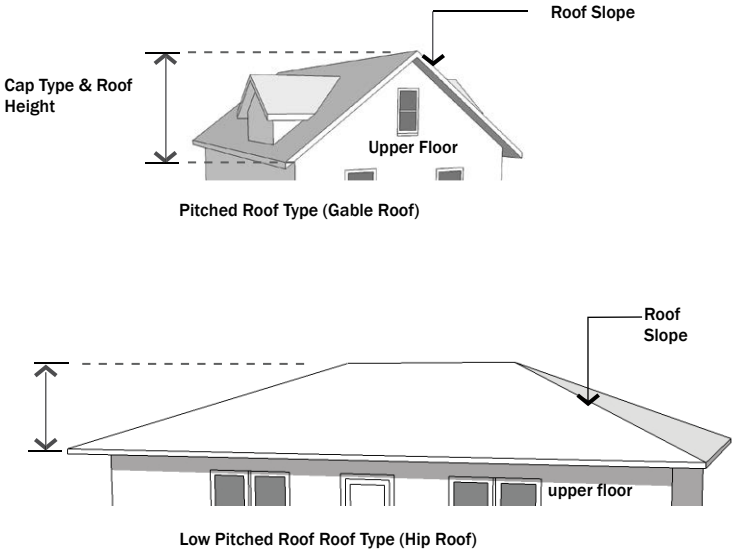



Figure 10-21-4J (2). Pitched Roof Type

4. **Flat Roof Type.** Refer to Figure 10-21-4J (5), Flat Roof Type. This roof type has a flat roof with overhanging eaves.
   (a) Configuration. Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.
   (b) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen (14) inches.
   (c) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight (8) inches thick.
   (d) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
      i. No more than one-half of the front facade can consist of an interrupting vertical wall.
      ii. Vertical walls shall extend no more than four (4) feet above the top of the eave.
   (e) Occupied Space. Occupied space shall not be incorporated behind this roof type.
   (f) No mechanical equipment on roof shall be visible from the adjacent sidewalk.
5. Towers. Refer to Figure 10-21-4J (4). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.
   (a) Quantity. All Building Types, with the exception of the Civic Building, are limited to one (1) tower per building.
   (b) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.
   (c) Tower Width. Maximum width along all facades is one-third the width of the front facade or thirty (30) feet, whichever is less.
   (d) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
   (e) Application. May be combined with all other roof types.
   (f) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

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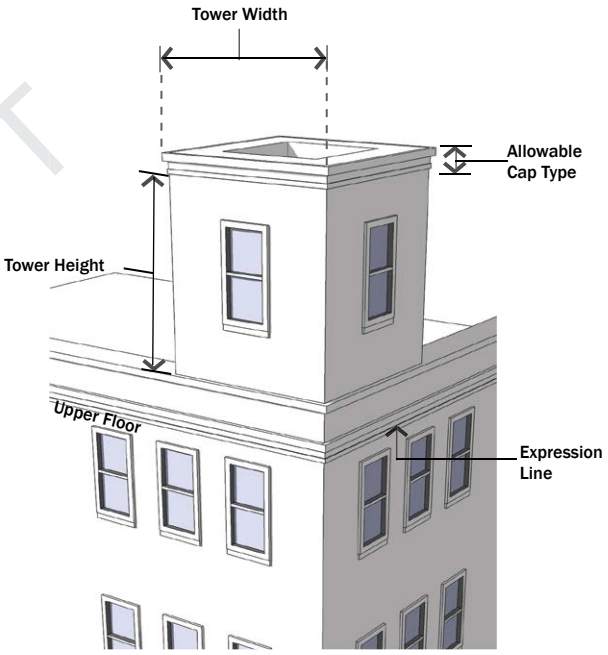
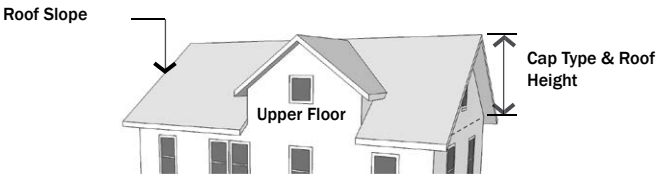



Figure 10-21-4J (4). Tower




Parallel Ridge Line with Gable

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

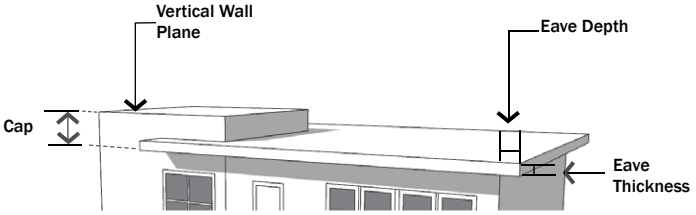



Figure 10-21-4J (5). Flat Roof Type

# 10-21-4 Building Types

### K. Additional Design Requirements

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

1. **Materials and Color.**
   - (a) Primary Facade Materials. Eighty percent (80%) of each street facade shall be constructed of primary materials. Street facade materials shall continue around the corner a minimum depth of twenty (20) feet onto the side facade.
     - i. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (1).
   - (b) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
     - i. Exterior Insulation and Finishing Systems (EIFS) is permitted on upper floor facades only.
   - (c) Roof Materials. Acceptable roof materials include three hundred (300) pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 10-21-4K (2).
   - (d) Color. Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized or details and accents, not to exceed a total area larger than ten percent (10%) of the facade surface area.
   - (e) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all ground floor Building Types with the exception of the Attached Building and the Yard Building. Refer to Figure 10-21-4K (3).
2. **Windows, Awnings, and Shutters.**
   - (a) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed, and either casement or double hung. Percent of transparency is required per Building Type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block (Figure 10-21-4K (4)) are prohibited on street facades.
   - (b) Security Grills. Grills shall be fully retractable and completely within the interior of the building and inconspicuous to the

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*Primary Materials: Brick*



Primary Materials: Stone



*Primary Materials: Painted Wood*

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



*Roof Materials: Asphalt Composite Shingles*



*Roof Materials: Metal*



*Roof Materials: Ceramic Tile*

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

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

(c) Awnings. All awnings shall be canvas or metal. Plastic awnings and canopy awnings that extend from the front facade into the right-of-way are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure 10-21-4K (6).

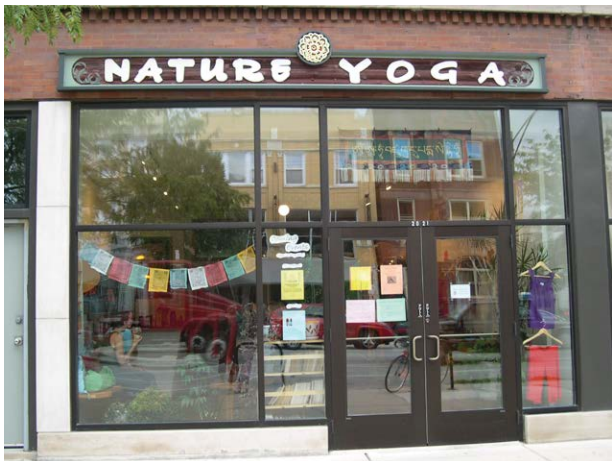
(d) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.

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

(a) Entrance Type. An Entrance Type shall be utilized for a minimum of twenty (20) feet of rear facade. Refer to 10-21-4I(2)-(5).




*Prohibited: Residential Grade Doors on Commercial Buildings.*




*Permitted: Commercial Grade Doors & Windows on Commercial Buildings.*

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




*Prohibited: Glass block windows on front facade.*

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



*Permitted: Fully retractable, interior security grills.*



*Prohibited: Exterior grills and bars.*

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






*Permitted Awnings: Metal (left) and Canvas (right)*




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

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

# 15.4 Building Types




*Front Facade Example.*



*Rear Facade Example.*

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

(b) Transparency Requirement. Public building entrance facade area, minimum twenty (20) feet wide, shall utilize one of the following:

i. When the Storefront Entrance Type is utilized, a minimum forty five percent (45%) transparency is required for the ground floor facade entrance, and the door shall be a minimum of forty five percent (45%) transparent.

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

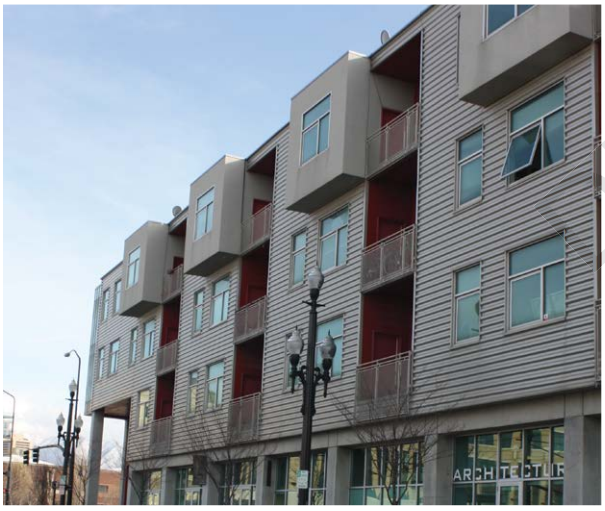
(c) Awnings and signage are encouraged.

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

(a) Size. Balconies shall be a minimum of six (6) feet deep and five (5) feet wide.

(b) Connection to Building. Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.

(c) Facade Coverage. A maximum of forty percent (40%) of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.



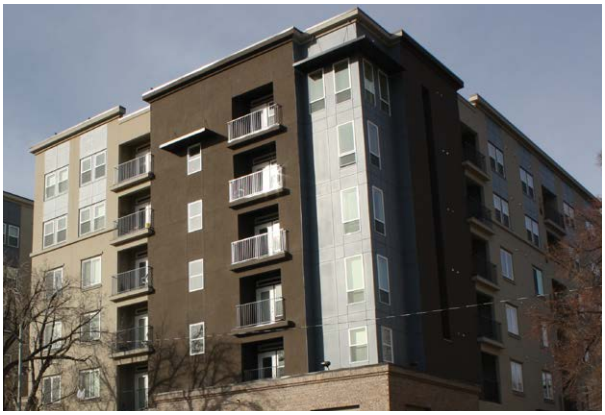


**Figure 10-21-4K (8). Balconies Integral to Facade.**

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# 10-21-5 Site Development Standards

## A. Signage

1. **General Requirements.** Refer to Section 10-20 of the Yorkville City Code for all signage regulations applicable to the Downtown Overlay Districts.
2. **Revisions to the Signage Regulations.** The following revises Section 10-20 of the Yorkville City Code specific to the S Districts.
   (a) Freestanding Low Monument Signs. (Refer to Section 10-20-4) Low Monument Signs are permitted only in the S 4 District.

## B. Parking Requirements

1. **Applicability.** This section shall apply to all new development and changes in use or intensity of use for existing development in any S Districts.
2. **General Requirements.** Off-street parking spaces shall be provided in conformance with Section 10-16 Off-Street Parking and Loading Regulations, unless revised in this Section 10-21-5B.
   (a) Required Vehicle Parking. The Required Vehicle Parking Table 10-21-5B (1) indicates the maximum vehicle parking ratio for a given use.
3. **Parking Credits.** Vehicular parking standards within Section 10-16 may be reduced by achieving one or all of the following credits.
   (a) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited against the parking requirement.
      i. Spaces shall be designated on-street parking available twenty four (24) hours of every day.
      ii. On-street space located a minimum of fifty percent (50%) adjacent to the property line of the lot.
   (b) Public Parking Credit. For all non-residential uses, public parking spaces located within six hundred and sixty (660) feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
   (c) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
      i. Per each car-share parking space provided, required parking spaces shall be reduced by four (4) spaces.
      ii. Required parking spaces may be reduced up to forty percent (40%).
      iii. Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
   (d) Shared Parking. Required Parking may be reduced to the lower amount if at least eighty percent (80%) of non-residential parking is available as publicly shared parking. Otherwise, the higher standard parking requirement shall apply.
   (e) Other Parking Reductions. Additional reductions may be approved by the Planning and Zoning Commission with the submittal of a parking study illustrating the reduction.
4. **Bicycle Parking.**
   (a) Required Bicycle Parking. The Required Bicycle Parking Table 10-21-5B (2) indicates the minimum bicycle parking ratio for a given use.
      i. Bicycle parking is not required for uses not listed.
      ii. Bicycle parking is not required for uses less than 2,500 square feet in size.
      iii. No Use, other than Civic is required to accommodate more than twenty (20) bicycles.
   (b) Bicycle Parking Dimensions.
      i. Required bicycle parking spaces shall have minimum dimensions of two (2) feet in width and six (6) feet in length.
      ii. An aisle a minimum of five (5) feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
      iii. A minimum of two (2) feet shall be provided beside each parked bicycle to allows access. This access may be shared by adjacent bicycles.
      iv. Racks shall be installed a minimum of two (2) feet from any wall or other obstruction.

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| Land Use | Vehicle Spaces |
|---|---|
| **Residential** (Studio and 1 bedroom) | 1 per unit |
| **Residential** (2 or more bedrooms) | 1.5 per unit |
| **Civic/Institutional** | max. 2 per 1,000 square feet |
| **Retail/Services** (less than 8,000 square feet, excluding Restaurants) | no min. or max. parking requirements |
| **Retail/Services** (8,000 square feet or more, excluding Restaurants) | max. 2 per 1,000 square feet |
| **Restaurants** | max. 4 per 1,000 square feet |
| **Office** | max. 2 per 1,000 square feet |

**Table 10-21-5B (1). Required Vehicle Parking.**

| Land Use | Bicycle Spaces |
|---|---|
| **Multifamily** | 1 per 2 Vehicular Spaces for buildings with 8+ units |
| **Civic/Institutional** | 1 per 10 Vehicular Spaces, min. of 4 |
| **Retail** | 1 per 10 Vehicular Spaces |
| **Services** | 1 per 10 Vehicular Spaces |
| **Office** | 1 per 10 Vehicular Spaces |

**Table 10-21-5B (1). Required Bicycle Parking.**

(c) Location. Bicycle parking should be located within fifty (50) feet of the entrance of the Use.

i. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.

ii. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.

(d) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two (2) points.

## C. Landscape

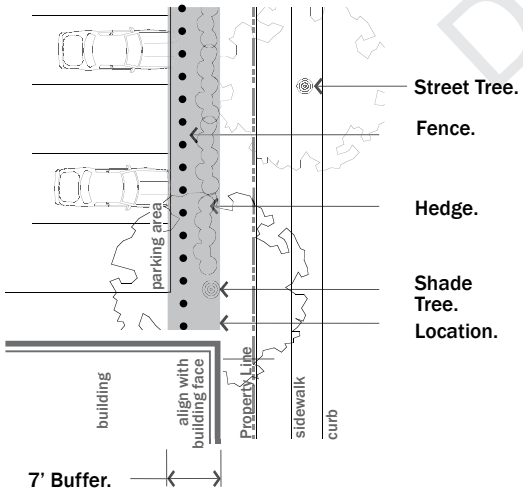
1. **General Requirements.** Refer to Section 10-17 Fencing and Screening for all landscaping and screening requirements.

2. **Build-to Zones and Setbacks.** All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.

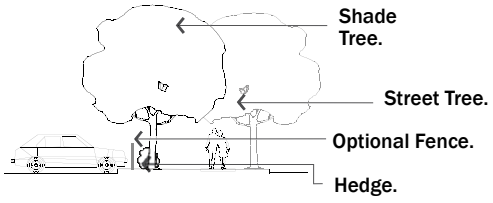
(a) Driveways are permitted to cross the front and corner build-to zone and rear setbacks perpendicularly at a maximum of twenty five (25) feet in width.

(b) Driveways may encroach upon the side setbacks longitudinally on parcels fifty (50) feet or less in width.

(c) Parking lots shall not encroach upon any setbacks. Side and rear yard parking lots shall not be located closer to the front or corner lot line than the building.




Front Buffer Plan.




Front Buffer Section.

Figure 10-21-5C (1). Frontage Buffer Plan and Section.

| Frontage Buffer Requirements | |
|---|---|
| **Buffer Depth & Location [1]** | |
| **Depth** | 7' |
| **Location on Site** | Between street facing property line and vehicular areas [2] |
| **Buffer Landscape Requirements** | |
| **Uses & Materials** | Uses and materials other than those indicated are prohibited in the buffer |
| **Shade Trees** | Medium or large shade tree with full, spreading canopies required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees |
| **Hedge** | Required continuous hedge on street side of fence, between shade trees & in front of parking areas |
| **Hedge Composition** | Individual shrubs with a minimum width of 24", spaced no more than 36" on center |
| **Existing Vegetation** | May be credited toward buffer area |
| **Fence** | |
| **Location** | 2' from back of curb of vehicular area |
| **Materials** | Non-galvanized steel or painted PVC; Masonry Columns (maximum width 2'6") and Low Wall (maximum 18" height) permitted |
| **Minimum Height** | 3' for Steel or Painted PVC |
| **Maximum Height** | 4' for Steel or Painted PVC, 18" for Low Wall |
| **Colors** | Black, gray, or dark green for Steel or Painted PVC |
| **Opacity** | Minimum 30%; Maximum 60% for Steel or Painted PVC |
| **Gate/Opening** | One gate permitted per street frontage; Opening width maximum 6' |

**Notes:**

**[1] This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.**

**[2] In Front and Corner Yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.**

Table 10-21-5C (1). Frontage Buffer Requirements.

3. **Frontage Buffer Requirements.** Refer to Figure 10-21-5C (1). The following additional requirements are specific to the S Districts and is in addition to information within Section 10-17 Fencing and Screening guidelines.

(a) Intent. To lessen the visual impact of parking areas visible from the street.

(b) General Applicability. Applies to properties in all S Districts where a parking area is located adjacent to a right-of-way.

(c) Exceptions. Parking areas along alleys, except when a residential district is located across the alley. Single and two family residences are also excepted.

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## D. Street Guidelines

1. **General Street Guidelines.** The following guidelines should apply to all new streets within S Districts with the intent of creating pedestrian oriented, multimodal streets.
   (a) Typical Street Elements. All street rights-of-way should include the following vehicular and pedestrian realm considerations. Refer to Figure 10-21-5D (1).
      (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
      (2) Pedestrian Realm. The pedestrian realm is comprised of pedestrian facilities, such as sidewalk. A buffer area that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm shall consist of one (1) of the following:
         (i) Landscape Zone. A landscape area between the back of curb to the sidewalk in which street trees, stormwater swales, lighting, and signage may be located. Typically used adjacent to residential ground floor uses.
         (ii) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office ground floor uses.
   (b) Bicycle Facilities. Bicycle facilities, such as dedicated lanes and dedicated shared lanes should be included on any streets based on the City's bicycle plan. New streets within S districts shall utilize shared lanes. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
   (c) Vehicular On-Street Parking. On-street parking, whether parallel or diagonal, shall be included according to the District Street Details for that street.

2. **Street Trees.** Street trees are required along all existing and new street frontages.
   (a) All planting material requirements within Landscaping and Screening Guidelines shall be utilized.
   (b) Street trees shall be located in either a Landscape Zone (within a planting bed or lawn) or a Furnishings Zone (in trees wells with grate as required).
   (c) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended.
      i. Preserved trees should have a permeable surface area equal to the critical root zone. The critical root zone is equal to half of the radius of the tree's mature canopy, measured from the trunk out to the dripline.
      ii. Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 10-21-5D (1) for details.
      iii. Permeable area for one (1) tree cannot count toward that of another tree.
   (d) Structural Soil. When the critical root zone of an existing tree or the suggested permeable surface area requirement of a newly planted tree extends below any pavement, structural soil is required underneath the pavement.

3. Pedestrian Lighting. Pedestrian light fixtures shall be installed per the street requirements of the City's Department of Public Works and any streetscape master plan adopted by the City.

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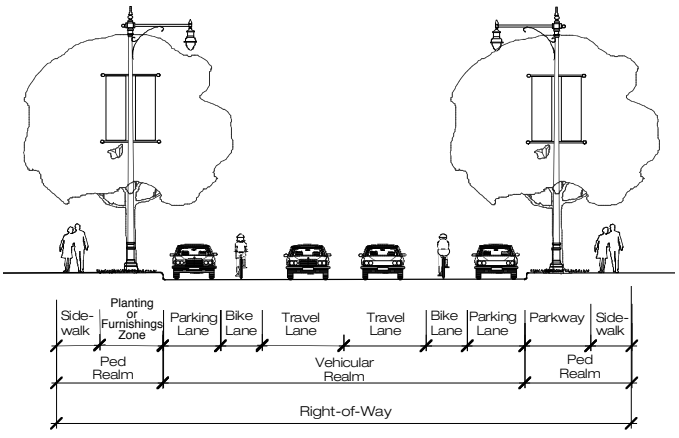



Figure 10-21-5D (1). Typical Right-of-Way Elements.

| Tree Size Type | Soil Volume (cubic ft) | Soil Surface Area (sq ft) with 2.5' Soil Depth | Permeable Surface Area Requirement (sq ft) |
|---|---|---|---|
| Medium | 2,852 | 1141 (approx. 34' x 34') | 225 (15' x 15') |
| Large | 6,532 | 2681 (approx. 50' x 50') | 400 (20' x 20') |

Table 10-21-5D (1). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

4. **New Streets and Subdivision.** For all developments with total parcel acreage larger than five (5) acres, subdivision and construction of a new street will yield the most buildings. (Building Types require buildings to front streets). Refer to Figure 10-21-5D (2) for an example of a typical new block and street configuration. The following recommendations apply:
   (a) Interconnected Street Pattern. Streets shall connect and continue existing streets from adjoining areas and cul-de-sac and dead end streets should be avoided.
   (b) Blocks.
      i. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
      ii. Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley. Blocks may included existing lots within an existing zoning district.
      iii. Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.
      iv. Consider lot and block orientation for maximum energy efficiency. For example, block orientation along an east-west longitudinal axis will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.
      v. Block size should be less than four hundred (400) feet.
   (c) Access Points. A minimum of two (2) access points should be provided for each development, with a minimum of one (1) per every 1,500 feet of boundary recommended.
   (d) Primary Streets. Designate primary streets so that all buildings front at least one primary street. Vehicular access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets.
   (e) Blocks may include interior alleys or lanes.
   (f) Typical Lot Configuration. All lots shall have frontage along a public street unless otherwise specified in Building Type requirements. Flag lots are prohibited.

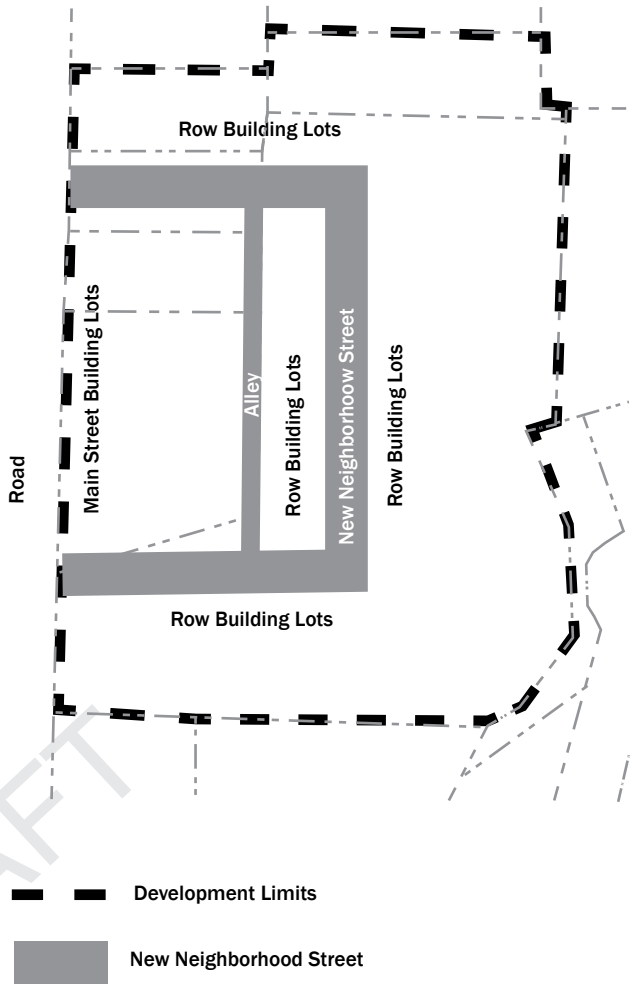



**Figure 10-21-5D (2). Example of New Street and Block Configuration for Large Parcels or When Multiple Parcels are Combined.**

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# 10-21-5 Site Development Standards

## E. Temporary Structures

1. **General Requirements.** Refer to 10-17 Fencing and Screening for all landscaping and screening requirements.
2. **Description and intent.** Temporary Structures are allowed in all Districts according to the following guidelines.

   The small scale activity or display area can be a patio for outdoor eating or display of goods and should constitute the majority of the site. The frontage required continues the streetwall of the adjacent buildings, allowing a continuous pedestrian experience from the street with views into the outdoor space.

   Two accessory structures are permitted. A temporary building may be erected in the rear of the Lot and allows patrons to enter the building. A permanent kiosk may be located anywhere on the Lot, but allows employees only in the interior.
3. **Regulations.** Regulations for Temporary Structures are defined in the adjacent table.
4. **Mobile Food Vendors**. Refer to Section 10-3-14 Mobile Food Vendor Vehicles & Retail Vendor Vehicles for all mobile food vendor requirements.

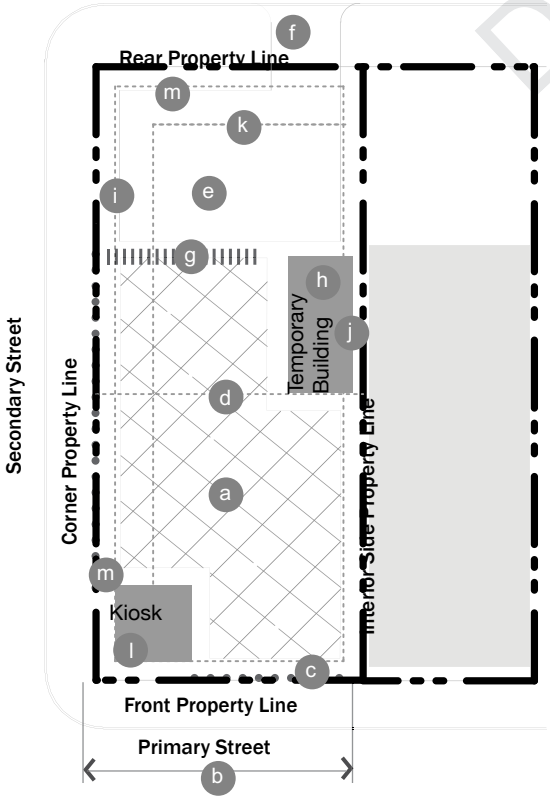



Figure 10-21-5E (1). Temporary Structure Siting

| Temporary Structures Requirements | | |
|---|---|---|
| **1. Siting** | | |
| Minimum area of Unenclosed, Fully or Partially Paved Outdoor Activity/Display Area | 45% of parcel | a |
| Min Lot Width | none | b |
| Max Lot Width | 50’ | |
| Max Impervious Coverage | 80% | |
| Additional Semi-pervious Coverage | 15% | |
| Required Front & Corner Side Frontage Type | 0’ to 5’ | c |
| Parking Setbacks | | d |
| Front | 75’ | |
| Corner, Side, Rear | 5’ | |
| Parking & Loading Facility Location | | e |
| Access | From Alley or Side Street | f |
| Required Buffer between Parking & Activity/Display Area | none | g |
| **2. Accessory Buildings** | | |
| Number of Permitted Accessory Buildings | 2 | |
| Max Building Coverage | 20% | h |
| Temporary Building | | |
| Front Yard Setback | 75’ | i |
| Corner Side Setback | 15’ | j |
| Side Yard Setback | 0’ | |
| Rear Yard Setback | 5’ | k |
| Kiosk Building | | l |
| Front, Corner, Side, Read Setback | 5’ | m |
| Max Size | 500 sf | |
| Max Height | one story or 15’ | |
| Min Front Facade Transparency | 20% | |
| Roof Type | Pitched, Flat, Parapet | |
| Existing Vegetation | May be credited toward buffer area | |
| **3. Uses** | | |
| Permitted Uses | Assembly<br>General Retail<br>General Service | |

Notes:

[1] This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

[2] In Front and Corner Yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

Table 10-21-5E (1). Temporary Structures Requirements.

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# Administrator Checklist: Pre-Application Meeting

## 1. Determine the Project's District

**Refer to:**
Figure 10-21-1B (1) Yorkville Form-Based Districts Regulating Plan.

**Provide to Applicant:**

- [ ] Portion of the Regulating Plan that shows Applicant's parcel.

**Discuss with Aplicant:**

- [ ] Intent of Districts

## 2. Determine the Project's Building Type

**Refer to:**
Table 10-21-4A (1) Permitted Building Types per District

**Provide to Applicant:**

- [ ] Portion of Section 10-21-4 that applies to the building types proposed in the project.

**Discuss with Aplicant:**

- [ ] Intent of Building Types

## 3. Determine the Project's Intended Use

**Refer to:**
Table 10-21-3B (1) Permitted Uses Table.

**Provide to Applicant:**

- [ ] Portion of Section 10-21-3 that applies to the uses proposed in the project.

**Discuss with Applicant:**

- [ ] Permitted uses within the project.
- [ ] Development Standards and Special Uses applicable to the project.

## 4. Assemble Applicable Supplemental Guidelines

**Refer to:**
Section 10-21-5 Site Development Standards, as well as any other relevant code guidelines (Stormwater Ordinance 2012-56, Health Department Requirements, etc.).

**Provide to Applicant:**

- [ ] Portion of Section 10-21-4 that applies to the building types proposed in the project.

**Discuss with Aplicant:**

- [ ] Concepts and Intent of Site Development Standards
- [ ] Parking

## 5. Retain Copies of All Documents Provided to Applicant

**(for use in the review of the Applicant's submission)**

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| Reviewed By: | |
|---|---|
| Legal | ■ |
| Finance | ☐ |
| Engineer | ☐ |
| City Administrator | ■ |
| Human Resources | ☐ |
| Community Development | ■ |
| Police | ☐ |
| Public Works | ☐ |
| Parks and Recreation | ☐ |

Agenda Item Number

Old Business #2

Tracking Number

EDC 2019-68

**Agenda Item Summary Memo**

**Title:** Unified Development Ordinance – Change Order Request

**Meeting and Date:** Economic Development Committee – September 3, 2019

**Synopsis:** Approval of a fee change order regarding the Unified Development Ordinance.

**Council Action Previously Taken:**

Date of Action: 2/26/2019 Action Taken: Approval of RFP Award

Item Number: EDC 2019-16

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti J. Barksdale-Noble Community Development

Name Department

**Agenda Item Notes:**

*Have a question or comment about this agenda item?*
*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/gov_officials.php*

# Memorandum

To: Bart Olson, City Administrator
From: Krysti Barksdale-Noble, Community Dev. Dir.
CC: Jason Engberg, Senior Planner
Date: August 27, 2019
Subject: **Unified Development Ordinance (UDO)**
Change Order request regarding fees for enCode Plus

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**Update:**

Per the direction of the Economic Development Committee (EDC) at the August 6th meeting regarding the requested Unified Development Ordinance (UDO) change order for an increase in budget, staff discussed the feedback we received with the consultant, Houseal Lavigne and the subconsultant, enCode Plus. Of specific concern discussed, was the committee not in favor of an amended scope of services proposed by Houseal Lavigne which lessened their billable hours by condensing meetings and any real cost sharing of the budget shortfall by Houseal Lavigne as enCode Plus had done.

After consideration of the feedback from the EDC, Houseal Lavigne's new proposal is to reduce their overall contracted fee by $5,500, from $140,610 to $135,110, without any change to the originally approved scope of services. Therefore, the resulting change order request is now for a project budget increase of $5,000, from $148,360 to $153,360. The total fee breakdown of the newly proposed contract amendment is as follows:

| **Approved UDO Project Budget Houseal Lavigne (HL) RFP** | | | **Proposed enCode Plus Additional Calculator Fees & Discounts** | |
|---|---|---|---|---|
| Houseal Lavigne RFP | $138,735 | | One-Time Build Fee for additional six (6) calculators | $15,000 |
| enCode Plus Initial Licensing Fee | $1,875 | | 15% enCode Plus Discount | -$2,625 |
| enCode Plus Advance 180 (1st year) | $5,250 | | Discount of enCode Plus Initial Licensing Fee* | -$1,875 |
| enCode Plus one (1) embedded calculator | $2,500 | | Reduction of Houseal Lavigne's Contracted Fee | -$5,500 |
| **TOTAL** | **$148,360.00** | | **TOTAL** | **$5,000.00** |
| | | | | |
| **TOTAL proposed new UDO Project Budget** | **$153,360.00** | | | |

In essence, with enCode Plus's discounts of $4,500 and Houseal Lavigne's contract fee reduction of $5,500, totaling $10,000, the City has gained four (4) additional calculators. Combined with the $2,500 already budgeted for calculators in the original contract, we have a total of five (5) calculators out of seven (7) funded. Therefore, the requested budget increase for an additional $5,000 will pay for the remaining two (2) calculators.

**Staff Comments:**

Staff supports the change order request for a budget increase of $5,000 as each party to the original agreement, the City of Yorkville, Houseal Lavigne and enCode Plus will almost evenly share in the cost of the additional calculators; and most importantly, without a reduction in scope of services.

Attached is the revised License Agreement from enCode Plus for the purchase of additional embedded calculators within the “smart code” and the amended contract with Houseal Lavigne indicating the reduction of overall contract fee. The City Attorney has also reviewed both of the revised agreements. Staff will be available to Tuesday night’s meeting to discuss this matter in greater detail.

# Memorandum

To: Bart Olson, City Administrator
From: Krysti Barksdale-Noble, Community Dev. Dir.
CC: Jason Engberg, Senior Planner
Date: April 22, 2019
Subject: **Unified Development Ordinance (UDO)**
Change Order request regarding fees for enCode Plus

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**Summary:**

The purpose of this memo is to request a change order to the approved Unified Development Ordinance (UDO) project for a budget increase of $7,125. The overall total project cost would increase from $148,360 to $155,485.

By definition, a Change Order, is a written order to the Contractor authorizing an addition, deletion or revision in the work within the general scope of the contract documents or authorizing an increase or decrease in the contract price or contract time. In paragraph E of the attached executed contract with Houseal Lavigne, the contract consultant for the UDO project, any such changes to the contract, including increases or decreases in amount of compensation, which are mutually agreed upon, requires a written amendment to the agreement.

**Background:**

In December 2018, the City solicited request for proposals (RFP) from qualified consulting firms for a Unified Development Ordinance (UDO) which would to modernize and consolidate the various existing City ordinances into a cohesive, single-reference, graphic-based document. As part of the scope of services in the UDO RFP, the City specifically requested "an online digital smart code with interactive site specific zoning analysis capable of rendering calculations for zoning criteria such as minimum parking requirements for proposed land use, maximum lot coverage, required setbacks and transition yards, and volumetric limits (FAR, height, etc.) based upon ESRI ARC GIS base layer data provided by the City.

After submittals from two (2) firms in response to the RFP, the City Council approved a contract with Houseal Lavigne in February 2019 for the commencement of a Unified Development Ordinance (UDO). The agreement for the contract was valued at **$148,360** which included a suite of features from enCode Plus, a web-based document presentation and management system developed by planners and code writers, as part of the Advanced 180 package ($5,250 billed annually) with an embedded calculator for a one-time fee of $2,500 *(see below)*. It was staff's understanding at the time of the contract and interview with Houseal Lavigne that the total cost included all zoning calculators enumerated in the scope of services requested as part of the deliverables in the RFP. No other information detailing enCode Plus fees were provided in the proposal.

**Yearly enCodePlus Fee/Optional Features (after adoption)**

| enCodePlus Yearly Maintenance Fees | Total |
|---|---|
| Standard 90 | $4,250 |
| Advanced 180 | $5,250 |
| Premium 360 | $7,250 |

| enCodePlus Optional Features | Total |
|---|---|
| Embedded Calculator (no annual fee) | $2,500 |
| GIS Interactive Map (Advanced) Build and Launch | $4,500 |
| Plus Annual Fee | $3,500 |
| GIS Interactive Map (Premium) Build and Launch | $6,500 |
| Plus Annual Fee | $4,550 |

**enCode Plus Fees:**

As the subconsultant, enCode Plus, who was not present at the interview with Houseal Lavigne, would be designing the platform for the dynamic online smart-code.

During the kick-off meeting with Houseal Lavigne, after the award of the contract, staff was provided the attached service agreement from enCode Plus. It was then relayed to staff by enCode Plus, that although the Advanced 180 package comes with a suite of up to seven (7) features/calculators, there would be a one-time set-up fee of $2,500 per calculator or $17,500. The calculators offered are as follows:

1. Parking Calculator[1] – calculates the minimum required number of off-street parking spaces based on use by zoning district.
2. Shared Use Parking Calculator - calculates the minimum required number of off-street parking spaces when two or more land uses share the same parking area.
3. Landscape Calculator[2] - calculates the minimum required landscaping material by zoning district, based upon lot size and adjacent land uses.
4. Bufferyard Calculator[3] - calculates the minimum required landscaped bufferyard area and vegetation type by zoning district, based upon lot size and adjacent land uses.
5. Signage Calculator[4]- calculates the minimum required number, area, setback, distance separation and maximum height for signage based on zoning district and sign type.
6. Project Fee Calculator – calculates the fees for land use applications based upon request type (annexation, rezoning, special use, etc.) and land area.
7. Yield Calculator[5] – calculates the maximum total buildable dwelling units and/or maximum total buildable non-residential square feet by zoning district.

Additionally, the built-in calculators will also have the ability for the user to export the data or to save the data entered into the calculator. Real world examples of communities currently utilizing the enCode Plus calculators as part of their online codes are provided as links in the footnotes at the bottom on this page.

**Request:**

To acquire all the above-mentioned calculator features, which are available in the Advance 180 package, the City will need to authorize a change order since the one-time set up fee for the calculators requested was not clearly articulated to us by Houseal Lavigne during the RFP review process.

As originally proposed, Houseal Lavigne listed the pricing for only one (1) calculator at a cost of $2,500.00. However, in order to purchase the additional six (6) calculators offered in the Advance 180 package, there is a one-time set-up fee of $2,500 per calculator or $15,000 of which $2,625 (15%) is discounted for a total of $12,375.

Since discovering the miscommunication about the start-up fee for the calculators, Bret Keast of EnCode Plus has subsequently agreed to remove the initial licensing fee of $1,875 included in Houseal Lavigne's proposal. Additionally, Houseal Lavigne has agreed to amend their hours for the UDO preparation by consolidating two (2) meetings (Step #6b and #6c), thereby lessening their billable hours by $3,375.

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[1] http://online.encodeplus.com/regs/greensboro-nc/calculators.aspx
http://online.encodeplus.com/regs/johnston-ia/calculators.aspx
[2] http://online.encodeplus.com/regs/greensboro-nc/calculators.aspx
http://online.encodeplus.com/regs/johnston-ia/calculators.aspx
[3] http://online.encodeplus.com/regs/stmary-la/webtools/landscape/bufferrequirements.aspx
[4] http://online.encodeplus.com/regs/greensboro-nc/calculators.aspx
http://online.encodeplus.com/regs/johnston-ia/calculators.aspx
[5] http://online.encodeplus.com/regs/valparaiso-in/doc-viewer.aspx#secid-490

Therefore, the requested change order amount would be for $7,125. This represents the difference between the total HL & enCode plus fee ($155,485) and the approved project budget ($148,360).

The following chart has been prepared to clearly explain and layout the fee difference proposed as part of this change order request.

| **Approved UDO Project Budget Houseal Lavigne (HL) RFP** | | | **Proposed enCode Plus Additional Calculator Fees & Discounts** | |
|---|---|---|---|---|
| Houseal Lavigne RFP | $138,735 | | One-Time Build Fee for additional six (6) calculators | $15,000 |
| enCode Plus Initial Licensing Fee | $1,875 | | 15% Discount Fee | -$2,625 |
| enCode Plus Advance 180 (1st year) | $5,250 | | Discount of enCode Plus Initial Licensing Fee* | -$1,875 |
| enCode Plus one (1) embedded calculator | $2,500 | | Discount of Houseal Lavigne Billable Hours | -$3,375 |
| **TOTAL** | **$148,360.00** | | **TOTAL** | **$7,125.00** |
| | | | | |
| **TOTAL proposed new UDO Project Budget** | **$155,485** | | | |

**Staff Comments:**

Staff supports the change order request for a budget increase of $7,125 and strongly believes, to realize the full potential of the interactive, site specific zoning analysis capabilities offered by enCode Plus in the smart-code, purchasing the suite of embedded calculators is required. The added calculator features will provide clarity to the code's regulations for any end user (resident and developer) regarding bulk standards (setbacks, buffers, maximum height, etc.), as well as reduce staff review time of submitted permits and proposals.

Although staff had requested the capabilities of all these calculators as part of our initial RFP request, the quote provided of $2,500 was not clearly stated in the HL proposal, nor fully understood by the consultant themselves, that this price was for a single calculator. Based upon that, enCode Plus has discounted the initial licensing fee of $1,875.00 from the original quote and the consultant has adjusted their billable hours to reduce the contracted fee by $3,375.

Attached is the revised License Agreement from enCode Plus for the purchase of additional embedded calculators within the "smart code" and the amended scope of work with Houseal Lavigne indicating the meeting schedule adjustment. The City Attorney has also reviewed both of the revised agreements. Staff will be available to Tuesday night's meeting to discuss this matter in greater detail.

# AMENDED PROFESSIONAL

# SERVICES AGREEMENT

~~FEBRUARY~~ SEPTEMBER _, 2019

## BETWEEN

## THE UNITED CITY OF YORKVILLE, ILLINOIS

## AND

## HOUSEAL LAVIGNE ASSOCIATES, LLC.

# AMENDED AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE UNITED CITY OF YORKVILLE, ILLINOIS AND HOUSEAL LAVIGNE ASSOCIATES, LLC.

THIS AGREEMENT, made and entered into this_____day of_____, 2019, by and between HOUSEAL LAVIGNE ASSOCIATES LLC., an Illinois Limited Liability Company with principal offices at 188 W. Randolph, Suite 200, Chicago, IL 60601 (hereinafter referred to as the "CONSULTANT"), and the UNITED CITY OF YORKVILLE, ILLINOIS, a municipal corporation of the State of ILLINOIS, whose mailing address is 800 Game Farm Road, Yorkville, Illinois 60560 (hereinafter referred to as the "CLIENT").

WITNESSETH THAT:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish technical and professional assistance in connection with the preparation of the *Yorkville Unified Development Ordinance* (hereinafter referred to as the "PROJECT") and the CONSULTANT has signified its willingness to furnish technical and professional service to the CLIENT; and WHEREAS, the CONSULTANT represents to the CLIENT that it has sufficient expertise and resources to enable it to provide such advice and assistance to the CLIENT; and

NOW, THEREFORE, the parties do mutually agree as follows:

A. Scope of Consultant's Services

The CONSULTANT agrees to perform in a good and professional manner those services described in Attachment A, *Scope of Services*, a copy of which is attached hereto and incorporated in this AGREEMENT. All documents, work papers, maps, and study materials produced by the CONSULTANT in the performance of these services become the property of the CLIENT during and upon completion of the services to be performed under this AGREEMENT.

B. Services to be Provided by the Client

All existing information, data, reports and records which are useful for carrying out the work on this PROJECT and which are owned or controlled by the CLIENT shall be furnished to the CONSULTANT in a timely manner. The completion of the services to be performed by the CONSULTANT under this AGREEMENT is contingent upon the receipt from the CLIENT, at no cost to the CONSULTANT, the data and reports and other material as described in Attachment A, Section 1, in a timely manner. If, by reason of any fault of CLIENT, the information, data, reports and records to be provided by the CLIENT are not made available to the CONSULTANT in a timely manner, the CONSULTANT may, at its option, stop work on the PROJECT until such materials are provided.

C. Meetings and Consultant Visits

The CONSULTANT will attend meetings associated with the following tasks, and any additional meetings deemed reasonable and needed to complete the PROJECT, as outlined in Attachment A, *Scope of Services*.

1a: Project Initiation – Staff Meeting & Review of Preliminarily Issues
1b: Planning and Zoning Commission Workshop
1c: Residential Areas Zoning Workshop
1d: Commercial and Industrial Areas Zoning Workshop

1e: Subdivision Ordinance Focus Group
2d: City Staff Working Session
2e: PZC Meeting
3e: Staff Review Meeting
3f: PZC Meeting
4b: Staff Review Meeting
5c: Staff Review Meeting
5d: PZC Meeting
6b: Staff Review and Meeting
6c: PZC Meeting
7b: Staff Review Meeting
7c: PZC Meeting
7e: Public Hearing
7f: City Council Presentation and Adoption

A meeting within the body of this AGREEMENT shall mean a gathering requiring the attendance of the CONSULTANT or CONSULTANT's staff, including workshops, formal presentations and meetings. Public meetings shall be scheduled at least seven (7) to fifteen (15) days in advance, and public hearings shall be scheduled with sufficient advance notice to comply with state and local notice requirements. Attendance at additional meetings will be subject to the provisions of Article M (Extra Work) of this AGREEMENT. The CONSULTANT may conduct "site visits" to gather information, data, and perform field reconnaissance. These "site visits" shall not be counted as meetings under this AGREEMENT.

D. Deliverables

CONSULTANT agrees to provide products to the CLIENT as follows:

1: Workshop Summaries
1: Project Website and online outreach platform (map.social) (optional)
2: Summary and presentation of outreach, research, and assessment
3: Draft Residential and Agricultural District Standards
3: Draft Commercial and Industrial District Standards
3: Draft Special District Standards (OS, PUD, Downtown Overlay)
3. Proposed Zoning Districts Map
4: Prelim Amendments for Parking, Landscaping, Development Standards, etc
5: Draft Modified Subdivision Design/Improvement Regulations
6: Draft Administrative, Applications, Approval, and Procedures
7: Draft UDO Ordinance

7: Revised UDO & Final Legal Review
7: City Council Presentation and Adoption
8: enCode Plus ready Yorkville UDO Document

The CONSULTANT shall provide all deliverables at least five (5) days in advance of all public meetings. All deliverables become the property of the CLIENT, including all hard copies and electronic file copies.

E. Changes

The CLIENT may, from time to time, request changes in Attachment A, *Scope of Services*, of the services to be performed by the CONSULTANT hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon, shall be incorporated in written amendments to this AGREEMENT.

F. Consultant's Compensation

The CONSULTANT shall be compensated for services rendered under the terms of this AGREEMENT on the basis of the CONSULTANT's hourly rates as stated under Article G (Hourly Rates) and Attachment A for the staff time devoted to the PROJECT, and for directly related project expenses. The maximum cost for CONSULTANT services under this AGREEMENT is $~~140,610~~135,110, including directly related job expenses. Directly related job expenses include, but are not limited to: travel, printing, graphic reproduction, mailing, the purchase of additional maps, plans and reports and other out-of-pocket expenses that are related to carrying out services under this AGREEMENT. Any reimbursable expenses that are not enumerated above must be identified by the CONSULTANT and approved by the CLIENT.

The CONSULTANT will not exceed the "not to exceed amount" without specific written authorization from the CLIENT or an amendment to this AGREEMENT. The

CONSULTANT represents and warrants that absent Extra Work, as referenced in Article M, all work to be performed under this AGREEMENT can and will be performed without exceeding the maximum compensation amount and directly related job expense amount, both set forth above.

G. Hourly Rates

The CONSULTANT reserves the right to increase the hourly charge rates, but only after one calendar year from the date of this AGREEMENT, provided however that the maximum CONSULTANT costs as provided in Section F shall not be exceeded. The CLIENT shall be notified at least 30 days in advance and increase must be agreed to in writing by both parties. Hourly rates in effect for purposes of this AGREEMENT are provided in Attachment A.

H. Method of Payment

The CONSULTANT will submit invoices for services performed and directly related job expenses incurred on the PROJECT during the billing period. The CONSULTANT will submit monthly invoices for services performed and directly related job expenses incurred on the PROJECT during the billing period. Invoices are due and payable no later than thirty (30) days from the date of CLIENT's receipt of the invoice and in accordance with the governmental prompt payment act.

I. Time of Performance

The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this AGREEMENT, and shall, absent causes beyond the reasonable control of the CONSULTANT, be completed within twenty-four (24) months of delivery of

said executed AGREEMENT. The completion of services by the CONSULTANT shall be, among other things, contingent upon the timely receipt of the services, data, and other reports described in Attachment A, *Scope of Services* and upon the timely conduct by the CLIENT of meetings and decisions required for its purposes in the execution of Attachment A. For the purpose of this AGREEMENT, timely shall mean that decisions and choices be made within ten (10) working days for CLIENT staff review of CONSULTANT submittals, services, data, and reports as are delivered to the CLIENT's representative; and twenty-one (21) calendar days for such decisions and choices to be made by the City Council, or other elected or appointed bodies of the CLIENT. If the CLIENT requests that CONSULTANT perform Extra Work as defined in Article M such as is not now included in Attachment A, the CONSULTANT, if agreed to by the CLIENT, may suspend work on the PROJECT or a portion of the PROJECT, and may extend the period of time allotted to perform the services identified in Attachment A under this AGREEMENT, to a mutually agreed upon period of time necessary to compensate for Extra Work. Where the CLIENT and CONSULTANT mutually agree to extend the period of time to perform services under this AGREEMENT, the hourly rates may not be increased beyond those set forth in Section G. of this AGREEMENT, provided that the cause or reasons of such extension(s) are not the fault of the CLIENT.

J. Excusable Delays

The CONSULTANT shall not be in breach of this AGREEMENT by reason of any failure in performance of this AGREEMENT in accordance with its terms if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not restricted or limited to, acts of God or of the public enemy, acts of government in either its sovereign or contractual capacity,

fires, floods, strikes, and unusually severe weather, but in every case, so long as the failure to perform is beyond the reasonable control and without the fault or negligence of the CONSULTANT, the CONSULTANT shall not be deemed to be in breach of this AGREEMENT.

K. Termination

The CLIENT shall have the right to terminate this AGREEMENT by written prior notice to the CONSULTANT at least five (5) working days before the specified effective date of such termination. In such event, documents and work papers prepared by the CONSULTANT under this AGREEMENT shall become the property of the CLIENT. On receipt of said documents and work papers by the CLIENT, the CONSULTANT shall receive compensation and reimbursement for the work actually performed before the date of termination, in accordance with Article F, CONSULTANT's Compensation, of this AGREEMENT, less payment for services and expenses previously paid.

L. Non-discrimination

The CONSULTANT has an Affirmative Action program and shall engage in lawful employment practices. The CONSULTANT shall not fail, refuse to hire, discharge, or otherwise discriminate against any individual with respect to his or her compensation, terms, conditions, or privileges of employment, because of such individual's race, color, religion, sex, national origin, or handicap unrelated to the individual's ability to perform the duties of the position.

M. Extra Work

If requested and agreed to in writing by the CLIENT and CONSULTANT, the CONSULTANT will be available to furnish, or obtain from others, Extra Work of the following types:

1. Extra work or extended services due to changes in the general scope or timing of the PROJECT, including, but not limited to; changes in size, complexity or character of the work items; acceleration of the work schedule involving services beyond normal working hours; non-delivery of any materials, data, or other information to be furnished by the CLIENT not within the reasonable control of the CONSULTANT.
2. Additional or extended services, including PROJECT administration due to the prolongation of the period of delivery of services specified in this AGREEMENT time through no fault of the CONSULTANT.
3. Attendance at additional meetings beyond those made part of the AGREEMENT.
4. Other additional services requested and agreed to by the CLIENT and CONSULTANT, which are not otherwise provided for under this AGREEMENT.

The compensation and schedule for completing Extra Work authorized by the CLIENT shall be subject to negotiation between the CLIENT and the CONSULTANT in accordance with the provision of Article E (Changes) of this AGREEMENT. However, the hourly rate in effect at the time of any change authorizing Extra Work will continue to be in effect for such Extra Work.

N. Entire Agreement

This agreement, including the attachments to this agreement, contains the entire agreement of the parties. It may not be changed orally but only by an amendment in writing executed by the parties to this AGREEMENT.

O. Governing Law

This AGREEMENT will be governed by and construed in accordance with the laws of the State of Illinois and within the jurisdiction of Kendall County.

P. Client Representative to Consultant

The CLIENT designates Krysti J. Barksdale-Noble to act as its representative with respect to the work to be performed under this AGREEMENT, and such person shall have authority to transmit instructions, receive information, interpret and define CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this AGREEMENT until the CONSULTANT has been advised in writing by the CLIENT that such authority has been revoked. The CONSULTANT designates John Houseal and Nik Davis as the CONSULTANT's representatives to the CLIENT.

Q. Conflict of Interest

The CONSULTANT certifies that to the best of its knowledge no person associated with the CONSULTANT has any interest that would conflict in any manner or degree with the performance of the AGREEMENT.

R. Default

If it should appear at any time that the CONSULTANT has failed, refused, or delayed to perform or satisfy the PROJECT or any other requirement of this Agreement ("Event of Default"), and fails to cure any such Event of Default within ten business days after the CONSULTANT's receipt of written notice of such Event of Default from the City, then the City shall have the right, without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Cure by CONSULTANT. The City may require the CONSULTANT, within a reasonable time, to complete or correct all or any part of the PROJECT that is the subject of the Event of Default; and to take any or all other action necessary to bring the CONSULTANT and the PROJECT into compliance with this Agreement.
2. Termination of Agreement by City. The City may terminate this Agreement pursuant to Article K of this Agreement.
3. Withholding of Payment by City. The City may withhold from any payment, whether or not previously approved, or may recover from the CONSULTANT, any and all costs, including attorneys' fees and administrative expenses, incurred by the City as the result of any Event of Default by the Consultant or as a result of actions taken by the City in response to any Event of Default by the CONSULTANT.

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this AGREEMENT on the date and year first above written.

CONSULTANT:

HOUSEAL LAVIGNE ASSOCIATES, LLC.

X_____

John A. Houseal, AICP
Principal Date:_____

CLIENT:

UNITED CITY OF YORKVILLE

X_____

Name/Title:_____ Date:_____

# ATTACHMENT A

SCOPE OF SERVICES and HOURLY RATES

This section describes the Scope of Services for preparing the Unified Development Ordinance for the United City of Yorkville.

## Section 1

Whereas the scope of services will be undertaken by the CONSULTANT, it is understood and agreed that the CLIENT will provide the following assistance to the CONSULTANT:

1. The CLIENT, with the CONSULTANT's assistance, will schedule and arrange and provide notices for all meetings and workshops including contacting agencies, individuals and citizens to be invited to meetings.

2. The CLIENT, with the CONSULTANT'S assistance, will collect and compile previously prepared and available reports, projects, studies, maps and other data owned or in control of the CLIENT and that might be useful for the project.

3. The CLIENT will provide to the CONSULTANT an up-to-date base map (electronic and hard copy) for the City, including GIS files and information.

# Section 2

## SCOPE OF WORK

Below is a detailed, step-by-step, Scope of Work for completing the United City of Yorkville's *Unified Development Ordinance (UDO)* assignment. The Scope of Work contains several steps, including staff meetings; public workshops; "best practices" research and applicability assessment; evaluation of neighborhoods, corridors, and districts; Planning and Zoning Commission and City Commission workshops and meetings, public hearings, development of "user-friendly" formats, and more.

## Step 1: Project Initiation and Outreach

Step 1 represents the kick-off of the project and is designed to provide City staff and the consultant team with opportunities to set project expectations and protocols, convey issues and concerns with the existing code, and engage those who administer and are impacted by the code.

### 1a: Project Initiation – Staff Meeting & Review of Preliminarily Issues

This step will include a meeting with City staff to review various aspects of the project, including the schedule, expectations of local appointed and elected leaders, and public outreach and adoption process. The meeting will also provide an opportunity for staff and consultants to discuss any issues related to the present ordinances already identified by staff. If necessary, staff may lead a driving tour of the City to point out specific instances where current zoning and subdivision regulations either conflict with or complement community development objectives.

### 1b: Planning and Zoning Commission Workshop

This step will include a workshop with City staff and the Planning and Zoning Commission (PZC) to identify, review, and discuss zoning related matters within the City. The PZC members have a unique perspective and insight into local zoning, planning, and development issues and will provide vital feedback and project focus. They also can articulate frustrations with current ordinances as policy tools, such as difficulties in navigating the document, unclear regulations, inconsistent references or definitions, issues with procedures and enforcement, etc.

### 1c: Residential Areas Zoning Workshop

A workshop will be conducted with City residents to identify, review, and discuss zoning and ordinance related matters pertaining to the City's residential areas/neighborhoods. Attendees could include residents, neighborhood groups, local builders, local residential architects, and more.

### 1d: Commercial and Industrial Areas Zoning Workshop

A workshop will be conducted with business owners and managers in the City. This workshop will allow the local business community to provide input regarding the impact of zoning and subdivision controls on their ability to invest in Yorkville, successfully operate a business, and meet the goals that the City has set forth for development. Attendees should include local business owners and managers, developers, local commercial and industrial property owners, and more.

### 1e: Subdivision Ordinance Focus Group

We will work with City staff and officials to identify various stakeholders with extensive experience and understanding of the existing Subdivision Ordinance, including members of the development community, engineers, and significant property owners. We will reconcile preliminary findings with stakeholder input to ensure that recommended changes to subdivision regulations are vetted with respect to development realities.

### 1f: Project Website

Houseal Lavigne is recognized as a leader in technology-based outreach and community engagement. For this assignment, we will work with City staff to determine requirements for a project website that can be used to provide information regarding the zoning update process and documents available for review and comment though the course of the project. As an alternative, we can work with existing City protocol to distribute materials for review through the PZC. The most appropriate approach will be determined through conversations with City staff during project initiation.

### 1g: map.social (Online Map-Based Engagement Platform) (Optional)

Should Yorkville see value in implementing a unique project website, as described in step 1F, we will feature map.social, an interactive web-based community issues mapping tool, on the project website. Developed by Houseal Lavigne, this tool allows users to identify, map, and comment on geographic areas of concern and valued community amenities. map.social simplifies the mapping process and familiarizes users with areas the project may affect in a manner that is exciting, interactive, and effective. Input from users allows us to create a composite map of community issues to assist with the development of the UDO from the perspective of the community.

## Step 2: Technical Analysis & Best Practices

Step 2 includes a full assessment of the current code, as well as the development of a conceptual approach to ensure that the new code addresses local issues and meets statutory requirements.

### 2a: Assessment of Existing Land Use Regulations

A detailed and thorough review of the City's existing ordinances, including Zoning and Subdivision Control Ordinances, Landscape Ordinance, Stormwater Management Ordinance, Appearance Code, Downtown Overlay Districts (adoption pending), and any other relevant ordinances, will be undertaken as a starting point for preparing the new ordinance. The existing code will also be evaluated with respect to the recommendations and objectives of the City's Comprehensive Plan and other adopted policies. This step will highlight areas where the existing zoning district boundaries and related regulations are inconsistent with either what is currently built or what is envisioned as expressed in adopted plans and policies. This will establish a framework for the calibration of regulations to meet these conditions.

### 2b: "Best Practices" Research and Assessment

Extensive research will be undertaken to assess the best practices from around the region and country relating to zoning, development, and subdivision regulations. These best practices will be evaluated for appropriateness and applicability to the Yorkville community. Traditional zoning, form-based codes, hybrid zoning, incentive zoning, planned unit development

ordinances, processes and procedures will all be examined for potential application to the City, its developed areas, and its anticipated growth areas. The result of this task will be a memorandum identifying relevant best practices and their potential application in Yorkville. The memorandum will include; a summary of issues identified through workshops conducted in Steps 1a-1d, a summary of the assessment of the current code conducted in Step 2a, and a conceptual approach to the new code that will address topics related to:

- District regulatory metrics and thresholds
- Structure and navigability of the code document
- The integration of tables, graphics and other tools to clarify regulations and standards
- The use of references to other portions of the City's municipal code
- Administrative procedures and processes, permits and approvals

### 2c: Form-based Code Applicability Analysis – Evaluation of Neighborhoods, Corridors, Districts

The United City of Yorkville is currently preparing a Downtown Overlay District with form-based regulations for Downtown Yorkville. This task will entail the evaluation and analysis of how applicable a form-based zoning approach may be to other areas of the City, such as commercial areas, corridors, residential areas and neighborhoods. It will consider the existing character of various residential and commercial areas, the vision as articulated in the Comprehensive Plan, and other factors that may impact the viability of form-based regulations and their implementation. In any case, this step will result in specific recommendations regarding the applicability and implementation of form-based regulations that will be highlighted in dialogue with the PZC as a part of Step 2e.

### 2d: City Staff Working Session

We will conduct a working session with City staff to 1) review input and findings resulting from various workshops, staff comments and direction, the technical analysis of the existing code, and the legal review of the code, and 2) comprehensively review the existing code and identify an overall direction and outline to present to the PZC.

### 2e: PZC Meeting

This step entails a summary presentation to the PZC of the input received and issues identified in preceding steps. A preliminary approach will be also discussed, and the PZC will be invited to provide feedback regarding the proposed conceptual direction of the new code, and its responsiveness to local issues discussed thus far. This meeting will also include a conversation regarding the recommendations developed as a part of step 2c pertaining to the applicability of further form-based regulations.

## Step 3: Draft District Standards & Concepts (existing Title 10: Ch. 3, 5 – 13)

Step 3 includes the development of draft zoning language for all districts identified in the existing code. During this step, we anticipate regular contact with City staff to review incremental recommendations and technical language. The PZC will be engaged at key points to provide input regarding general district regulations, then other regulations that complement the functionality and character of various districts. The creation of new districts and the elimination of some existing districts may be a part of this step.

### 3a: Draft Residential and Agricultural District Standards

Preliminary Residential and Agricultural District Standards will be prepared for local consideration and discussion, based on community feedback, research and assessment, and community goals and objectives. This phase of the UDO process will focus on district issues and will be presented in an easy to use manner—enabling residents, builders, City officials, and staff to effectively implement the new regulations. This step will include use classifications and standards related to height, coverage, setback, and more.

### 3b: Draft Commercial and Industrial District Standards

Preliminary Commercial and Industrial District Standards will be prepared, similar to Step 3a, however this phase of the UDO process will focus on the City's non-residential areas. These draft standards are intended to respond to the needs of business owners in a manner that is balanced with other City objectives. Both the form and function of the City's commercial and industrial areas will be effectively addressed with the new regulations, in a manner consistent with the priorities of the 2016 Comprehensive Plan. This step will include use classifications and standards related to height, coverage, setback, and more.

### 3c: Special District Standards (OS, Downtown Overlay)

Preliminary District Standards will be prepared for special districts including Open Space, Downtown Overlay districts, and any new overlays. We will work with City staff to carefully review these districts to identify specific problems or concerns that need to be addressed and then prepare standards that improve the efficiency and effectiveness of the special districts as tools to help the City implement its priorities and Comprehensive Plan recommendations.

### 3d. Proposed Zoning Districts Map

Consistent with proposed zoning districts, an official zoning map will be prepared for consideration. The map could reflect new districts, boundary changes to existing districts, or the elimination of some districts.

### 3e: Staff Review Meeting

This step will include a meeting or conference call with City staff to review the draft district regulations, and any proposed map changes. Appropriate modifications will be made prior to presentation to the PZC.

### 3f: PZC Meeting

A meeting will be conducted with the PZC to review and discuss the Draft district standards. Appropriate revisions will be made based on PZC review and discussion.

## Step 4: General Development Standards

**(exist Title 10: Ch. 14, 16-20, Landscaping, Stormwater Management, Appearance Codes)**

Step 4 includes the drafting of sections of the code related to "development standards of general applicability". These will include the drafting of sections of the code and regulations that impact all districts, including regulations related to general site development standards, landscaping standards, use-specific regulations, parking design and capacity, and design and location standards. Each set of standards and regulations will include the creation of relevant graphics to illustrate regulatory concepts and standards.

### 4a: Preliminary Amendments for Parking, Landscaping, Development Standards, etc.

Preliminary amendments for several “non-district” sections of the code will be prepared for local consideration and discussion. These will likely include but not be limited to parking, loading, landscaping, telecommunications infrastructure, alternative energy, definitions, and more. This step will also involve updates and revisions to the sign ordinance.

### 4b: Staff Review Meeting

This task will include a meeting or conference call with City staff to review the draft standards for general development. Appropriate modifications will be made prior to presentation to the PZC.

## Step 5: Draft Subdivision Design/Improvements (existing Title 11)

Step 5 includes modifications to the subdivision code to ensure that it aligns with zoning regulations, the goals of the Comprehensive Plan, and the direction set forth for the new Unified Development Ordinance.

### 5a: Review of Subdivision Code for Compatibility and Best Practices

This Step includes the review of the subdivision control ordinance to ensure that its procedures, requirements and standards align with the Comprehensive Plan and national best practices, as it relates to parks and infrastructure provisions, street and lot dimensions, review and permitting procedures, and approval and appeals, and more.

### 5b: Draft Modified Subdivision Design/Improvement Regulations

This step includes the drafting of a modified subdivision code that reflects input from previous steps.

### 5c: Staff Review Meeting

This step will include a meeting or conference call with City staff to review revisions to subdivision design/improvement regulations prior to incorporation into the Unified Development Ordinance. Appropriate modifications will be made prior to presentation to the PZC.

### 5d: PZC Meeting

A meeting will be conducted with City staff and the PZC to review and discuss draft language developed as part of Steps 4 and 5. At this point in the process, the PZC will be engaged to discuss the regulations guiding development in each district, supplemental regulations, and subdivision regulations applicable throughout the City. Appropriate revisions will be made based on PZC review and discussion.

## Step 6: Administrative and Procedural Standards

**(existing Title 10: Ch. 1 – 2, 4, 15)**

Step 6 includes the drafting of sections of the code related to administrative processes and support materials. This section will seek to maximize the efficiency of zoning review so that development quality in Yorkville can be improved and permitted, including updates to non-conformity regulations, and procedural requirements for applicants, review standards, and processes for various zoning adjustments (variations, amendments, special uses, planned unit developments, and more). This step also includes the drafting of definitions that will support regulatory concepts and minimize the likelihood of inconsistent interpretation of regulations. Additionally, any relevant graphics will be created to illustrate procedural steps or concepts that

could otherwise be subject to interpretation.

### 6a: Draft Administrative, Applications, Approval, and Procedures

This step will result in recommendations for application and approval procedures. It will also include flow charts and diagrams clearly articulating such procedures in order to ensure that applicants and code administrators understand who is responsible for various recommendations or approvals.

### 6b: Staff Review Meeting

This step will include a meeting or conference call with City staff to review the draft administrative and procedural standards. Appropriate modifications will be made prior to presentation to the PZC.

### 6c: PZC Meeting

A meeting will be conducted with City staff and the PZC to review and discuss draft language developed as part of Step 6, as it applies to processes and procedures. Appropriate revisions will be made based on PZC review and discussion.

## Step 7: Draft and Final UDO

Step 7 includes the delivery of the Draft Unified Development Ordinance, review and revisions to the Draft UDO, and presentation and adoption of the Final UDO.

### 7a: Draft UDO Ordinance

The draft Unified Development Ordinance will be prepared for local consideration and discussion, based on feedback from previous steps in the planning process.

### 7b: Staff Review and Meeting

A meeting or conference call will be conducted with City staff to review and discuss the Draft UDO. Appropriate revisions will be made based on staff review and discussion. A revised Draft UDO will be prepared for PZC review and discussion.

### 7c: PZC Meeting

A meeting will be conducted with the PZC to review and discuss the Draft Unified Development Ordinance. Appropriate revisions will be made based on PZC feedback.

### 7d: Revised UDO & Final Legal Review

Based on discussion and feedback from staff and the PZC, the revised draft ordinance will be prepared for public hearing. At this time, the City Attorney will also conduct a final legal review to ensure that any modifications are in line with statutory requirements.

### 7e: Public Hearing

A Planning and Zoning Commission public hearing will be conducted consider and recommend action on the draft Unified Development Ordinance.

### 7f: City Council Presentation and Adoption

Following the public hearing and the recommendation of the PZC, appropriate revisions will be

made, and the Final Unified Development Ordinance will be presented to the City Council for adoption.

## Step 8: Web-Based “Smart Code” Integration

Step 8 includes the creation of an online web-based “smart code” version of the UDO with interactive, site specific zoning analysis capabilities. Houseal Lavigne proposes the following web-based “smart code” option, detailed below.

### enCode Plus

enCode Plus is a web-based document presentation and content management system that is designed to ease navigation, understanding, and use of zoning regulations. Pricing for the use of this system after the UDO is adopted varies based on yearly maintenance fees and optional features. Fees associated with these features will be directly billed from encode plus.

# Section 3

## HOURLY RATES

### *Houseal Lavigne Associates Hourly Rates*

John Houseal ..... $205
Nik Davis ..... $185
Carly Petersen ..... $120
Jackie Wells ..... $110
Trisha Stevens ..... $110

1415 Highway 6 South, Suite D-100
Sugar Land, Texas 77478

# enCodePlus™
# Software License
# Advanced 180°

## LICENSEE: YORKVILLE, ILLINOIS

This Software License ("Agreement" or "License") is made as of the date of the last signature below, between the United City of Yorkville, an Illinois Municipal Corporation, hereinafter referred to as the "Licensee" and **enCode**Plus, LLC, a Texas Limited Liability Company, hereinafter referred to as "Licensor", do hereby make and enter into the following license agreement.

1) **License Grant**. This is an Agreement between Licensor and Licensee, with a term as set out in Section 3, below. Licensor grants licensee a non-transferable, non-exclusive, limited, non-assignable license with no right to sublicense, to use the software covered by this Agreement pursuant to the terms of this Agreement including payment of all applicable License Fees. This License gives only certain rights to Licensee. All other rights are reserved to Licensor.

2) **Software Covered by this License.** The terms of this Agreement apply to Licensee's use of the following software: Advanced 180°, including unlimited licenses seats and four hours of annual technical support.

3) **Term of License.**

   a) The term of this Agreement is the period from **April 15, 2019 through April 14, 2020**, and is automatically renewable annually thereafter.

   b) Termination, where permitted under this agreement, shall be effected by providing the other party with written notice of termination delivered at least 30 days prior to the date of termination for an early termination pursuant to this subparagraph 3.b, or two (2) months prior to the date of termination for a termination pursuant to subparagraph 3.c. Upon receipt of notice pursuant to this subparagraph to terminate this Agreement, fees for such maintenance and support paid in advance, if any, shall be returned to the Licensee on a pro rata basis. Early termination shall mean, for purposes of this Agreement, termination during the initial term of the Agreement or, in the event of an automatic renewal, termination more than six (6) months prior to the next automatic annual renewal. Early termination is permitted by either party in the event of a material breach by the other party by giving notice of termination as required in subparagraph 3.b, provided, however, no such termination shall become effective if the breaching party cures the breach within 30 days of the termination notice or, if it is not possible to fully cure the breach within said time period, commences cure and diligently pursues the same to conclusion. Licensor if, in Licensor's sole discretion, changes in Internet technologies (including software platforms, web browsers, and other technologies that allow the Software to operate) make Licensor's performance of this Agreement technically infeasible.

c) Licensee may terminate this Agreement at any time and for any reason if notice of termination is delivered at least two (2) months prior to the date of termination.

4) Upon termination of this Agreement, Licensor is not obligated to return Licensee's content to Licensee. Licensee has full, unlimited access to the content through its password-protected maintenance module. This access allows the City to export the content to Microsoft Word and Adobe PDF. Also, as set out in Section 15, Security and Backup, the Licensee may save the document at any time in HTML format or as a web archive file. Licensee is advised to keep backups of its content. For an additional fee based on Licensor's then-current technical support rates, Licensor may offer export services to convert content into other file formats and deliver them to Licensee electronically or on optical or other solid-state media.

5) **Build Fees**. The fee of $1,875 for Houseal Lavigne (Consultant Partner) to draft the UDO in the online format is waived with the upgrade. The one-time build fee for the Advanced 180º features (parking, shared parking, landscaping, bufferyard, signage, development yield, and fee calculators) is $17,500, less a $2,625 discount (15%) for a total build amount of $14,875. The build fees are due as follows:

   a) Execution of Agreement: 50% ($7,438)

   b) Delivery: 50% ($7,437)

6) **Exclusions**. This license excludes the following features: AppTrak+, Custom Site Design, Project Website, GIS and MLS integration, Escrow, MuniPro, Cloud Library, Definition Library, and Auto-Notification.

7) **License Fees.** The annual license fee, payable upon execution of this License and each subsequent year that this License is renewed, is $5,250.

8) **Subsequent years:** The license fee for the 2020-2021 license year and subsequent years will be the standard license fee that **enCode**Plus, LLC charges for comparable Advanced 180º implementations.

   a) Subsequent Years: Licensor will notify the City in writing at least two months in advance of the first date of the contract term regarding the amount of the annual license fee for subsequent license years. If Licensor fails to provide such timely notice, then the Licensee shall pay either the amount identified in subparagraph 7, or the amount identified in Licensor's defective notice for such one-year term, whichever is less.

   b) As applicable, the annual escrow fee payment set forth in Section 19 is due and payable with the annual license fee.

   c) If any payment due under this Agreement ("Payment Due") is more than 15 days past due, a fee of 10% (ten percent) of the Payment Due shall be paid by Licensee as an Administrative Fee in addition to the Payment Due. If Payment Due is more than 30 days late, the Administrative Fee shall be 20% in addition to the Payment Due. If Payment Due is more than 45 days late, the **enCode**Plus site will be taken off line, and will not be restored until the Payments Due and any Administrative Fees associated with each Payment Due has been paid in full.

9) **Scope of License / Use of Software.** The Software is an Internet-based information processing and publication service that uses content created by Licensee, or by Licensor under separate agreement with Licensee. Licensor will provide Licensee access to the Internet-based interfaces, including password-protected access to maintenance features, as may be applicable to the Software. Licensee may use the Software through its Internet-based interfaces as follows:

   a) **encode**Plus™ may be used to develop, view, access, use, print, copy, edit, publish, utilize, administer, amend, repeal, and solicit, and process comments on the Unified Development Ordinance; and

   b) Other uses as prescribed by this or subsequent agreements between Licensor and Licensee.

10) **Limitations on Use of Software.** Licensee **must not:**

   a) Reverse engineer, reverse assemble, decompile or disassemble the Software, or otherwise attempt to derive source code from the Software or any component thereof;

   b) Publish or distribute materials for which Licensee does not have intellectual property rights, or which are outside of the scope of this License;

   c) Access the server-side programs and source code upon which the Software is based, except to use the Internet-based interfaces provided by Licensor, and except for the HTML and browser-based script code that the server-side programs generate and deliver to end-users;

   d) Alter the functionality of the software including by composition or injection of unapproved software or services;

   e) Copy, reproduce, modify, sell, lease, sub-license, market, or commercially exploit in any way the Software or any component thereof (including the further distribution or blank forms or templates) other than as expressly agreed to in this Agreement; and

   f) Use, or permit the use of, the Software except within the scope set out in Section 8. Licensee agrees that it shall not provide access to or perform services for third parties using the Software including, but not limited to, any service bureau, time-sharing, lease, distribution or re-sale, rental, application service provider arrangement, or any other arrangement.

11) **Warranty Against Infringement.**

   a) Licensor warrants that the copyright in and to the Software is owned by Licensor or is distributed by Licensor under a valid current license, that it has the right to license the Software, and that there are no pending liens, claims, or encumbrances against the Software or Licensor pertaining to the Software. Licensor agrees to notify Licensee of any actual or anticipated claims made against it or its customers for patent or copyright infringement in the use of the Software. Licensor agrees to indemnify, hold harmless, and defend Licensee against any and all patent or copyright infringement claims that may be brought against Licensee as the result of its use of the Software as authorized by this License. Licensee shall have the right to participate in the defense of any such claims for patent or copyright infringement at Licensee's cost and expense. In the event that it is determined that the Software infringes on any patent or copyright,

Licensor may (i) procure for the Licensee the right to continue using the Software; (ii) modify the Software so that it becomes non-infringing but continues to provide the same functionality as the original Software; (iii) replace the software with non-infringing software that continues to provide the same functionality as the original Software; or (iv) if modification or replacement cannot be accomplished in a manner that continues to provide the same functionality, Licensee may terminate this License and Licensor will refund to Licensee its pro-rated license fee for the balance of the year in which the infringement was determined.

b) Licensee warrants that the copyright in and to the Content created and/or provided by Licensee for Licensor to use in the Software ("Licensee Content") is owned by Licensee or is published or distributed by Licensee under a valid current license, that Licensee has the right to license, use, publish or distribute the Licensee Content it provides to Licensor for use in the Software, and that there are no pending liens, claims, or encumbrances against the Licensee Content or Licensee pertaining to the Licensee Content. Licensee grants to Licensor a royalty-free, non-exclusive license: to use the Licensee Content for any purposes, including, without limitation, using, accessing, reproducing or displaying the Licensee Content within the Licensor's **enCode**Plus™ Software; to reproduce the Licensee Content; to prepare derivative works based upon the Licensee Content; to distribute copies of the Licensee Content; to publish the Licensee Content; and to display the Licensee Content. Licensee agrees to notify Licensor of any actual or anticipated claims made against it or its customers for patent or copyright infringement in the use of the Licensee Content. Licensor shall have the right to participate in the defense of any claims for patent or copyright infringement at Licensor's cost and expense. In the event that it is determined that the Licensee Content infringes on any patent or copyright, Licensee may (i) procure for the Licensor the right to continue using the Licensee Content; (ii) modify the Licensee Content so that it becomes non-infringing but continues to provide the same functionality as the original Licensee Content; (iii) replace the Licensee Content with non-infringing content that continues to provide the same functionality as the original content; or (iv) if modification or replacement cannot be accomplished in a manner that continues to provide the same functionality, Licensor may terminate this License.

12) **Limitations of Software.** The Software is provided to facilitate access to information via the Internet. The Software is not a substitute for human judgment, which is necessary for administration of ordinances, plans, and administrative rules.

13) **Technical Support.**

a) Included with the Advanced 180º license is four hours of annual technical support. Licensor will provide technical support at a rate of $100 per hour ($175 per hour for GIS technical support) for additional hours of support. Thereafter, technical support fees are subject to annual adjustment, and will be based on the standard schedule of professional fees for the year in which the support occurs.

b) Licensor agrees to provide telephone or web-based technical support regarding the use of service to Licensee within two business days of telephone contact by Licensee during Licensor's business hours, or at a mutually agreeable time. Licensor makes no promises as to the duration of a resolution, except that

Licensor shall expedite the resolution to the best of its reasonable ability, and Licensor may deem a request as unresolvable.

c) With respect to addressing errors which may arise in the Software, Licensor agrees to commence its best efforts to resolve such errors as soon as reasonably possible after notice by Licensee. Generally, Licensor will commence error resolution on the same day as the notice, and if reasonably practicable, will provide Licensee with Licensor's best good-faith estimate of the time which will be required to resolve the error. Licensee shall not be charged any technical support fee or other charge for addressing or correcting errors in the Software itself.

d) Failure of Licensor to achieve the technical support response times set out in Subsections 12.b. and 12.c. shall not constitute a material breach of this Agreement.

14) **Annual License Fee Discounts for Major Service Interruptions Due to Changes by Licensor.**

a) There will be reductions in the annual license fee if there is a complete inability to use both the user module and the maintenance module (hereinafter "major service interruption") of the Software as a result of changes to the Software made by Licensor, as follows:

i. If a major service interruption lasts more than two, but less than five consecutive days, the annual license fee for the following license year will be reduced by 10 percent.

ii. If a major service interruption lasts more than five days, but less than 14 consecutive days, the annual license fee for the following license year will be reduced by 25 percent.

iii. If a major service interruption lasts more than 14 days, but less than 30 consecutive days, the annual license fee for the following license year will be reduced by 50 percent.

b) If a major service interruption lasts more than 30 consecutive days, the annual license fee for the following license year shall be waived.

c) The reductions of license fees that are provided by this Section are not cumulative. If more than one service interruption occurs during a license year, then only the discount that applies to the longest of the service interruptions shall be applied.

d) This Section does not apply to outages that are attributable to failures of a third-party Internet Service Provider that hosts the Software.

e) If a failure by a third-party Internet Service Provider impacts the use of the Software for more than five consecutive days, Licensor will seek another Internet Service Provider to host the Software. The selection of a new Internet Service Provider will be in Licensor's sole discretion, however, Licensor will seek quality providers with secure data centers, geographic redundancy, the ability to bring up new instances in a short time frame, and excluding planned downtime, either 99.9 percent or greater guarantee for storage uptime or a strong track-record of service reliability.

15) **Updates and Upgrades.**

a) Licensor will keep the Software in operational condition on a server hosted by Licensor or a third-party Internet Service Provider. Although Licensor selects its Internet Service Providers based on their reputation for reliability and service, Licensor does not guarantee 100 percent uptime. Licensor will promptly notify the Licensor's contact listed in Section 24 by electronic mail if its Internet Service Provider or third-party hosting service experiences an outage that prevents or severely limits access to the Software for a period in excess of 15 minutes per day or cumulative period in excess of 15 minutes per day.

b) Licensor may, at its sole option, apply minor updates from time to time and will provide notice to Licensee within two business days of applying minor updates. Generally, minor updates are those updates which ensure compatibility with server or browser technologies or provide additional data security or enhance system stability or operability of the software.

c) Licensor may develop major upgrades to the functionality or interfaces of the software from time to time and will provide notice to Licensee within two business days before applying major upgrades. Such major upgrades that affect data security, system compatibility or stability, or operability will be offered at no additional cost during the term of this Agreement. Major upgrades that include functional changes, such as new or customized features, may be offered to Licensee for an additional fee (which may include an additional annual license fee) to be determined by Licensor when they are released. The Licensee may choose to accept or deny major upgrades that involve new or customized features requiring an additional fee. If Licensee declines a major upgrade, Licensee's software version will be maintained intact through the license term.

d) The Software requires the use of an Internet browser. As of the effective date of this Software License, the Software is fully operable using Microsoft Internet Explorer (IE) 10 and 11. The browser version is supported by the current and one previous major version. On an additional fee basis, Licensee may include a rider to this Agreement to maintain the operability of previous versions other than those provided for in this Agreement. Other browsers supported for desktop editions include FireFox, Chrome, and Safari. Licensor does not guarantee full operability in all browsers, because browser technology changes from time to time.

e) Licensor may from time to time, in its sole discretion, change some or all of the functionality or any component of the Software or make any modification for the purpose of improving the performance, service quality, error correction or to maintain the responsiveness of the Software. Such changes shall not negatively impair the overall functionality of the Software.

16) **Security and Backup.**

a) Licensor provides password-level security to the maintenance module of the Software, which allows Licensee to edit regulatory text, upload and link to graphics and multimedia components, create usernames and passwords for Licensee's staff, and review and respond to public comments. Licensee is responsible

for the securing of passwords and preventing their unauthorized use. Licensee may not select a username which is identical to that used by another person or use a username which is in the sole opinion of Licensor offensive or inappropriate. Licensee shall be solely responsible for maintaining the confidentiality of their password. Licensee is solely responsible for all usage or activity on Licensee's account, including but not limited to use of Licensee's account, Licensee's user name, and Licensee's password by any third party. Any fraudulent, abusive, or otherwise illegal activity may be grounds for termination of Licensee's account, in Licensor's sole discretion, and Licensor may refer Licensee to appropriate law enforcement agencies.

b) Licensee is advised to maintain a current off-line backup of the data stored in the Software. A complete version of the published code document is available at: http://online.**enCode**Plus.com/regs/yorkville-il/maintain/allcodepub.asp. This document may be saved as a web archive file.

17) **Ownership of Content.**

a) Licensee is the sole owner of all documents and information provided by Licensee that will be accessed by Licensee and others through use of the Software. Nothing in this License grants Licensor any interest in said documents and information and the Licensee has the sole rights to use and to authorize others to use the documents and information regardless of whether this License remains in effect.

b) Licensor may post "terms of service" on web pages that are used to access the Software, which may disclaim: (1) any interest of Licensor in Licensee's contents; (2) any liability for use of Licensor's contents; and (3) any damages that may occur due to malware, viruses, or other malicious code that may be accessible through Licensee's content.

c) Licensor will not charge for public access to Licensee's content. However, Licensor may develop fee-based services, such as automatic notification of code updates. If Licensor develops such services, they will be considered a "major upgrade," and Licensor will negotiate with Licensee with respect to pricing and distribution of proceeds.

18) **Intellectual Property Rights**. Licensor shall retain all ownership, title, copyright, patent, trademark, and other proprietary rights in and to the Software and any component thereof, and all content, features, and functionalities of the Software. Licensee does not acquire any rights, express or implied, in the Software, other than those specified in this Agreement.

19) **Software Escrow**. If selected as an option and reflected in Paragraph 5, Build Fees, Licensor shall place all source code constituting and relating to the Software into an escrow account pursuant to the terms of an escrow agreement (the "Escrow Agreement") to be entered into between Licensor and the escrow agent (the "Escrow Agent") which shall name Licensee as a beneficiary; provided, however, that the Escrow Agreement shall contain substantially the following conditions with respect to release of escrow to Licensee: (i) Licensor is adjudged bankrupt, and/or (ii) in the event of a catastrophic loss which terminates Licensor's operations, then Licensee shall have a non-exclusive, royalty-free, perpetual, worldwide license to use the source code released

from the escrow in its sole discretion, solely for its own internal use and not for any resell, license, or sub-license. In consideration of Licensor placing the source code in escrow, Licensee will pay an annual escrow fee of $1,000, plus a $500 escrow initiation fee, for the first license year and an annual source code escrow fee of $1,000 thereafter. All charges for additional services which may be requested from the escrow company by Licensee as a beneficiary to the escrow agreement shall be payable by Licensee.

20) **LIMITATION OF LIABILITY**. Neither Licensor not Licensee shall be liable to the other party for special, incidental, indirect, or consequential damages for any loss or claim by either party.

21) **LIMITATION OF DAMAGES**. Except as provided in Sections 9, 10 and 11, and except for bodily injury or violations of Section 21, it is understood and agreed that neither party's liability, whether in contract or tort, shall exceed the amount received by Licensor from Licensee for the license year in which a cause of action arose, the license fee stated in Subsection 7 is consideration in limiting damages available to each party.

22) **Confidential Information**.

a) For purposes of this Agreement, "Confidential Information" means any software program(s) for electronic data processing and the documentation thereof, and plans, designs, drawings, specifications and trade secrets prepared by Licensor and which remain the property of Licensor.

b) Each party acknowledges that Confidential Information may be exchanged between the parties pursuant to this Agreement. Each party shall use no less than the same means it uses to protect its similar confidential and proprietary information, but in any event not less than reasonable means, to prevent the disclosure and to protect the confidentiality of the Confidential Information of the other party. Each party agrees that it will not disclose or use the Confidential Information of the other party except for the purposes of this Agreement. Licensee expressly agrees that, unless ordered by a court of competent jurisdiction, it will not disclose any confidential information, as defined herein, without first obtaining the approval of Licensor in writing. Licensee will promptly report to Licensor any disclosure of Licensor's Confidential Information that the Licensee becomes aware of and provide reasonable assistance to Licensor in the investigation and prosecution of any such unauthorized use or disclosure.

c) Notwithstanding the foregoing, the recipient of Confidential Information may use or disclose the Confidential Information to the extent that such Confidential Information is: (i) already known by the recipient without an obligation of confidentiality, (ii) publicly known or becomes publicly known through no unauthorized act of the recipient, (iii) rightfully received from a third party without any obligation of confidentiality, (iv) independently developed by the recipient without use of the Confidential Information of the disclosing party, (v) approved by the disclosing party for disclosure, or (vi) required to be disclosed pursuant to a requirement of a governmental agency or law so long as the recipient provides the disclosing party with notice of such requirement prior to any such disclosure and takes reasonable steps available to maintain the information in confidence, including allowing the disclosing party to participate in proceedings to defend the confidentiality of the Confidential Information should the Licensee decide to do so in its discretion.

d) Licensor acknowledges that Licensee is a public entity subject to the requirements of the Illinois Freedom of Information Act and that Licensee shall endeavor to maintain the confidentiality of the Confidential Information of Licensor subject to the requirements of the Illinois Freedom of Information Act and except to the extent, Licensee's employees have a need to access such Licensor Confidential Information in order to enable the Licensee to exercise its rights under this Agreement. Nothing in this Paragraph shall be construed to relieve Licensee of any of the duties and provisions of Subsection 22.b., above. Licensee agrees to notify the Licensor of its intent to provide information relating to this Agreement or the software pursuant to a public information request which the Licensee has determined does not constitute confidential information. It is the responsibility of Licensor to seek injunctive relief if the Licensor and Licensee disagree on what constitutes confidential information which Licensee shall not disclose in response to an open records request.

e) Licensee agrees not to use, or allow its employees or independent contractors to use, the Software and / or Licensor's Confidential Information to create any computer software or documentation that is substantially similar to the Software or its related documentation.

23) **Return of Confidential Information**. Upon the termination of this Agreement for any reason whatsoever, each party may request of the other that all documents, information, data, and/or software however recorded, which contain any of the other's Confidential Information be returned, provided that the party shall be entitled to charge a reasonable fees and materials charge for doing so. If no request is received for the return of Confidential Information within thirty (30) days of the termination of this Agreement, the Confidential Information shall be destroyed within a reasonable time thereafter and shall not be used for any purpose whatsoever.

24) **Notices.**

a) *Generally*. Except as provided in Subsection 22.b., notices delivered pursuant to this Agreement shall be sent to the people and addresses shown in this Section. Generally, notices shall be delivered by First Class Mail or courier service. Such notice shall be deemed to have been given when deposited in the United States Mail or courier service properly addressed to the intended recipient.

| **To Licensor** | **To Licensee** |
|---|---|
| Bret C. Keast, AICP, President<br>**enCode**Plus, LLC<br>1415 Highway 6, Suite A-300<br>Sugar Land, TX 77478<br>Tel: (281) 302-5847<br>Email: bret@enCodePlus.com<br><br>*With copy to:*<br>William G. Harger, Attorney at Law<br>William G. Harger & Associates, PLLC<br>704 Main Street | Krysti J. Barksdale-Noble, AICP, CD Director<br>United City of Yorkville<br>800 Game Farm Road<br>Yorkville, Illinois 60560<br>Tel: (630) 553-8573<br>Email: noble@yorkville.il.us<br><br>*With a copy to:*<br>Kathleen Field Orr<br>Kathleen Field Orr & Associates<br>53 West Jackson Blvd. |

| | |
|---|---|
| Richmond, Texas 77469<br>Tel: (281) 202-6000<br>Fax: (281) 715-4343 fax<br>Email: harger@hargerlaw.com m | Suite 964<br>Chicago, Illinois 60604<br>Tel: (312) 382-2113<br>Email: kfo@kfoassoc.com |

b) *Upgrades, Maintenance, Service Interruptions, and Planned Outages*. Notices regarding upgrades, maintenance, service interruptions, and planned outages shall be delivered by electronic mail to the Senior Planner or designee. Licensee may change the individuals who receive notice pursuant to this subsection by electronic mail notice to Licensor.

25) **Assignment.** Licensor may not assign its rights and obligations under this Agreement without prior written notice to Licensee no less than 30 days prior to assignment. Licensee may thereafter continue with the terms of this Agreement attempt to renegotiate with the assignee, or terminate this license pursuant to the provisions of Section 3, Term of License.

26) **Third Party Beneficiaries.** There are no third-party beneficiaries to this Agreement.

27) **No Waiver.** The failure of either party to exercise or enforce any right or provision of this Agreement shall not constitute a waiver of such right or provision.

28) **Effective Date.** The effective date shall be the date on which the Licensee executes this Agreement, or such other date as may be agreed to by the parties and indicated as "Effective Date" below.

a) Licensor and Licensee agree that this Agreement shall be construed in accordance with the laws of the State of Illinois. Venue for all actions brought pursuant to this agreement is in Kendall County, Illinois; and all parties consent to Kendall County, Illinois, being the exclusive jurisdiction to resolve said claims or controversies arising pursuant to this agreement. The parties will attempt in good faith to resolve any controversy or claim arising out of or relating to this Agreement promptly by negotiation between senior executives of the parties who have the authority to settle the controversy.

b) The disputing party shall give the other party written notice of the dispute. The other party shall respond in writing within 10 days after receipt of said notice. The notice and response shall include: (1) a statement of the party's position and a summary of the facts and arguments supporting its position; and (2) the name and title of the executive who will represent the party. The executives shall meet at a mutually acceptable time and place within 20 days of the date of the disputing party's notice and thereafter as often as they reasonably deem necessary to exchange relevant information and to attempt to resolve the dispute.

c) If the matter has not been resolved within 90 days of the commencement of such procedure, parties may bring their claim in a court of law. Venue for all actions brought pursuant to this agreement is in Kendall County, Illinois; and all parties consent to Kendall County, Illinois, being the exclusive jurisdiction to resolve said claims or controversies arising pursuant to this agreement.

d) Nothing in this Section shall prevent a Party from bringing an action for injunctive relief if such relief is necessary for the protection of a right or property or proprietary information which might be lost absent such relief.

29) **Integration**. This Agreement constitutes the entire agreement between the parties with regard to the subject matter hereof and thereof. This Agreement supersedes all previous agreements between or among the parties. There are no agreements, representations, or warranties between or among the parties other than those set forth in this Agreement or the documents and agreements referred to in this Agreement.

30) **Force Majeure**. Neither party shall not be deemed in default of this Agreement to the extent that performance of its obligations or attempts to cure any breach are delayed or prevented by reason of any act of God, fire, natural disaster, or act of government provided that written notice thereof is provided to the other party promptly upon discovery thereof and uses its best efforts to cure the delay.

31) **Amendments and Modifications**. Together with the separately executed Professional Services Agreement for the Unified Development Ordinance regarding the build fees set out in Paragraph 5, this Agreement constitutes the parties' entire agreement. No amendment, modification, or supplement to this Agreement shall be binding on any of the parties unless it is in writing and signed by the parties.

32) **General Interpretation**. The terms of this Agreement have been negotiated by the parties hereto and the language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent. This Agreement shall be construed without regard to any presumption or rule requiring construction against the party causing such instrument or any portion thereof to be drafted, or in favor of the party receiving a particular benefit under the agreement. No rule of strict construction will be applied against any person.

33) **Further Assurances**. Each of the parties agree to take such further action to execute and deliver such additional documents as may be reasonably required to them to effectuate the purpose and intent of this Agreement.

34) **Severability**. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, and such provision shall not affect the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this section, then this stricken provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is as similar in tenor to the stricken provision as is legally possible.

| | |
|---|---|
| | **April 15, 2019** |
| | Effective Date |
| | **enCode**Plus, LLC |
| Licensee | Licensor |
| |  |
| Authorized Agent Signature | Authorized Agent Signature |
| | Bret C. Keast, President |
| Authorized Agent (Typed) | Authorized Agent (Typed) |
| Date | Date |

# EXHIBIT A
# REQUEST FOR USER NAME AND PASSWORD

The City of Yorkville, Illinois ("Licensee") requests that a new password be issued by **enCode**Plus, LLC ("Licensor") for the benefit of Licensee to enable the undersigned user ("User") to access and use the maintenance module and User Guide for the software program. Licensee and the undersigned agree to comply with the below provisions of the license agreement between Licensor and Licensee:

Licensee agrees that each of Licensee's employees having administrative or maintenance access to the Software, and at the full discretion of Licensor, contract workers and any third parties acting on behalf of Licensee or any other person or entity acting as an agent for Licensee in any capacity, shall be identified to Licensor and issued a unique password. Each person receiving a password must first complete and sign the user acknowledgment form below. Submission of such acknowledgment form will constitute a request by Licensee for issuance of a new password for a particular individual, and upon receipt of a completed acknowledgment form, Licensor will issue a password for that individual user. **Passwords are not transferable**. When Licensee becomes aware that a user will no longer need a password, for any reason, Licensee agrees to immediately notify Licensor that the password is no longer active. Any replacement users will be issued a new password. Licensee assumes full responsibility for any improper use of a password issued at the request of Licensee, and indemnifies Licensor from any loss by or damage to Licensor that may occur as a result of an improper use of any such password.

The undersigned supervisor and each licensed user agree to the terms of this Agreement and are responsible for the User's compliance.

_____

SUPERVISOR

Printed name:_____

Date:_____

_____

**USER NO. 1**

Printed name:_____

Date:_____

User's address:_____

_____

_____

User's relationship to Licensee:_____

Username: _____

User's password: _____

_____

**USER NO. 2**

Printed name:_____

Date:_____

User's address:_____

_____

_____

User's relationship to Licensee:_____

Username: _____

User's password: _____

_____

**USER NO. 3**

Printed name:_____

Date:_____

User's address:_____

_____

_____

User's relationship to Licensee:_____

Username: _____

User's password: _____

_____

**USER NO. 4**

Printed name:_____

Date:_____

User's address:_____

_____

_____

User's relationship to Licensee:_____

Username: _____

User's password: _____