



United City of Yorkville

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

AGENDA
CITY COUNCIL MEETING
Tuesday, September 10, 2019
7:00 p.m.

City Hall Council Chambers
800 Game Farm Road, Yorkville, IL

Call to Order:

Pledge of Allegiance:

Roll Call by Clerk:

<u>WARD I</u>	<u>WARD II</u>	<u>WARD III</u>	<u>WARD IV</u>
Ken Koch	Jackie Milschewski	Chris Funkhouser	Seaver Tarulis
Dan Transier	Arden Joe Plocher	Joel Frieders	Jason Peterson

Establishment of Quorum:

Amendments to Agenda:

Presentations:

1. Swearing-in of Patrol Officers Luke Swanson, Sean Enk, and Cory Shepherd

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

Minutes for Approval:

1. Minutes of the Regular City Council – August 13, 2019
2. Minutes of the Regular City Council – August 27, 2019

Bill Payments for Approval from the Current Bill List:

Payments total these amounts:

\$ 310,301.36 (vendors)
\$ 53,525.35 (wire payments)
\$ 290,570.84 (payroll period ending 8/23/19)
\$ 654,397.55 (total)

Mayor's Report:

1. CC 2019-52 National Suicide Prevention + Action Month Proclamation
2. CC 2019-53 Assisted Living Week Proclamation
3. CC 2019-54 Constitution Week Proclamation

Mayor's Report (cont'd):

4. CC 2019-55 Resolution Approving an Intergovernmental Agreement Between the United City of Yorkville and Kendall County Emergency Phone Service and Communications Board (2019) – IP Flexible Reach
5. CC 2019-56 Purchase Request for a Police SUV
 - a. Purchase Authorization
 - b. Ordinance Authorizing the Fifth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2019 and Ending on April 30, 2020

Public Works Committee Report:

1. 2018-102 Temporary Easement for East Alley Parking Lot between the City and Imperial Investments

Economic Development Committee Report:

1. EDC 2019-68 Resolution Approving an Amendment to the Professional Services Agreement with Houseal Lavigne Associates, LLC (Unified Development Ordinance)

Public Safety Committee Report:

Administration Committee Report:

1. ADM 2019-47 Resolution Approving an Amendment to the Employee Manual (Travel/Meal Policy)

Park Board:

Planning and Zoning Commission:

1. PZC 2019-16 and EDC 2019-38 Ordinance Adopting by Reference Certain Building, Mechanical, Plumbing, Energy Conservation, Fire, Fuel Gas, Property Maintenance, Residential, Existing Building, Swimming Pool and Accessibility Codes Regulating and Governing the Construction, Conditions and Maintenance of All Property, Buildings and Structures in the City – First Reading
2. PZC 2019-19 and EDC 2019-63 Lenny's Gas N Wash
 - a. Ordinance Approving a Special Use for a Gasoline Service Station Within an Accessory Convenience Store and Car Wash at 4100 N. Bridge Street (Lenny's Gas N Wash)
 - b. Ordinance Granting a Sign Variance for the Property Located at 4100 N. Bridge Street (Lenny's Gas N Wash)
 - c. Ordinance Approving the Gas N Wash Route 47 Yorkville Subdivision Plat

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Additional Business:

Citizen Comments:

Mayor's Report (cont'd):

6. CC 2019-51 Adult-Use Cannabis

Executive Session:

1. For litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent.

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: September 18, 2019 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Funkhouser	Finance	Library
Vice-Chairman: Alderman Transier	Administration	
Committee: Alderman Plocher		
Committee: Alderman Peterson		

ECONOMIC DEVELOPMENT: October 1, 2019 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Milschewski	Community Development	Planning & Zoning Commission
Vice-Chairman: Alderman Peterson	Building Safety & Zoning	Kendall Co. Plan Commission
Committee: Alderman Koch		
Committee: Alderman Frieders		

PUBLIC SAFETY: November 7, 2019 – 6:30 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Tarulis	Police	School District
Vice-Chairman: Alderman Frieders		
Committee: Alderman Milschewski		
Committee: Alderman Transier		

PUBLIC WORKS: September 17, 2019 – 6:00 p.m. – City Hall Conference Room

<u>Committee</u>	<u>Departments</u>	<u>Liaisons</u>
Chairman: Alderman Plocher	Public Works	Park Board
Vice-Chairman: Alderman Koch	Engineering	YBSD
Committee: Alderman Funkhouser	Parks and Recreation	
Committee: Alderman Tarulis		

UNITED CITY OF YORKVILLE
WORKSHEET
CITY COUNCIL
Tuesday, September 10, 2019
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

PRESENTATIONS:

1. Swearing-in of Patrol Officers Luke Swanson, Sean Enk, and Cory Shepherd

CITIZEN COMMENTS ON AGENDA ITEMS:

MINUTES FOR APPROVAL:

1. Minutes of the Regular City Council – August 13, 2019

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

2. Minutes of the Regular City Council – August 27, 2019

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

BILLS FOR PAYMENT:

Approved _____

As presented

As amended

Notes _____

MAYOR'S REPORT:

1. CC 2019-52 National Suicide Prevention + Action Month Proclamation

Approved: **Y** _____ **N** _____ Subject to _____

Removed _____

Notes _____

2. CC 2019-53 Assisted Living Week Proclamation

Approved: **Y** _____ **N** _____ Subject to _____

Removed _____

Notes _____

3. CC 2019-54 Constitution Week Proclamation

Approved: **Y** _____ **N** _____ Subject to _____

Removed _____

Notes _____

4. CC 2019-55 Resolution Approving an Intergovernmental Agreement Between the United City of Yorkville and Kendall County Emergency Phone Service and Communications Board (2019) – IP Flexible Reach

- Approved: Y _____ N _____ Subject to _____
- Removed _____
- Notes _____
-
-

5. CC 2019-56 Purchase Request for a Police SUV

a. Purchase Authorization

- Approved: Y _____ N _____ Subject to _____
- Removed _____

b. Ordinance Authorizing the Fifth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2019 and Ending on April 30, 2020

- Approved: Y _____ N _____ Subject to _____
- Removed _____
- Notes _____
-
-

PUBLIC WORKS COMMITTEE REPORT:

1. PW 2018-102 Temporary Easement for East Alley Parking Lot between the City and Imperial Investments

Approved: Y _____ N _____ Subject to _____
 Removed _____
 Notes _____

ECONOMIC DEVELOPMENT COMMITTEE REPORT:

1. EDC 2019-68 Resolution Approving an Amendment to the Professional Services Agreement with Houseal Lavigne Associates, LLC (Unified Development Ordinance)

Approved: Y _____ N _____ Subject to _____
 Removed _____
 Notes _____

ADMINISTRATION COMMITTEE REPORT:

1. ADM 2019-47 Resolution Approving an Amendment to the Employee Manual (Travel/Meal Policy)

Approved: Y _____ N _____ Subject to _____
 Removed _____
 Notes _____

PLANNING AND ZONING COMMISSION REPORT:

1. PZC 2019-16 and EDC 2019-38 Ordinance Adopting by Reference Certain Building, Mechanical, Plumbing, Energy Conservation, Fire, Fuel Gas, Property Maintenance, Residential, Existing Building, Swimming Pool and Accessibility Codes Regulating and Governing the Construction, Conditions and Maintenance of All Property, Buildings and Structures in the City – First Reading

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

-
2. PZC 2019-19 and EDC 2019-63 Lenny’s Gas N Wash

- a. Ordinance Approving a Special Use for a Gasoline Service Station Within an Accessory Convenience Store and Car Wash at 4100 N. Bridge Street (Lenny’s Gas N Wash)

Approved: Y _____ N _____ Subject to _____

Removed _____

- b. Ordinance Granting a Sign Variance for the Property Located at 4100 N. Bridge Street (Lenny’s Gas N Wash)

Approved: Y _____ N _____ Subject to _____

Removed _____

- c. Ordinance Approving the Gas N Wash Route 47 Yorkville Subdivision Plat

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

MAYOR'S REPORT (CONT'D):

6. CC 2019-51 Adult-Use Cannabis

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

ADDITIONAL BUSINESS:

CITIZEN COMMENTS:



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

Agenda Item Number

Minutes #1

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – August 13, 2019

Meeting and Date: City Council – September 10, 2019

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, AUGUST 13, 2019**

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Pickering called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Milschewski	Present
	Plocher	Present
Ward III	Funkhouser	Present
	Frieders	Present
Ward IV	Tarulis	Present
	Peterson	Present

Staff present: City Administrator Olson, City Clerk Pickering, Chief of Police Hart, Deputy Chief of Police Mikolasek, Deputy Chief of Police Pfizenmaier, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Building Code Official Ratos, Facilities Manager Raasch, Purchasing Manager Parker, Attorney Orr, and EEI Engineer Sanderson.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Mayor Purcell presented retiring Chief of Police Hart with a certificate of appreciation for all his years of service to the city.

MAYOR’S REPORT

**Chief of Police Appointment and Oath of Office
(CC 2019-44)**

Mayor Purcell entertained a motion to approve the appointment of Jim Jensen as the Chief of Police. So moved by Funkhouser; Seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

Jim Jensen was sworn-in as the new Chief of Police for the United City of Yorkville.

**Chief of Police Employment Agreement
(CC 2019-45)**

Mayor Purcell entertained a motion to approve an employment agreement between the City and Jim Jensen and authorize the Mayor and City Clerk to execute. So moved by Alderman Koch; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye,
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

Mayor Purcell entertained a motion to approve the minutes of the regular City Council meeting of July 23, 2019 as presented. So moved by Alderman Transier; seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

BILLS FOR PAYMENT

Mayor Purcell entertained a motion to approve the bill list in the amount of \$95.60 (vendors – FY 19); \$572,168.97 (vendors – FY 20); \$62,515.08 (wire payments), \$296,230.73 (payroll period ending 7/26/19); for a total of \$931,010.38. So moved by Alderman Funkhouser; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

REPORTS

MAYOR’S REPORT (cont’d)

**East Orange Street Water Main Improvements
(CC 2019-46)**

Mayor Purcell entertained a motion to approve the expansion of the East Orange Street Water Main Improvement project to include the full width removal and replacement of the pavement west of Mill Street in a cost not to exceed \$65,000. So moved by Alderman Frieders; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye

*Alderman Plocher was not present for the vote.

**Resolution 2019-21 Approving a Public Road Crossing License Agreement (Hoover Drive)
(CC 2019-47)**

Mayor Purcell entertained a motion to approve a Resolution Approving a Public Road Crossing License Agreement (Hoover Drive) and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye

Comments from Mayor Purcell

Run the Whispers Charity 5K

Mayor Purcell asked Alderman Frieders if he would like to talk about the upcoming charity event being held in the Whispering Meadows subdivision. Alderman Frieders said that the 2nd Annual Run the Whispers Charity 5K event would be held on Saturday, August 24th at the Whispering Meadows Community Clubhouse located at 525 Faxon Road. All proceeds from the event will benefit Suicide Prevention Services located in Batavia and Hope for the Day located in Chicago. More information is available online at: runthewhispers.com.

PUBLIC WORKS COMMITTEE REPORT

No Report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

**Downtown Landscape Hill Project – Invitation to Bid
(EDC 2019-66)**

Alderman Milschewski made a motion to authorize staff to issue an Invitation to Bid for the Downtown Landscape Hill project; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye

**Memorandum of Understanding Regarding Bike Sharing Services between
Kane County Division of Transportation and the City
(EDC 2019-67)**

Alderman Milschewski made a motion to approve a Memorandum of Understanding regarding Bike Sharing Services between Kane County Division of Transportation and the City and authorize the Mayor to execute; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

Resolution 2019-22

**Authorizing the Application for an OSLAD Grant for the
Development of Beecher Park
(CC 2019-48)**

Mayor Purcell entertained a motion to approve an Application for an OSLAD Grant for the Development of Beecher Park and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-8 Nays-0
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

**Riverfront Park East Boat Launch
(CC 2019-49)**

Approval to Install the East Riverfront Boat Launch

Approval of Professional Design Engineering Services Agreement with EEI

Ordinance 2019-41

**Ordinance Authorizing a Third Amendment to the
Annual Budget for the Fiscal Year Commencing on
May 1, 2019 and Ending on April 30, 2020**

Mayor Purcell entertained a motion to approve the installation of the Riverfront Park East Boat Launch, to approve the Professional Design Engineering Services Agreement with EEI and to approve an Ordinance Authorizing the Third Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2019 and Ending on April 30, 2020 and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

**Sale of 111 W. Madison Street (Old Jail)
(ADM 2018-88 and EDC 2019-69)**

Mayor Purcell asked City Administrator Olson to give an update on the status of the sale of the Old Jail property. Administrator Olson explained that the existing parking lots on Madison Street are a third on the private property and two thirds on the right-of-way. Staff looked at two options regarding the parking lots. The first option is to relocate all the parking within the right-of-way which would not increase any parking spots. Another option would be to switch to parallel parking which would decrease spaces. The first proposal would be to allow the purchaser to use the two regular parking spaces and the one ADA space for private parking. The city could then lease the city's portion of the right-of-way that extends into those parking spaces. The second option involves extending parking spaces to the east of the existing parking spaces. If the council would like to extend parking to the east, the city would then lease those spaces to the purchaser.

Administrator Olson said that during negotiations one change that came up was regarding the front end TIF incentives. The developer is requesting reimbursement of 100% of their property taxes during construction. Instead of a variable reimbursement that is dependent on how quickly the building is

completed, it is being proposed to reimburse 100% of their property taxes during the first five years starting on the day that the agreement is approved. City Attorney Orr clarified that this will not change the dollar amount being reimbursed; it just specifies when the city is obligated to distribute the funds. Administrator Olson stated that there will be four upfront payouts as well as fifteen years of incremental payouts. The four upfront payouts have not changed. Upon completion of the roof the purchaser will receive \$30,000; upon completion of the asbestos and lead removal, the purchaser will receive \$50,000; upon completion of the residential portion of the building, the purchaser will receive \$17,500; and upon completion of the commercial portion of the building, the purchaser will receive \$17,500.

Administrator Olson hopes that he will hear back from the developer by the end of the week on the proposed changes. He reiterated that the property is currently not generating any property taxes. The intent is to get a viable for-profit developer in this location that will generate property taxes.

CITY CLERK’S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

Galena / Kennedy/ Mill Roadway Improvements

EI Engineer Sanderson said that the Kendall County Highway Committee met earlier in the day and discussed the possible addition of a stoplight at the Galena and Kennedy intersection with the possibility of a roundabout at Kennedy and Mill. Kendall County Engineer Klaas will be reaching out to the city to set up a meeting to discuss road improvements.

Mill Road Resurfacing

Administrator Olson mentioned that the bids for the Mill Road resurfacing project were opened on Friday, August 9th. The engineer’s estimate for the project was \$120,000. The lowest bid that was submitted came in at \$140,797.50 from Geneva Construction.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent and for the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. So moved by Alderman Transier; seconded by Alderman Peterson.

Motion approved by a roll call vote. Ayes-6 Nays-1 Present-1
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Plocher-nay, Frieders-present, Peterson-aye

The City Council entered executive session at 7:54 p.m.

The City Council returned to regular session at 8:47 p.m.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Milschewski; seconded by Alderman Koch.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:48 p.m.

Minutes submitted by:

Lisa Pickering,
City Clerk, City of Yorkville, Illinois



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

Agenda Item Number

Minutes #2

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Regular City Council – August 27, 2019

Meeting and Date: City Council – September 10, 2019

Synopsis: Approval of Minutes

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, AUGUST 27, 2019**

Mayor Purcell called the meeting to order at 7:00 p.m. and led the Council in the Pledge of Allegiance.

ROLL CALL

City Clerk Pickering called the roll.

Ward I	Koch	Present	
	Transier	Present	
Ward II	Milschewski	Present	
	Plocher	Present	
Ward III	Funkhouser	Present	
	Frieders	Present	
Ward IV	Tarulis	Present	
	Peterson	Present	(arrived 7:01 p.m.)

Staff present: City Administrator Olson, City Clerk Pickering, Chief of Police Jensen, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Assistant City Administrator Willrett, Building Code Official Ratos, Facilities Manager Raasch, Attorney Orr, and EEI Engineer Sanderson.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

Mayor Purcell entertained a motion to move agenda item – City Council Report #1 – Ordinance Approving a Redevelopment Agreement for the Old Jail to immediately following Citizen Comments on Agenda Items. So moved by Alderman Koch; seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

PRESENTATIONS

None.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

Lisa Wolancevich, Yorkville Historic Preservation Society, invited everyone to partake in refreshments after the vote on the Redevelopment Agreement for the Old Jail.

CITY COUNCIL REPORT

Ordinance 2019-42

**Approving a Redevelopment Agreement for the Old Jail
(111 W. Madison Street)
(ADM 2018-88 and EDC 2019-69)**

Mayor Purcell entertained a motion to approve an Ordinance Approving a Redevelopment Agreement for the Old Jail. So moved by Alderman Frieders; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye,
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye

Mayor Purcell stated that the City Council would recess for ten minutes to partake in the refreshments provided by the Yorkville Historic Preservation Society.

CONSENT AGENDA

None.

MINUTES FOR APPROVAL

None.

BILLS FOR PAYMENT

Mayor Purcell entertained a motion to approve the bill list in the amount of \$1,039,141.40 (vendors); \$286,206.21 (payroll period ending 8/9/2019); for a total of \$1,325,347.61. So moved by Alderman Peterson; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

REPORTS

MAYOR'S REPORT

Raintree Subdivision

Mayor Purcell mentioned that he was contacted by Lennar, the developer for Raintree II. He said that Lennar will be closing on the property tomorrow.

Hometown Days

Mayor Purcell asked Alderman Frieders if he could give a report on the upcoming Hometown Days festival. Alderman Frieders reported that Hometown Days would be held from August 29 – September 1 at Beecher Park at 908 Game Farm Road. He said the festival will be packed with events and activities for the entire family.

Run the Whispers Charity 5k

Mayor Purcell asked Alderman Frieders to give an update on the Run the Whispers 5k event that had been held on August 24th in the Whispering Meadows subdivision. Alderman Frieders reported that the second annual event had gone very well. He thanked Chief Jensen for sending Sergeant Carlyle and a couple of other officers to the event. He said over 120 runners participated in the event and that the event raised over \$5,000.00 for charity.

**Appointments to Boards and Commissions
(CC 2019-50)**

Mayor Purcell entertained a motion to approve the appointments of Victor Perez to the Park Board to a partial term ending April 30, 2021 and Greg Millen to the Planning and Zoning Commission to a partial term ending April 30, 2020. So moved by Alderman Frieders; seconded by Alderman Peterson.

Motion unanimously approved by a viva voce vote.

**Adult-Use Cannabis
(CC 2019-51)**

Mayor Purcell stated that contrary to federal law, as of January 1, 2020, the state of Illinois has changed state law to allow cannabis to be legally used by anyone 21 years of age or older. The City Council will need to make a decision as to whether they would like to allow sales of cannabis within city limits. Other issues that will need to be discussed include public safety issues as well as changes to the city's employee manual.

City Administrator Olson mentioned that a lot of the discussion around public safety, policing, local ordinance violations, and employee manual changes are less discretionary than the decision as to whether the city would like to allow the sale of cannabis. There are changes that need to be enacted in order to address the use of cannabis by those 21 and older. Those changes will be discussed throughout the next month or two in committee meetings. The biggest question is whether the city would like to allow cannabis sales within the municipal limits. If the answer is yes, there are zoning regulations and taxation discussions that need to happen.

One item that was mentioned regarding the legalization of cannabis is that the state will be able to have more control over the quality of the products being sold. The state is focusing on microbiological content as well as requiring the products to pass a pesticide test. It was mentioned that Illinois is the leader in making sure that the products that manufacturers are putting a label on are exactly what manufacturers say the product is and that these products do not contain anything that could negatively impact anyone outside of the effects of the drug itself. It is important to note that the state is setting a high standard that will make it difficult for someone to quickly jump into cannabis sales.

When it comes to the taxes that will be generated from the sale of cannabis, City Attorney Orr explained that taxation occurs at different levels. All of the tax collected by the state of Illinois is put into one pot with a percentage that goes to the state off the top as well as approximately 8% that goes into the local government distributive fund (LGDF) after a portion is taken out for the attorney general, the states' attorney for expungement of records, and one other organization dealing with some aspect of cannabis. It was mentioned that the more lucrative form of tax revenues comes if the decision is made to impose a

local sales tax on the sale of cannabis. City Attorney Orr said that the tax rate that the city is permitted to impose on local sales is 3% plus the local sales tax which would result in the ability to tax at a rate of 5%.

It was mentioned that the state will have control over the license process for those businesses that would like to distribute and sell cannabis. Administrator Olson stated that while the city would not have any authority over licensing, it would have control over zoning regulations. City Attorney Orr said that the city can limit numbers as well as limit the location between dispensaries. The city also would have control over the time and manner that sales can take place. The state currently allows 55 licensed medical cannabis facilities. As of January 1st, the state will release an additional 75 licenses and within a year, another 110 licenses. Attorney Orr mentioned that if the city wishes to permit sales within city limits, then it is suggested to first approve sales within the city and then proceed to enact the zoning regulations, employee manual changes and the enforcement of the restrictions. She explained that these first groups of applicants once they are approved by the state, have a limited time to choose a location for their business. Those municipalities that want these businesses should make the decision to allow sales sooner, rather than later so that they have the opportunity to decide the location, time and manner of the operation of these businesses.

There was consensus for this item to return to an upcoming City Council meeting for further discussion.

PUBLIC WORKS COMMITTEE REPORT

**East Alley Parking Lot – Grant of Easement
(PW 2018-102)**

Mayor Purcell entertained a motion to table this item to the September 10th City Council meeting. So moved by Alderman Koch; seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

**Mill Road Resurfacing – Consent to Bid Award
(PW 2019-53)**

Mayor Purcell entertained a motion to consent to Kendall County awarding the bid for the Mill Road Resurfacing project to Geneva Construction in an amount not to exceed \$140,797.50; So moved by Alderman Peterson; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye

**Grande Reserve Unit 2 – Bond Release
(PW 2019-54)**

Mayor Purcell entertained a motion to authorize the release of the maintenance bond for Grande Reserve Unit 2. So moved by Alderman Transier; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye

**Grande Reserve Unit 5 – Bond Release
(PW 2019-55)**

Mayor Purcell entertained a motion to authorize the release of the maintenance bond for Grande Reserve Unit 5. So moved by Alderman Transier; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye

**Casey's – Letter of Credit Release
(PW 2019-56)**

Mayor Purcell entertained a motion to authorize the release of the subdivision bond for Casey's with Merchants Bonding Company. So moved by Alderman Milschewski; seconded by Alderman Tarulis.

Motion approved by a roll call vote. Ayes-8 Nays-0
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye,
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye

Well #4 Autotransformer Purchase
(PW 2019-57)

Mayor Purcell entertained a motion to approve a sole-source purchase of a solid-state autotransformer with Eaton Corporation, Glendale Heights, IL, in the amount not to exceed \$48,750.00. So moved by Alderman Tarulis; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-8 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Plocher-aye,
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye

Materials Storage Shed
(PW 2019-59)

Resolution 2019-23 Authorizing the Execution of a Contract with Lite Construction, Montgomery, IL, for the Construction of the Public Works Materials Storage Shed in the amount not to exceed \$249,700

Ordinance 2019-43 Authorizing the Fourth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2019 and Ending on April 30, 2020

Mayor Purcell entertained a motion to approve a Resolution Authorizing the Execution of a Contract with Lite Construction, Montgomery, IL, for the Construction of the Public Works Materials Storage Shed in an amount not to exceed \$249,700.00 and to approve an Ordinance Authorizing the Fourth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2019 and Ending on April 30, 2020 and authorize the Mayor and City Clerk to execute. So moved by Alderman Peterson; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye,
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye

Mill Road Land Acquisition – Plats of Dedication
(PW 2019-60)

Mayor Purcell entertained a motion to accept the Plats of Dedication upon receipt of the final executed documents and authorize the Mayor and City Clerk to execute. So moved by Alderman Plocher; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Transier-aye, Plocher-aye, Frieders-aye, Peterson-aye,
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Ordinance 2019-44 Amending the Regulations for Solicitors, Hawkers, and Itinerant Merchants
(ADM 2019-34)

Mayor Purcell entertained a motion to approve an Ordinance Amending the Regulations for Solicitors, Hawkers, and Itinerant Merchants and authorize the Mayor and City Clerk to execute and to approve the redesigned ID badge template labeled Option 3b in the packet. So moved by Alderman Frieders; seconded by Alderman Funkhouser.

Motion approved by a roll call vote. Ayes-8 Nays-0
Plocher-aye, Frieders-aye, Peterson-aye, Koch-aye,
Milschewski-aye, Funkhouser-aye, Tarulis-aye, Transier-aye

Monthly Treasurer's Report for June and July 2019
(ADM 2019-37)

Mayor Purcell entertained a motion to approve the Monthly Treasurer's Reports for June and July 2019. So moved by Alderman Milschewski; seconded by Alderman Koch.

Motion unanimously approved by a viva voce vote.

Ordinance 2019-45

**Authorizing the Thirteenth Amendment to the Annual Budget
for the Fiscal Year Commencing on May 1, 2018 and
Ending on April 30, 2019 (Fox Hill SSA)
(ADM 2019-42)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Thirteenth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2018 and Ending on April 30, 2019 (Fox Hill SSA) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-8 Nays-0
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye

Resolution 2019-24

**Approving the Declaration of Trust of the Illinois Trust
(Formerly Known as the Illinois Institutional Investors
Trust) and Authorizing the Execution Thereof, and
Authorizing Certain Officials to Act on Behalf
of the United City of Yorkville
(ADM 2019-43)**

Mayor Purcell entertained a motion to approve a Resolution Approving the Declaration of Trust of the Illinois Trust (Formerly Known as the Illinois Institutional Investors Trust) and Authorizing the Execution Thereof, and Authorizing Certain Officials to Act on Behalf of the United City of Yorkville. So moved by Alderman Milschewski; seconded by Alderman Tarulis.

Motion unanimously approved by a viva voce vote.

Resolution 2019-25

**Approving Investment Services with Illinois Public
Reserves Investment Management Trust
(ADM 2019-44)**

Mayor Purcell entertained a motion to approve a Resolution Approving Investment Services with Illinois Public Reserves Investment Management Trust. So moved by Alderman Transier; seconded by Alderman Frieders.

Motion unanimously approved by a viva voce vote.

**2019 City Survey
(ADM 2019-46)**

Mayor Purcell entertained a motion to approve the 2019 City Survey. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Motion unanimously approved by a viva voce vote.

Ordinance 2019-46

**Amending the Salaries for Appointed Municipal Officers
(ADM 2019-48)**

Mayor Purcell entertained a motion to approve an Ordinance Amending the Salaries of Appointed Municipal Officers. So moved by Alderman Funkhouser; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-8 Nays-0
Tarulis-aye, Transier-aye, Plocher-aye, Frieders-aye,
Peterson-aye, Koch-aye, Milschewski-aye, Funkhouser-aye

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

**National Suicide Prevention and Action Month
Proclamation Project**

Alderman Frieders reported that the National Suicide Prevention and Action Month Proclamation project currently has 71 communities, 5 counties, and 21 states that have agreed to issue proclamations. He also mentioned that he would be speaking with Jonny Boucher from Hope for the Day at an event that will be held on Thursday, September 5th from 5:30 p.m. – 8:30 p.m. at the Kayhan Haworth showroom located in the Merchandise Mart in Chicago. On Saturday, September 7th, the Conversations Summit 2019 will be

held at the UIC Forum in Chicago from 9:00 a.m. to 3:00 p.m. This event is free to attend and will include panelists from all over the country discussing issues centered around mental health. Alderman Frieders also mentioned that last week he was appointed Public Policy Director for Hope for the Day.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

ADDITIONAL BUSINESS

Brush Pickup

Alderman Milschewski asked if brush pickup was complete or if it was still in progress. Public Works Director Dhuse responded that brush pickup was still in progress.

CITIZEN COMMENTS

None.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for pending litigation. So moved by Alderman Peterson; seconded by Alderman Milschewski.

Motion approved by a roll call vote. Ayes-6 Nays-2
Koch-aye, Milschewski-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Plocher-nay, Frieders-nay, Peterson-aye

The City Council entered executive session at 8:23 p.m.

The City Council returned to regular session at 8:45 p.m.

ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Koch; seconded by Alderman Milschewski.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:46 p.m.

Minutes submitted by:

Lisa Pickering,
City Clerk, City of Yorkville, Illinois



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

Agenda Item Number

Bills for Payment

Tracking Number

Agenda Item Summary Memo

Title: Bills for Payment

Meeting and Date: City Council – September 10, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Amy Simmons Finance
Name Department

Agenda Item Notes:

CHECK DATE: 08/28/19

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
530113	DELAGE	DLL FINANCIAL SERVICES INC						
	6420876		08/01/19	01	JULY 2019 COPIER LEASE	01-110-54-00-5485	113.46	
				02	JULY 2019 COPIER LEASE	01-120-54-00-5485	75.64	
				03	JULY 2019 COPIER LEASE	01-220-54-00-5485	189.10	
				04	JULY 2019 COPIER LEASE	01-210-54-00-5485	299.10	
				05	JULY 2019 COPIER LEASE	01-410-54-00-5485	44.67	
				06	JULY 2019 COPIER LEASE	51-510-54-00-5485	44.67	
				07	JULY 2019 COPIER LEASE	52-520-54-00-5485	44.67	
				08	JULY 2019 COPIER LEASE	79-790-54-00-5485	94.55	
				09	JULY 2019 COPIER LEASE	79-795-54-00-5485	94.54	
					INVOICE TOTAL:		1,000.40 *	
					CHECK TOTAL:		1,000.40	
530114	EUCLIDBE	EUCLID BEVERAGE						
	W-2373926		08/28/19	01	2019 HOMETOWN DAYS ALCOHOL	79-795-56-00-5602	13,251.00	
				02	ORDER	** COMMENT **		
					INVOICE TOTAL:		13,251.00 *	
					CHECK TOTAL:		13,251.00	
530115	JOHNKING	JOHN L. KING						
	2019 HTD-H&F		08/23/19	01	2019 HOMETOWN DAYS ENTERTAINER	79-795-56-00-5602	500.00	
				02	HOTEL/FOOD BUYOUT	** COMMENT **		
					INVOICE TOTAL:		500.00 *	
					CHECK TOTAL:		500.00	
					TOTAL AMOUNT PAID:		14,751.40	

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 01-640 ADMINISTRATIVE SERVICES

11-111 FOX HILL SSA
 12-112 SUNFLOWER ESTATES
 15-155 MOTOR FUEL TAX(MFT)
 23-216 MUNICIPAL BUILDING
 23-230 CITY-WIDE CAPITAL
 25-205 POLICE CAPITAL
 25-215 PUBLIC WORKS CAPITAL

25-225 PARKS & REC CAPITAL
 42-420 DEBT SERVICE
 51-510 WATER OPERATIONS
 52-520 SEWER OPERATIONS
 72-720 LAND CASH
 79-790 PARKS DEPARTMENT
 79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS
 84-840 LIBRARY CAPITAL
 87-870 COUNTRYSIDE TIF
 88-880 DOWNTOWN TIF
 89-890 DOWNTOWN TIF II
 90-XXX DEVELOPER ESCROW
 95-XXX ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 09/10/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
530898	AMORELLA	ALJO AMORELLI					
	080819	08/08/19	01	UMPIRE	79-795-54-00-5462		160.00
						INVOICE TOTAL:	160.00 *
	081519	08/15/19	01	UMPIRE	79-795-54-00-5462		160.00
						INVOICE TOTAL:	160.00 *
	082219	08/22/19	01	UMPIRE	79-795-54-00-5462		80.00
						INVOICE TOTAL:	80.00 *
					CHECK TOTAL:		400.00
530899	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC					
	0944827-IN	08/13/19	01	BOLTS, NUTS, WASHERS	52-520-56-00-5613		562.08
						INVOICE TOTAL:	562.08 *
	0944832-IN	08/13/19	01	PHOTO CONTROL, LAMPS	01-410-56-00-5642		348.24
						INVOICE TOTAL:	348.24 *
	0945383-IN	08/14/19	01	LAMPS, BALLAST KITS	01-410-56-00-5642		180.77
						INVOICE TOTAL:	180.77 *
	0945977-IN	08/15/19	01	SPLICE KITS	01-410-56-00-5642		161.40
						INVOICE TOTAL:	161.40 *
	0946061-IN	08/15/19	01	CIRCUIT BREAKER, LOAD CENTER	01-410-56-00-5642		75.10
						INVOICE TOTAL:	75.10 *
	0946841-IN	08/19/19	01	SPLICE KITS	01-410-56-00-5642		161.40
						INVOICE TOTAL:	161.40 *
					CHECK TOTAL:		1,488.99
530900	ARNESON	ARNESON OIL COMPANY					

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530900	ARNESON	ARNESON OIL COMPANY						
	259225	07/30/19	01	JULY 2019 GASOLINE	79-790-56-00-5695		715.77	
						INVOICE TOTAL:	715.77 *	
	259841	07/31/19	01	JULY 2019 GASOLINE	79-790-56-00-5695		627.02	
						INVOICE TOTAL:	627.02 *	
	260885	08/19/19	01	AUG 2019 DIESEL FUEL	01-410-56-00-5695		135.08	
			02	AUG 2019 DIESEL FUEL	51-510-56-00-5695		135.08	
			03	AUG 2019 DIESEL FUEL	52-520-56-00-5695		135.07	
						INVOICE TOTAL:	405.23 *	
					CHECK TOTAL:		1,748.02	
530901	ATLAS	ATLAS BOBCAT						
	BV9638	08/06/19	01	SWITCH	01-410-56-00-5628		47.64	
						INVOICE TOTAL:	47.64 *	
					CHECK TOTAL:		47.64	
530902	ATTINTER	AT&T						
	8279559402	08/10/19	01	08/10-09/09 ROUTER	01-110-54-00-5440		471.16	
						INVOICE TOTAL:	471.16 *	
					CHECK TOTAL:		471.16	
530903	B&WCONTR	BAXTER & WOODMAN						
	0208010	08/15/19	01	JULY 2019 WATER SYSTEMS	51-510-54-00-5462		5,612.30	
			02	INTERIM OPERATIONS ASSISTANCE	** COMMENT **			
						INVOICE TOTAL:	5,612.30 *	
					CHECK TOTAL:		5,612.30	

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INVOICES DUE ON/BEFORE 09/10/2019

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D001343	BROWND 090119	DAVID BROWN 09/01/19	02	REIMBURSEMENT			
					** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530908	BULLINGJ AUG 12-AUG 25	JOSLYN T. BULLINGTON 08/27/19	01	UMPIRE	79-795-54-00-5462		20.00
					INVOICE TOTAL:		20.00 *
					CHECK TOTAL:		20.00
530909	CAMBRIA 40931	CAMBRIA SALES COMPANY INC. 08/06/19	01	PAPER TOWEL CASES	52-520-56-00-5620		62.34
					INVOICE TOTAL:		62.34 *
					CHECK TOTAL:		62.34
530910	CARCONST AU034118	CARROLL CONSTRUCTION SUPPLY 08/14/19	01	12" SONOTUBE	52-520-56-00-5613		219.46
					INVOICE TOTAL:		219.46 *
					CHECK TOTAL:		219.46
530911	CENTRALL 18443	CENTRAL LIMESTONE COMPANY, INC 08/19/19	01	CRUSHED LIMESTONE	51-510-56-00-5620		238.36
					INVOICE TOTAL:		238.36 *
					CHECK TOTAL:		238.36
530912	CIVICPLS CIVIC PLUS						

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INVOICES DUE ON/BEFORE 09/10/2019

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530912	CIVICPLS 190747	CIVIC PLUS 08/19/19	01 02	08/2019-10/2019 CRT LITE USER LICENSE	01-640-54-00-5450 ** COMMENT **		103.24 INVOICE TOTAL: 103.24 *
					CHECK TOTAL:		103.24
530913	COMED 1183088101-0819	COMMONWEALTH EDISON 08/23/19	01	07/25-08/23 PRAIRIE LIFT	52-520-54-00-5480		96.92 INVOICE TOTAL: 96.92 *
	1613010022-0719	08/13/19	01 02	07/12-08/12 GALENA & KENNEDY BALLFIELDS	79-795-54-00-5480 ** COMMENT **		342.90 INVOICE TOTAL: 342.90 *
	1718099052-0819	08/23/19	01	07/25-08/23 872 PRAIRIE CROSS	52-520-54-00-5480		34.78 INVOICE TOTAL: 34.78 *
	1977008102-0719	08/12/19	01	07/12-08/12 GALENA RD PARK	79-795-54-00-5480		63.06 INVOICE TOTAL: 63.06 *
	2668047007-0819	08/23/19	01	07/25-08/23 1908 RAINTREE	51-510-54-00-5480		341.76 INVOICE TOTAL: 341.76 *
	6963019021-0719	08/13/19	01	07/12-08/12 RT47 & ROSENWINKLE	23-216-54-00-5482		25.47 INVOICE TOTAL: 25.47 *
	8344010026-0719	08/20/19	01	06/27-07/29 MISC STREET LIGHTS	23-216-54-00-5482		173.79 INVOICE TOTAL: 173.79 *
					CHECK TOTAL:		1,078.68
530914	COMMTIRE 3330023124	COMMERCIAL TIRE SERVICE 08/07/19	01	12 NEW TIRES	01-210-54-00-5495		1,495.32 INVOICE TOTAL: 1,495.32 *
					CHECK TOTAL:		1,495.32

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INVOICES DUE ON/BEFORE 09/10/2019

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530915	CONSTELL	CONSTELLATION NEW ENERGY						
	15567574101	08/21/19	01	07/22-08/20 421 POPLAR DR	23-216-54-00-5482		3,547.96	
						INVOICE TOTAL:	3,547.96 *	
					CHECK TOTAL:		3,547.96	
530916	COREMAIN	CORE & MAIN LP						
	K842950	08/07/19	01	100CF METERS, METER FLG SETS	51-510-56-00-5664		2,692.58	
						INVOICE TOTAL:	2,692.58 *	
	K993418	08/07/19	01	100 CF METER	51-510-56-00-5664		1,472.84	
						INVOICE TOTAL:	1,472.84 *	
					CHECK TOTAL:		4,165.42	
530917	COXLAND	COX LANDSCAPING LLC						
	190162	08/05/19	01	JULY 2019 LAWN MOWING	12-112-54-00-5495		570.00	
						INVOICE TOTAL:	570.00 *	
	190178	08/05/19	01	JULY 2019 LAWN MOWING	11-111-54-00-5495		603.06	
						INVOICE TOTAL:	603.06 *	
					CHECK TOTAL:		1,173.06	
530918	DEKANE	DEKANE EQUIPMENT CORP.						
	IA65675	07/15/19	01	RETAINER	01-410-56-00-5628		2.72	
						INVOICE TOTAL:	2.72 *	
					CHECK TOTAL:		2.72	
530919	DELAGE	DLL FINANCIAL SERVICES INC						
	64210291	07/06/19	01	AUG 2019 COPIER MAINTENANCE	01-110-54-00-5485		112.33	

01-110 ADMINISTRATION
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25-225 PARKS & REC CAPITAL
 42-420 DEBT SERVICE
 51-510 WATER OPERATIONS
 52-520 SEWER OPERATIONS
 72-720 LAND CASH
 79-790 PARKS DEPARTMENT
 79-795 RECREATION DEPARTMENT

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 84-840 LIBRARY CAPITAL
 87-870 COUNTRYSIDE TIF
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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
530919	DELAGE	DLL FINANCIAL SERVICES INC						
	64210291	07/06/19	02	AUG 2019 COPIER MAINTENANCE	01-120-54-00-5485		37.44	
			03	AUG 2019 COPIER MAINTENANCE	01-210-54-00-5485		112.33	
			04	AUG 2019 COPIER MAINTENANCE	51-510-54-00-5485		50.18	
			05	AUG 2019 COPIER MAINTENANCE	52-520-54-00-5485		12.36	
			06	AUG 2019 COPIER MAINTENANCE	01-410-54-00-5485		12.36	
						INVOICE TOTAL:	337.00 *	
	64569559	08/10/19	01	AUG 2019 COPIER LEASE	01-110-54-00-5485		113.46	
			02	AUG 2019 COPIER LEASE	01-120-54-00-5485		75.64	
			03	AUG 2019 COPIER LEASE	01-220-54-00-5485		189.10	
			04	AUG 2019 COPIER LEASE	01-210-54-00-5485		299.10	
			05	AUG 2019 COPIER LEASE	01-410-54-00-5485		44.67	
			06	AUG 2019 COPIER LEASE	51-510-54-00-5485		44.67	
			07	AUG 2019 COPIER LEASE	52-520-54-00-5485		44.66	
			08	AUG 2019 COPIER LEASE	79-790-54-00-5485		94.55	
			09	AUG 2019 COPIER LEASE	79-795-54-00-5485		94.55	
						INVOICE TOTAL:	1,000.40 *	
	64574500	08/10/19	01	SEPT 2019 COPIER MAINTENANCE	01-110-54-00-5485		112.33	
			02	SEPT 2019 COPIER MAINTENANCE	01-120-54-00-5485		37.44	
			03	SEPT 2019 COPIER MAINTENANCE	01-210-54-00-5485		112.33	
			04	SEPT 2019 COPIER MAINTENANCE	51-510-54-00-5485		50.18	
			05	SEPT 2019 COPIER MAINTENANCE	52-520-54-00-5485		12.36	
			06	SEPT 2019 COPIER MAINTENANCE	01-410-54-00-5485		12.36	
						INVOICE TOTAL:	337.00 *	
	64822492	08/24/19	01	SEPT 2019 COPIER LEASE	01-110-54-00-5485		113.46	
			02	SEPT 2019 COPIER LEASE	01-120-54-00-5485		75.64	
			03	SEPT 2019 COPIER LEASE	01-220-54-00-5485		189.10	
			04	SEPT 2019 COPIER LEASE	01-210-54-00-5485		299.10	
			05	SEPT 2019 COPIER LEASE	01-410-54-00-5485		44.67	
			06	SEPT 2019 COPIER LEASE	51-510-54-00-5485		44.67	
			07	SEPT 2019 COPIER LEASE	79-790-54-00-5485		94.55	
			08	SEPT 2019 COPIER LEASE	79-795-54-00-5485		94.55	

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530919	DELAGE	DLL FINANCIAL SERVICES INC						
	64822492	08/24/19	09	SEPT 2019 COPIER LEASE	52-520-54-00-5485		44.66	
						INVOICE TOTAL:	1,000.40 *	
					CHECK TOTAL:		2,674.80	
D001344	DHUSEE	DHUSE, ERIC						
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	51-510-54-00-5440		15.00	
			02	REIMBURSEMENT	** COMMENT **			
			03	AUG 2019 MOBILE EMAIL	52-520-54-00-5440		15.00	
			04	REIMBURSEMENT	** COMMENT **			
			05	AUG 2019 MOBILE EMAIL	01-410-54-00-5440		15.00	
			06	REIMBURSEMENT	** COMMENT **			
						INVOICE TOTAL:	45.00 *	
					DIRECT DEPOSIT TOTAL:		45.00	
530920	DJIDICK	KAYLA DJIDIC						
	0004	08/09/19	01	ZUMBA CLASS INSTRUCTION	79-795-54-00-5462		112.00	
						INVOICE TOTAL:	112.00 *	
	0005	08/23/19	01	ZUMBA CLASS INSTRUCTION	79-795-54-00-5462		185.50	
						INVOICE TOTAL:	185.50 *	
					CHECK TOTAL:		297.50	
D001345	DLK	DLK, LLC						
	191	08/30/19	01	AUG 2019 ECONOMIC DEVELOPMENT	01-640-54-00-5486		9,425.00	
			02	HOURS	** COMMENT **			
						INVOICE TOTAL:	9,425.00 *	
					DIRECT DEPOSIT TOTAL:		9,425.00	

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530921	DRHORTON DR HORTON CAMBRIDGE HOMES						
	PERMIT 2018-0332	08/28/19	01	UNBUILDABLE LOT PERMIT REFUND	01-000-42-00-4210		902.40
			02	UNBUILDABLE LOT PERMIT REFUND	01-000-42-00-4210		650.00
			03	UNBUILDABLE LOT PERMIT REFUND	23-000-42-00-4222		2,000.00
			04	UNBUILDABLE LOT PERMIT REFUND	25-000-42-00-4215		300.00
			05	UNBUILDABLE LOT PERMIT REFUND	25-000-42-00-4218		100.00
			06	UNBUILDABLE LOT PERMIT REFUND	25-000-42-00-4219		700.00
			07	UNBUILDABLE LOT PERMIT REFUND	25-000-42-00-4220		50.00
			08	UNBUILDABLE LOT PERMIT REFUND	42-000-42-00-4208		25.00
			09	UNBUILDABLE LOT PERMIT REFUND	51-000-44-00-4430		550.00
			10	UNBUILDABLE LOT PERMIT REFUND	52-000-44-00-4455		500.00
			11	UNBUILDABLE LOT PERMIT REFUND	84-000-42-00-4214		500.00
			12	UNBUILDABLE LOT PERMIT REFUND	95-000-24-00-2452		850.00
				INVOICE TOTAL:			7,127.40 *
				CHECK TOTAL:			7,127.40
530922	DYNEGY DYNEGY ENERGY SERVICES						
	266979319081	08/19/19	01	07/18-08/14 2702 MILL RD	51-510-54-00-5480		6,900.00
				INVOICE TOTAL:			6,900.00 *
				CHECK TOTAL:			6,900.00
530923	E EI ENGINEERING ENTERPRISES, INC.						
	67259	08/16/19	01	RT34 IMPROVEMENTS	01-640-54-00-5465		49.25
				INVOICE TOTAL:			49.25 *
	67261	08/16/19	01	UTILITY PERMIT REVIEWS	01-640-54-00-5465		1,429.00
				INVOICE TOTAL:			1,429.00 *
	67262	08/16/19	01	PRESTWICK	01-640-54-00-5465		168.00
				INVOICE TOTAL:			168.00 *
	67263	08/16/19	01	YORKVILLE CHRISTIAN SCHOOL	90-055-55-00-0111		198.00
				INVOICE TOTAL:			198.00 *

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530923	EEI	ENGINEERING ENTERPRISES, INC.						
	67264	08/16/19	01	METRONET	90-132-00-00-0111		344.25	
						INVOICE TOTAL:	344.25 *	
	67265	08/16/19	01	DOWNTOWN REVITALIZATION	01-640-54-00-5465		295.50	
						INVOICE TOTAL:	295.50 *	
	67266	08/16/19	01	2017 ROAD PROGRAM	23-230-60-00-6025		70.50	
						INVOICE TOTAL:	70.50 *	
	67267	08/16/19	01	GRANDE RESERVE UNIT 2	01-640-54-00-5465		821.75	
						INVOICE TOTAL:	821.75 *	
	67268	08/16/19	01	GRANDE RESERVE UNIT 5	01-640-54-00-5465		194.25	
						INVOICE TOTAL:	194.25 *	
	67269	08/16/19	01	BLACKBERRY WOODS PHASE B	01-640-54-00-5465		1,170.50	
						INVOICE TOTAL:	1,170.50 *	
	67270	08/16/19	01	CEDARHURST LIVING SITE	90-101-00-00-0111		581.00	
			02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:	581.00 *	
	67271	08/16/19	01	CASEY'S SITE IMPROVEMENTS	90-105-00-00-0111		391.75	
						INVOICE TOTAL:	391.75 *	
	67272	08/16/19	01	SUB-REGIONAL WATER	51-510-54-00-5465		1,872.00	
			02	COORDINATION	** COMMENT **			
						INVOICE TOTAL:	1,872.00 *	
	67273	08/16/19	01	WHISPERING MEADOWS UNITS 1,2	23-230-60-00-6034		335.25	
			02	& 4 COMPLETION OF IMPROVEMENTS	** COMMENT **			
			03	WHISPERING MEADOWS UNITS 1,2	51-510-60-00-6034		14.90	
			04	& 4 COMPLETION OF IMPROVEMENTS	** COMMENT **			
			05	WHISPERING MEADOWS UNITS 1,2	52-520-60-00-6034		22.35	

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530923	EEI	ENGINEERING ENTERPRISES, INC.						
	67273	08/16/19	06	& 4 COMPLETION OF IMPROVEMENTS	** COMMENT **			
					INVOICE TOTAL:		372.50 *	
					CHECK TOTAL:		7,958.25	
530924	EEI	ENGINEERING ENTERPRISES, INC.						
	67274	08/16/19	01	MILL ROAD RECONSTRUCTION	23-230-60-00-6012		198.50	
					INVOICE TOTAL:		198.50 *	
					CHECK TOTAL:		198.50	
530925	EEI	ENGINEERING ENTERPRISES, INC.						
	67275	08/16/19	01	GRANDE RESERVE UNIT 23	01-640-54-00-5465		1,227.75	
					INVOICE TOTAL:		1,227.75 *	
	67276	08/16/19	01	HOLIDAY INN EXPRESS & SUITES	90-108-00-00-0111		150.00	
					INVOICE TOTAL:		150.00 *	
	67277	08/16/19	01	TIMBER GLENN SUBDIVISION	90-114-00-00-0111		3,162.00	
					INVOICE TOTAL:		3,162.00 *	
	67278	08/16/19	01	2018 ROAD PROGRAM	23-230-60-00-6025		165.00	
					INVOICE TOTAL:		165.00 *	
					CHECK TOTAL:		4,704.75	
530926	EEI	ENGINEERING ENTERPRISES, INC.						
	67279	08/16/19	01	EAST ORANGE STREET WATER MAIN	51-510-60-00-6025		7,831.49	
			02	REPLACEMENT	** COMMENT **			
					INVOICE TOTAL:		7,831.49 *	
					CHECK TOTAL:		7,831.49	

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530927	EEI	ENGINEERING ENTERPRISES, INC.						
	67280	08/16/19	01	WELL #3 WATER MAIN RE-PIPING	51-510-60-00-6022		170.50	
						INVOICE TOTAL:	170.50 *	
	67281	08/16/19	01	RESTORE CHURCH	90-121-00-00-0111		481.50	
						INVOICE TOTAL:	481.50 *	
	67282	08/16/19	01	PART OF LOT 4, KENDALL CROSSING	90-129-00-00-0111		123.50	
						INVOICE TOTAL:	123.50 *	
	67283	08/16/19	01	2019 ROAD PROGRAM	23-230-60-00-6025		9,622.50	
						INVOICE TOTAL:	9,622.50 *	
	67284	08/16/19	01	GRANDE RESERVE UNIT 23 - ENG	01-640-54-00-5465		1,100.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	1,100.00 *	
	67285	08/16/19	01	GRANDE RESERVE UNIT 8 - ENG	01-640-54-00-5465		1,800.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	1,800.00 *	
	67286	08/16/19	01	CALEDONIA PHASE 1 - ENG	01-640-54-00-5465		800.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	800.00 *	
	67287	08/16/19	01	HEARTLAND MEADOWS - ENG	01-640-54-00-5465		100.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	100.00 *	
	67288	08/16/19	01	WINDETT RIDGE UNIT 1 - ENG	01-640-54-00-5465		200.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	200.00 *	
	67289	08/16/19	01	HEARTLAND CIRCLE UNIT 1 - ENG	01-640-54-00-5465		100.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	100.00 *	

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530927	EEI	ENGINEERING ENTERPRISES, INC.						
	67290	08/16/19	01 02	BLACKBERRY WOODS PHASE B - ENG INSPECTIONS	01-640-54-00-5465 ** COMMENT **		500.00	
					INVOICE TOTAL:		500.00 *	
	67291	08/16/19	01 02	KENDALL MARKETPLACE - ENG INSPECTIONS	01-640-54-00-5465 ** COMMENT **		200.00	
					INVOICE TOTAL:		200.00 *	
	67292	08/16/19	01 02	GRANDE RESERVE UNIT 1 - ENG INSPECTIONS	01-640-54-00-5465 ** COMMENT **		500.00	
					INVOICE TOTAL:		500.00 *	
	67293	08/16/19	01	PRESTWICK - ENG INSPECTIONS	01-640-54-00-5465		400.00	
					INVOICE TOTAL:		400.00 *	
	67294	08/16/19	01	CITY OF YORKLVILLE - GENERAL	01-640-54-00-5465		2,932.00	
					INVOICE TOTAL:		2,932.00 *	
	67295	08/16/19	01	MUNICIPAL ENGINEERING SERVICES	01-640-54-00-5465		1,900.00	
					INVOICE TOTAL:		1,900.00 *	
	67296	08/16/19	01 02	CHURCH STREET SANITARY SEWER IMPROVEMENTS	52-520-60-00-6025 ** COMMENT **		1,091.50	
					INVOICE TOTAL:		1,091.50 *	
	67297	08/16/19	01	2019 MISC GIS	01-640-54-00-5465		675.00	
					INVOICE TOTAL:		675.00 *	
	67298	08/16/19	01 02	ORA-CLE PERMITTING - WATER TREATMENT PLANTS	51-510-54-00-5465 ** COMMENT **		4,387.00	
					INVOICE TOTAL:		4,387.00 *	
					CHECK TOTAL:		27,083.50	
530928	EEI	ENGINEERING ENTERPRISES, INC.						

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530928	EEI	ENGINEERING ENTERPRISES, INC.						
	67299	08/16/19	01	WELL #7 WTP STANDBY GENERATOR	51-510-60-00-6060		615.50	
						INVOICE TOTAL:	615.50 *	
					CHECK TOTAL:		615.50	
530929	EEI	ENGINEERING ENTERPRISES, INC.						
	67300	08/16/19	01	ELIZABETH STREET WATER MAIN	51-510-60-00-6025		3,555.00	
			02	IMPROVEMENTS	** COMMENT **			
						INVOICE TOTAL:	3,555.00 *	
	67301	08/16/19	01	RT47 & MAIN STREET	01-640-54-00-5465		495.25	
						INVOICE TOTAL:	495.25 *	
	67302	08/16/19	01	GAS-N-WASH	90-144-00-00-0111		3,070.50	
						INVOICE TOTAL:	3,070.50 *	
	67303	08/16/19	01	FY 2021 BUDGET	01-640-54-00-5465		2,740.00	
						INVOICE TOTAL:	2,740.00 *	
	67304	08/16/19	01	PROJECT APOGEE	01-640-54-00-5465		4,200.50	
						INVOICE TOTAL:	4,200.50 *	
	67305	08/16/19	01	GRANDE RESERVE UNITS 26 & 27	90-147-00-00-0111		208.00	
						INVOICE TOTAL:	208.00 *	
	67306	08/16/19	01	GRANDE RESERVE UNIT 2 - ENG	01-640-54-00-5465		200.00	
			02	INSPECTIONS	** COMMENT **			
						INVOICE TOTAL:	200.00 *	
	67307	08/16/19	01	MENARDS INC-PLAT OF	90-146-00-00-0111		384.50	
			02	RESUBDIVISION	** COMMENT **			
						INVOICE TOTAL:	384.50 *	
	67308	08/16/19	01	132 COMMERCIAL DR-MORTON BLDGS	90-104-00-00-0111		1,462.50	
						INVOICE TOTAL:	1,462.50 *	
					CHECK TOTAL:		16,316.25	

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 42-420 DEBT SERVICE
 51-510 WATER OPERATIONS
 52-520 SEWER OPERATIONS
 72-720 LAND CASH
 79-790 PARKS DEPARTMENT
 79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS
 84-840 LIBRARY CAPITAL
 87-870 COUNTRYSIDE TIF
 88-880 DOWNTOWN TIF
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530930	ELENBAAJ 082419	JOHN ELENBAAS 08/24/19	01	UMPIRE	79-795-54-00-5462		35.00
						INVOICE TOTAL:	35.00 *
					CHECK TOTAL:		35.00
530931	ENVPROD 241513	ENVIRONMENTAL PRODUCTS & ACCESS 08/27/19	01	VACTOR HOSE FLANGE ASSEMBLY,	52-520-56-00-5620		196.56
			02	FLANGE CLAMPS, SPIRAL CLAMPS	** COMMENT **		
						INVOICE TOTAL:	196.56 *
					CHECK TOTAL:		196.56
D001346	EVANST 090119	TIM EVANS 09/01/19	01	AUG 2019 MOBILE EMAIL	79-790-54-00-5440		22.50
			02	REIMBURSEMENT	** COMMENT **		
			03	AUG 2019 MOBILE EMAIL	79-795-54-00-5440		22.50
			04	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530932	FIRST 306760-1	FIRST PLACE RENTAL 08/16/19	01	8" WALK SCARIFIER	01-410-54-00-5485		779.03
						INVOICE TOTAL:	779.03 *
					CHECK TOTAL:		779.03
530933	FORDG AUG 12-AUG 25	GARY R FORD JR 08/27/19	01	UMPIRE	79-795-54-00-5462		55.00
						INVOICE TOTAL:	55.00 *
					CHECK TOTAL:		55.00

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D001347	FREDRICR 090119	ROB FREDRICKSON 09/01/19	01 02	AUG 2019 MOBILE EMAIL REIMBURSEMENT	01-120-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530934	FVPD 977	FOX VALLEY PARK DISTRICT 08/27/19	01	FLAG FOOTBALL LEAGUE FEES	79-795-56-00-5606		700.00 INVOICE TOTAL: 700.00 *
					CHECK TOTAL:		700.00
D001348	GALAUNEJ 090119	JAKE GALAUNER 09/01/19	01 02	AUG 2019 MOBILE EMAIL REIMBURSEMENT	79-795-54-00-5440 ** COMMENT **		45.00 INVOICE TOTAL: 45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530935	GARDKOCH H-2364C-142659	GARDINER KOCH & WEISBERG 08/02/19	01	KIMBALL HILL I MATTER	01-640-54-00-5461		10.70 INVOICE TOTAL: 10.70 *
	H-3181C-142657	08/02/19	01	GENERAL MATTERS	01-640-54-00-5461		22.00 INVOICE TOTAL: 22.00 *
	H-3586C-142683	08/05/19	01	NICHOLSON MATTER	01-640-54-00-5461		1,795.00 INVOICE TOTAL: 1,795.00 *
	H-3995C-142661	08/02/19	01	YMCA MATTER	01-640-54-00-5461		2,047.00 INVOICE TOTAL: 2,047.00 *

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530935	GARDKOCH H-4412C-142658	GARDINER KOCH & WEISBERG 08/02/19	01	GREEN ORGANICS MATTER	01-640-54-00-5461		1,727.60
						INVOICE TOTAL:	1,727.60 *
	H-4650C-142656	08/02/19	01	CASCADE VS YORKVILLE MATTER	01-640-54-00-5461		66.00
						INVOICE TOTAL:	66.00 *
					CHECK TOTAL:		5,668.30
530936	GIANTER 082419	RICARDO GANTE 08/24/19	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:	70.00 *
					CHECK TOTAL:		70.00
530937	GLATFELT 102864116-9	GLATFELTER UNDERWRITING SRVS. 12/05/18	01	LIABILITY INS INSTALLMENT #9	01-640-52-00-5231		9,902.29
			02	LIABILITY INS INSTALLMENT #9-P	01-640-52-00-5231		1,941.01
			03	LIABILITY INS INSTALLMENT #9	51-510-52-00-5231		1,096.51
			04	LIABILITY INS INSTALLMENT #9	52-520-52-00-5231		531.44
			05	LIABILITY INS INSTALLMENT #9	82-820-52-00-5231		918.75
						INVOICE TOTAL:	14,390.00 *
					CHECK TOTAL:		14,390.00
530938	GOLINSKA AUG 12-AUG 25	ANDREW GOLINSKI 08/27/19	01	UMPIRE	79-795-54-00-5462		105.00
						INVOICE TOTAL:	105.00 *
					CHECK TOTAL:		105.00
530939	GOLINSKS SAM GOLINSKI						

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530939	GOLINSKS SAM GOLINSKI						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		110.00
						INVOICE TOTAL:	110.00 *
					CHECK TOTAL:		110.00
530940	GROUND GROUND EFFECTS INC.						
	418206-000	08/16/19	01	DIRT	51-510-56-00-5620		54.52
						INVOICE TOTAL:	54.52 *
					CHECK TOTAL:		54.52
530941	GSLSPORT BIG DAWG ATHLETICS LLC						
	25	08/14/19	01	2019 MENS FALL SOFTBALL	79-795-54-00-5462		220.00
			02	SANCTION FEE	** COMMENT **		
						INVOICE TOTAL:	220.00 *
					CHECK TOTAL:		220.00
D001349	HARMANR RHIANNON HARMON						
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001350	HARTRICH HART, RICHARD						
	090119	09/01/19	01	AUG 1 -AUG 13 MOBILE EMAIL	01-210-54-00-5440		18.85
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	18.85 *
					DIRECT DEPOSIT TOTAL:		18.85

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530942	HAWKINS 4556471	HAWKINS INC 08/08/19	01	CHEMICALS	51-510-56-00-5638		1,025.16
						INVOICE TOTAL:	1,025.16 *
					CHECK TOTAL:		1,025.16
D001351	HENNED 090119	DURK HENNE 09/01/19	01 02	AUG 2019 MOBILE EMAIL REIMBURSEMENT	01-410-54-00-5440		45.00
					** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001352	HERNANDA 090119	ADAM HERNANDEZ 09/01/19	01 02	AUG 2019 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440		45.00
					** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530943	HERNANDN 090119	NOAH HERNANDEZ 09/01/19	01 02	AUG 2019 MOBILE EMAIL REIMBURSEMENT	79-790-54-00-5440		45.00
					** COMMENT **		
						INVOICE TOTAL:	45.00 *
					CHECK TOTAL:		45.00
530944	HETTINGA AUG 12-AUG 25	ANDREW HETTINGER 08/27/19	01	UMPIRE	79-795-54-00-5462		110.00
						INVOICE TOTAL:	110.00 *
					CHECK TOTAL:		110.00

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D001353	HORNERR RYAN HORNER						
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530945	HOTWANGJ JAREK DANIEL HOTWANGER						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		110.00
					INVOICE TOTAL:		110.00 *
					CHECK TOTAL:		110.00
D001354	HOULEA ANTHONY HOULE						
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530946	ILPD4811 ILLINOIS STATE POLICE						
	073119	07/31/19	01	BACKGROUND CHECKS	79-795-54-00-5462		847.50
			02	BACKGROUND CHECK	01-110-54-00-5462		28.25
					INVOICE TOTAL:		875.75 *
					CHECK TOTAL:		875.75
530947	ILTREASU STATE OF ILLINOIS TREASURER						
	84	09/01/19	01	RT47 EXPANSION PYMT #84	15-155-60-00-6079		6,148.89
			02	RT47 EXPANSION PYMT #84	51-510-60-00-6079		3,780.98
			03	RT47 EXPANSION PYMT #84	52-520-60-00-6079		1,873.48

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530947	ILTREASU	STATE OF ILLINOIS TREASURER					
	84	09/01/19	04	RT47 EXPANSION PYMT #84	88-880-60-00-6079		624.01
						INVOICE TOTAL:	12,427.36 *
						CHECK TOTAL:	12,427.36
530948	IMPACT	IMPACT NETWORKING, LLC					
	1522733	08/13/19	01	COPY PAPER	79-795-56-00-5610		300.00
						INVOICE TOTAL:	300.00 *
						CHECK TOTAL:	300.00
530949	IMPACT	IMPACT NETWORKING, LLC					
	1531533	08/23/19	01	7/29-8/28 COPY CHARGES	01-110-54-00-5430		118.86
			02	7/29-8/28 COPY CHARGES	01-120-54-00-5430		39.62
			03	7/29-8/28 COPY CHARGES	01-220-54-00-5430		102.34
			04	7/29-8/28 COPY CHARGES	01-210-54-00-5430		67.87
			05	7/29-8/28 COPY CHARGES	79-790-54-00-5462		91.71
			06	7/29-8/28 COPY CHARGES	79-795-54-00-5462		91.71
			07	7/29-8/28 COPY CHARGES	51-510-54-00-5430		1.48
			08	7/29-8/28 COPY CHARGES	01-410-54-00-5462		1.47
			09	7/29-8/28 COPY CHARGES	52-520-54-00-5462		1.46
						INVOICE TOTAL:	516.52 *
						CHECK TOTAL:	516.52
530950	INNOVATI	INNOVATIVE UNDERGROUND, LLC					
	1336	08/22/19	01	ORANGE & MILL ST MANHOLE REHAB	52-520-54-00-5495		4,000.00
						INVOICE TOTAL:	4,000.00 *
						CHECK TOTAL:	4,000.00
530951	IPRF	ILLINOIS PUBLIC RISK FUND					

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530951	IPRF	ILLINOIS PUBLIC RISK FUND						
	52835	08/14/19	01	OCT 2019 WORKER COMP INS	01-640-52-00-5231		9,816.96	
			02	OCT 2019 WORKER COMP INS-PR	01-640-52-00-5231		1,924.28	
			03	OCT 2019 WORKER COMP INS	51-510-52-00-5231		1,087.06	
			04	OCT 2019 WORKER COMP INS	52-520-52-00-5231		526.86	
			05	OCT 2019 WORKER COMP INS	82-820-52-00-5231		910.84	
						INVOICE TOTAL:	14,266.00 *	
					CHECK TOTAL:		14,266.00	
530952	ITRON	ITRON						
	529179	08/12/19	01	SEPT 2019 HOSTING FEES	51-510-54-00-5462		600.37	
						INVOICE TOTAL:	600.37 *	
					CHECK TOTAL:		600.37	
530953	JUSTSAFE	JUST SAFETY, LTD						
	33167	08/16/19	01	FIRST AID SUPPLIES	52-520-56-00-5620		68.50	
						INVOICE TOTAL:	68.50 *	
					CHECK TOTAL:		68.50	
530954	KENDCROS	KENDALL CROSSING, LLC						
	AMU REBATE 07/19	08/16/19	01	NCG JUL 2019 AMUSEMENT TAX	01-640-54-00-5439		4,895.34	
			02	REBATE	** COMMENT **			
						INVOICE TOTAL:	4,895.34 *	
					CHECK TOTAL:		4,895.34	
530955	KENPRINT	ANNETTE M. POWELL						
	19-0815	08/15/19	01	500 BUSINESS CARDS-JOHNSON	01-210-54-00-5430		68.00	
						INVOICE TOTAL:	68.00 *	

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530955	KENPRINT	ANNETTE M. POWELL					
	19-0822	08/22/19	01	500 BUSINESS CARDS-JENSEN	01-210-54-00-5430		68.00
						INVOICE TOTAL:	68.00 *
					CHECK TOTAL:		136.00
D001355	KLEEFISG	GLENN KLEEFISCH					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530956	KWIATKOJ	JOSEPH KWIATKOWSKI					
	082519	08/25/19	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:	70.00 *
					CHECK TOTAL:		70.00
530957	LANEMUCH	LANER, MUCHIN, DOMBROW, BECKER					
	568258	08/01/19	01	2019 GENERAL COUNSELING	01-640-54-00-5463		360.00
						INVOICE TOTAL:	360.00 *
					CHECK TOTAL:		360.00
530958	LAUTAMEN	LAUTERBACH & AMEN, LLP					
	39082	08/23/19	01	4/30/19 AUDIT PROGRESS BILLING	01-120-54-00-5414		28,600.00
						INVOICE TOTAL:	28,600.00 *
					CHECK TOTAL:		28,600.00
530959	LAWSON	LAWSON PRODUCTS					

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 79-790 PARKS DEPARTMENT
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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
530959	LAWSON 9306953319	LAWSON PRODUCTS 08/19/19	01	LOCK NUTS, CAP SCREWS	01-410-56-00-5620		51.03
			02	LOCK NUTS, CAP SCREWS	51-510-56-00-5620		51.03
			03	LOCK NUTS, CAP SCREWS	52-520-56-00-5620		51.03
				INVOICE TOTAL:			153.09 *
				CHECK TOTAL:			153.09
530960	LINCOLNF 3938645279	LINCOLN FINANCIAL GROUP 08/20/19	01	SEPT 2019 LIFE INS	01-110-52-00-5222		116.98
			02	SEPT 2019 LIFE INS-EO	01-110-52-00-5222		6.83
			03	SEPT 2019 LIFE INS	01-120-52-00-5222		20.49
			04	SEPT 2019 LIFE INS	01-210-52-00-5222		470.34
			05	SEPT 2019 LIFE INS	01-220-52-00-5222		37.20
			06	SEPT 2019 LIFE INS	01-410-52-00-5222		145.41
			07	SEPT 2019 LIFE INS	79-790-52-00-5222		48.37
			08	SEPT 2019 LIFE INS	79-795-52-00-5222		62.90
			09	SEPT 2019 LIFE INS	51-510-52-00-5222		57.35
			10	SEPT 2019 LIFE INS	52-520-52-00-5222		83.13
			11	SEPT 2019 LIFE INS	82-820-52-00-5222		30.83
				INVOICE TOTAL:			1,079.83 *
				CHECK TOTAL:			1,079.83
530961	LIPSCOJA AU 12-AUG 25	JACOB LIPSCOMB 08/27/19	01	UMPIRE	79-795-54-00-5462		110.00
				INVOICE TOTAL:			110.00 *
				CHECK TOTAL:			110.00
530962	MCCUE 991 BLACKBERRY	MC CUE BUILDERS, INC. 08/20/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		1,000.00
				INVOICE TOTAL:			1,000.00 *
				CHECK TOTAL:			1,000.00

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530963	MCCURDYD DAVID TYLER MCCURDY						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		35.00
						INVOICE TOTAL:	35.00 *
						CHECK TOTAL:	35.00
530964	MCCURDYK KYLE DEAN MCCURDY						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		90.00
						INVOICE TOTAL:	90.00 *
						CHECK TOTAL:	90.00
530965	MEADOWBR MEADOWBROOK BUILDERS LLC						
	1036 N CARLY	08/20/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		7,500.00
						INVOICE TOTAL:	7,500.00 *
	946 N CARLY	08/20/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
	971 S CARLY	08/20/19	01	SECURITY GUARANTEE REFUND	01-000-24-00-2415		5,000.00
						INVOICE TOTAL:	5,000.00 *
						CHECK TOTAL:	17,500.00
530966	MENLAND MENARDS - YORKVILLE						
	57516	08/05/19	01	BOLTS, LOCKNUTS	01-410-56-00-5620		4.16
						INVOICE TOTAL:	4.16 *
	57628	08/06/19	01	STRAINER BAG	01-410-56-00-5620		8.94
						INVOICE TOTAL:	8.94 *
	57727	08/07/19	01	BATTERIES, DIGITAL CLOCK	52-520-56-00-5610		41.21
						INVOICE TOTAL:	41.21 *

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530966	MENLAND	MENARDS - YORKVILLE						
	57769	08/07/19	01	PAINT THINNER	01-410-56-00-5620		15.76	
						INVOICE TOTAL:	15.76 *	
	57864	08/08/19	01	BUBBLES, CHALK, BLUETOOTH	79-795-56-00-5606		13.41	
			02	ADAPTOR	** COMMENT **			
						INVOICE TOTAL:	13.41 *	
	57941	08/09/19	01	GARBAGE BAGS, SOAP	52-520-56-00-5620		21.46	
						INVOICE TOTAL:	21.46 *	
	58164	08/12/19	01	CABLE TIES, TANK SPRAYER	79-790-56-00-5620		23.48	
						INVOICE TOTAL:	23.48 *	
						CHECK TOTAL:	128.42	
530967	MENLAND	MENARDS - YORKVILLE						
	58187	08/12/19	01	CONTRACTOR BAGS, TWINE, OIL,	79-790-56-00-5640		209.30	
			02	PAINT	** COMMENT **			
						INVOICE TOTAL:	209.30 *	
						CHECK TOTAL:	209.30	
530968	MENLAND	MENARDS - YORKVILLE						
	58191	08/12/19	01	BULBS	01-410-56-00-5642		8.96	
						INVOICE TOTAL:	8.96 *	
	58250	08/13/19	01	ELECTRIC GREASE, ELECTRICAL	79-790-56-00-5620		15.43	
			02	TAPE	** COMMENT **			
						INVOICE TOTAL:	15.43 *	
	58275	08/13/19	01	CONDUIT, CONNECTORS, POLE	79-790-56-00-5640		119.58	
			02	BREAKERS, WRENCH SET, SOCKET	** COMMENT **			

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530968	MENLAND	MENARDS - YORKVILLE					
	58275	08/13/19	03	SET	** COMMENT **		
					INVOICE TOTAL:		119.58 *
	58453	08/15/19	01	PAINT LIDS	01-410-56-00-5620		15.12
					INVOICE TOTAL:		15.12 *
	58465	08/15/19	01	ENSILAGE FORKS, BOLTS,	79-790-56-00-5630		84.20
			02	SCREWS, NUTS, WASHERS	** COMMENT **		
					INVOICE TOTAL:		84.20 *
	58512	08/15/19	01	VEHICLE LIGHTBULBS	01-210-54-00-5495		35.96
					INVOICE TOTAL:		35.96 *
	58524	08/16/19	01	UNDERGROUND CABLE SPLICE KIT,	01-410-56-00-5642		23.45
			02	PROPANE CYLINDER	** COMMENT **		
					INVOICE TOTAL:		23.45 *
	58533	08/16/19	01	AIR FRESHENERS	52-520-56-00-5620		9.47
					INVOICE TOTAL:		9.47 *
	58550	08/16/19	01	SPLICE KIT CABLE	01-410-56-00-5642		14.97
					INVOICE TOTAL:		14.97 *
	58800	08/19/19	01	BATTERIES	01-410-56-00-5620		13.17
					INVOICE TOTAL:		13.17 *
	58808	08/19/19	01	WEDGE ANCHORS	52-520-56-00-5613		14.24
					INVOICE TOTAL:		14.24 *
					CHECK TOTAL:		354.55
530969	MENLAND	MENARDS - YORKVILLE					
	58946	08/20/19	01	POSTS, 3 RAIL FENCING	23-216-56-00-5656		649.73
					INVOICE TOTAL:		649.73 *
					CHECK TOTAL:		649.73

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530970	MENLAND	MENARDS - YORKVILLE						
	58953	08/20/19	01	BATTERIES, OIL, WINDSHIELD	51-510-56-00-5665		44.48	
			02	WIPERS	** COMMENT **			
					INVOICE TOTAL:		44.48 *	
	59225	08/23/19	01	ACETONE, MEASURING WHEEL	01-410-56-00-5620		54.46	
					INVOICE TOTAL:		54.46 *	
					CHECK TOTAL:		98.94	
530971	MIDWSALT	MIDWEST SALT						
	P447122	08/13/19	01	BULK ROCK SALT	51-510-56-00-5638		2,360.96	
					INVOICE TOTAL:		2,360.96 *	
	P447153	08/15/19	01	BULK ROCK SALT	51-510-56-00-5638		2,616.81	
					INVOICE TOTAL:		2,616.81 *	
					CHECK TOTAL:		4,977.77	
530972	MODAFFJ	JACK MODAFF						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		110.00	
					INVOICE TOTAL:		110.00 *	
					CHECK TOTAL:		110.00	
530973	MUNCOLLE	MUNICIPAL COLLECTION SERVICES						
	014969	07/31/19	01	COMMISSION ON COLLECTIONS	01-210-54-00-5467		113.89	
					INVOICE TOTAL:		113.89 *	
	014970	07/31/19	01	COMMISSION ON COLLECTIONS	01-210-54-00-5467		8.56	
					INVOICE TOTAL:		8.56 *	
					CHECK TOTAL:		122.45	

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530974	MWMCG	MWM CONSULTING GROUP, INC						
	270864	08/28/19	01	PREPARATION OF GASB#75	01-120-54-00-5462		4,000.00	
			02	ACTUARIAL REPORTS AS OF	** COMMENT **			
			03	04/30/19	** COMMENT **			
					INVOICE TOTAL:		4,000.00 *	
					CHECK TOTAL:		4,000.00	
530975	NARVICK	NARVICK BROS. LUMBER CO, INC						
	62555	07/23/19	01	3,000 AE FOR 908 GAME FARM RD	79-790-56-00-5640		763.00	
					INVOICE TOTAL:		763.00 *	
	62610	07/25/19	01	3,000 AE FOR 2653 FAIRFAX WAY	79-790-56-00-5620		1,320.00	
			02	3,000 AE FOR 2653 FAIRFAX WAY	** COMMENT **			
					INVOICE TOTAL:		1,320.00 *	
	62967	08/16/19	01	4,000 PSI AE FOR ASHLEY RD	52-520-56-00-5613		382.00	
					INVOICE TOTAL:		382.00 *	
					CHECK TOTAL:		2,465.00	
D001356	NELCONT	TYLER NELSON						
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-795-54-00-5440		45.00	
			02	REIMBURSEMENT	** COMMENT **			
					INVOICE TOTAL:		45.00 *	
					DIRECT DEPOSIT TOTAL:		45.00	
530976	NEMRT	NORTH EAST MULTI-REGIONAL						
	259580	08/12/19	01	40 HOUR JUVENILE SPECIALIST	01-210-54-00-5412		150.00	
			02	PROGRAM MANDATORY REVIEW &	** COMMENT **			
			03	TEST-ENK & SWANSON	** COMMENT **			
					INVOICE TOTAL:		150.00 *	

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530976	NEMRT	NORTH EAST MULTI-REGIONAL						
	259943	08/20/19	01	08/14-08/16 POLICE URBAN	01-210-54-00-5412		300.00	
			02	RIFLE/CARBINE TACTICAL	** COMMENT **			
			03	SHOOTING SKILLS	** COMMENT **			
			04	TRAINING-KUEHLEM	** COMMENT **			
					INVOICE TOTAL:		300.00 *	
					CHECK TOTAL:		450.00	
530977	NEOPOST	NEOFUNDS BY NEOPOST						
	082719	08/27/19	01	POSTAGE METER REFILL	01-000-14-00-1410		500.00	
					INVOICE TOTAL:		500.00 *	
					CHECK TOTAL:		500.00	
530978	NICOR	NICOR GAS						
	16-00-27-3553 4-0719	08/12/19	01	07/12-08/11 1301 CAROLYN CT	01-110-54-00-5480		36.03	
					INVOICE TOTAL:		36.03 *	
	45-12-25-4081 3-0719	08/12/19	01	07/09-08/09 201 W HYDRAULIC	01-110-54-00-5480		40.40	
					INVOICE TOTAL:		40.40 *	
					CHECK TOTAL:		76.43	
530979	PARADISE	PARADISE CAR WASH						
	223943	08/08/19	01	CAR WASH	79-795-54-00-5495		5.00	
			02	CAR WASH	79-790-54-00-5495		5.00	
					INVOICE TOTAL:		10.00 *	
					CHECK TOTAL:		10.00	
530980	PEPSI	PEPSI-COLA GENERAL BOTTLE						

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530980	PEPSI	PEPSI-COLA GENERAL BOTTLE					
	68960360	08/26/19	01	2019 HOMETOWN DAYS BEVERAGES	79-795-56-00-5602		300.00
			02	CONCESSION BEVERAGES	79-795-56-00-5607		291.38
						INVOICE TOTAL:	591.38 *
						CHECK TOTAL:	591.38
530981	PERFCONS	PERFORMANCE CONSTRUCTION &					
	083019-PAY#1	08/30/19	01	ENGINEER'S PAYMENT ESTIMATE	52-520-60-00-6025		35,111.25
			02	#1 CHURCH STREET SANITARY	** COMMENT **		
			03	SEWER IMPROVEMENTS	** COMMENT **		
						INVOICE TOTAL:	35,111.25 *
						CHECK TOTAL:	35,111.25
530982	PIPERSON	STEVE PIPER & SONS, INC.					
	13520	08/07/19	01	RESIDENTIAL TREE WORK	01-410-54-00-5458		375.00
						INVOICE TOTAL:	375.00 *
						CHECK TOTAL:	375.00
530983	PLANFILL	PLANO CLEAN FILL					
	686	08/10/19	01	DUMPING FEES FOR REMOVING	01-410-54-00-5462		405.00
			02	SILT FROM CITY OWNED DETENTION	** COMMENT **		
			03	BASIN	** COMMENT **		
						INVOICE TOTAL:	405.00 *
						CHECK TOTAL:	405.00
530984	PURCELLJ	JOHN PURCELL					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	01-110-54-00-5440		45.00

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530984	PURCELLJ 090119	JOHN PURCELL 09/01/19	02	REIMBURSEMENT			
					** COMMENT **		
					INVOICE TOTAL:		45.00 *
					CHECK TOTAL:		45.00
530985	R0000594 090119-130	BRIAN BETZWISER 09/01/19	01	185 WOLF ST PYMT #130	25-215-92-00-8000		3,675.05
			02	185 WOLF ST PYMT #130	25-215-92-00-8050		2,618.57
			03	185 WOLF ST PYMT #130	25-225-92-00-8000		115.14
			04	185 WOLF ST PYMT #130	25-225-92-00-8050		82.04
					INVOICE TOTAL:		6,490.80 *
					CHECK TOTAL:		6,490.80
530986	R0001566 SANTA2	KIWANIS CLUB OF TRI-COUNTY 08/17/19	01	2019 HOLIDAY CELEBRATION USE	79-795-56-00-5606		737.50
			02	OF BUILDINGS FEE	** COMMENT **		
					INVOICE TOTAL:		737.50 *
					CHECK TOTAL:		737.50
530987	R0002276 081919-RFND	IVAYLO GRAMATIKOV 08/19/19	01	PUBLIC HEARING SIGN FEE REFUND	01-000-42-00-4210		50.00
					INVOICE TOTAL:		50.00 *
					CHECK TOTAL:		50.00
530988	R0002277 082319-RFND	MEHMET OSMANI 08/23/19	01	REFUND FOR 2 ALLEY METERS	51-000-44-00-4430		1,500.00
			02	RETURNED FOR 102 PARK STREET	** COMMENT **		

01-110 ADMINISTRATION
 01-120 FINANCE
 01-210 POLICE
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 01-540 HEALTH & SANITATION
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11-111 FOX HILL SSA
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 23-230 CITY-WIDE CAPITAL
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 52-520 SEWER OPERATIONS
 72-720 LAND CASH
 79-790 PARKS DEPARTMENT
 79-795 RECREATION DEPARTMENT

82-820 LIBRARY OPERATIONS
 84-840 LIBRARY CAPITAL
 87-870 COUNTRYSIDE TIF
 88-880 DOWNTOWN TIF
 89-890 DOWNTOWN TIF II
 90-XXX DEVELOPER ESCROW
 95-XXX ESCROW DEPOSIT

INVOICES DUE ON/BEFORE 09/10/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
530988	R0002277	MEHMET OSMANI					
	082319-RFND	08/23/19	03	UNITS A & B	** COMMENT **		
					INVOICE TOTAL:		1,500.00 *
					CHECK TOTAL:		1,500.00
530989	R0002278	ROBERT FREEMAN					
	081619-RFND	08/16/19	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		182.22
			02	BILL FOR 1009 INDEPENDENCE	** COMMENT **		
					INVOICE TOTAL:		182.22 *
					CHECK TOTAL:		182.22
530990	R0002279	GAIL POSTLEWAITE					
	083019-RFND	08/30/19	01	REFUND METER MIS-READ FOR	01-000-13-00-1371		484.54
			02	1533 STONEBRIDGE CT	** COMMENT **		
					INVOICE TOTAL:		484.54 *
					CHECK TOTAL:		484.54
D001357	RATOSP	PETE RATOS					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	01-220-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001358	REDMONST	STEVE REDMON					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
530991	RIETZBEN	BENJAMIN RIETZ					
	082219	08/22/19	01	UMPIRE	79-795-54-00-5462		80.00
						INVOICE TOTAL:	80.00 *
					CHECK TOTAL:		80.00
530992	RIETZR	ROBERT L. RIETZ JR.					
	082219	08/22/19	01	UMPIRE	79-795-54-00-5462		80.00
						INVOICE TOTAL:	80.00 *
					CHECK TOTAL:		80.00
D001359	ROSBOROS	SHAY REMUS					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	79-795-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001360	SCODROP	PETER SCODRO					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	51-510-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001361	SENGM	SENG, MATT					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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INVOICES DUE ON/BEFORE 09/10/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
530993	SILAST AUG 12-AUG 25	TY JAMES SILAS 08/27/19	01	UMPIRE	79-795-54-00-5462		95.00
						INVOICE TOTAL:	95.00 *
					CHECK TOTAL:		95.00
D001362	SLEEZERJ 090119	JOHN SLEEZER 09/01/19	01	AUG 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001363	SLEEZERS 090119	SCOTT SLEEZER 09/01/19	01	AUG 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001364	SMITHD 090119	DOUG SMITH 09/01/19	01	AUG 2019 MOBILE EMAIL	79-790-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
D001365	SOELKET 090119	TOM SOELKE 09/01/19	01	AUG 2019 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00

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D001366	STEFFANG	GEORGE A STEFFENS					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	52-520-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
530994	STEVENS	STEVEN'S SILKSCREENING					
	16143	08/15/19	01	PARK & REC STAFF EVENT SHIRTS	79-795-56-00-5602		124.00
					INVOICE TOTAL:		124.00 *
					CHECK TOTAL:		124.00
530995	STRIKEZ	ZANE STRIKE					
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		90.00
					INVOICE TOTAL:		90.00 *
					CHECK TOTAL:		90.00
530996	TAGGARTN	NATHANIEL TAGGART					
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		165.00
					INVOICE TOTAL:		165.00 *
					CHECK TOTAL:		165.00
530997	TRAFFIC	TRAFFIC CONTROL CORPORATION					
	114995	08/15/19	01	SELF MOUNT RADIO COMMUNICATOR	01-410-54-00-5435		1,249.00
					INVOICE TOTAL:		1,249.00 *
					CHECK TOTAL:		1,249.00
530998	TROTSKY	TROTSKY INVESTIGATIVE					

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530998	TROTSKY	TROTSKY INVESTIGATIVE					
	PD 19-03	08/22/19	01	APPLICANT POLYGRAPH EXAM	01-210-54-00-5411		140.00
						INVOICE TOTAL:	140.00 *
					CHECK TOTAL:		140.00
530999	TUTTLEC	CHRISTOPHER D. TUTTLE					
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		55.00
						INVOICE TOTAL:	55.00 *
					CHECK TOTAL:		55.00
531000	UPS5361	DDEDC #3, INC					
	082219	08/22/19	01	1 PKG TO KFO	01-110-54-00-5452		38.54
						INVOICE TOTAL:	38.54 *
					CHECK TOTAL:		38.54
531001	VAUGHNJ	JAEDON VAUGHN					
	AUG 12-AUG 25	08/27/19	01	UMPRIE	79-795-54-00-5462		85.00
						INVOICE TOTAL:	85.00 *
					CHECK TOTAL:		85.00
D001367	WEBERR	ROBERT WEBER					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	01-410-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
						INVOICE TOTAL:	45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
531002	WEEKSB	WILLIAM WEEKS					

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531002	WEEKSB WILLIAM WEEKS						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		55.00
						INVOICE TOTAL:	55.00 *
					CHECK TOTAL:		55.00
531003	WEX WEX BANK						
	61085797	08/31/19	01	AUGUST 2019 GASOLINE	01-210-56-00-5695		4,458.67
			02	AUGUST 2019 GASOLINE	01-220-56-00-5695		356.34
			03	AUGUST 2019 GASOLINE	51-510-56-00-5695		636.26
			04	AUGUST 2019 GASOLINE	52-520-56-00-5695		641.05
			05	AUGUST 2019 GASOLINE	01-410-56-00-5695		636.25
						INVOICE TOTAL:	6,728.57 *
					CHECK TOTAL:		6,728.57
531004	WIEGELH HERB WIEGEL						
	080819	08/08/19	01	UMPIRE	79-795-54-00-5462		120.00
						INVOICE TOTAL:	120.00 *
	081519	08/15/19	01	UMPIRE	79-795-54-00-5462		120.00
						INVOICE TOTAL:	120.00 *
	082219	08/22/19	01	UMPIRE	79-795-54-00-5462		120.00
						INVOICE TOTAL:	120.00 *
					CHECK TOTAL:		360.00
531005	WILLALEX ALEXANDER VINCENZO WILLIAMS						
	AUG 12-AUG 25	08/27/19	01	UMPIRE	79-795-54-00-5462		60.00
						INVOICE TOTAL:	60.00 *
					CHECK TOTAL:		60.00

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D001368	WILLRETE	ERIN WILLRETT					
	090119	09/01/19	01	AUG 2019 MOBILE EMAIL	01-110-54-00-5440		45.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		45.00 *
					DIRECT DEPOSIT TOTAL:		45.00
531006	WROBLESR	RENEE WROBLESKI					
	934228	07/28/19	01	APPLY PATCHES TO GARMENTS	01-210-56-00-5600		216.00
					INVOICE TOTAL:		216.00 *
					CHECK TOTAL:		216.00
531007	WTRPRD	WATER PRODUCTS, INC.					
	0290112	08/15/19	01	BAND REPAIR CLAMPS	51-510-56-00-5640		139.83
					INVOICE TOTAL:		139.83 *
					CHECK TOTAL:		139.83
531008	YOUNGM	MARLYS J. YOUNG					
	080619	08/25/19	01	08/06/19 EDC MEETING MINUTES	01-110-54-00-5462		115.00
					INVOICE TOTAL:		115.00 *
					CHECK TOTAL:		115.00
					TOTAL CHECKS PAID:		285,026.11
					TOTAL DIRECT DEPOSITS PAID:		10,523.85
					TOTAL AMOUNT PAID:		295,549.96

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UNITED CITY OF YORKVILLE PAYROLL SUMMARY August 23, 2019

	<u>REGULAR</u>	<u>OVERTIME</u>	<u>TOTAL</u>	<u>IMRF</u>	<u>FICA</u>	<u>TOTALS</u>
MAYOR & LIQ. COM.	\$ 908.34	\$ -	\$ 908.34	\$ -	\$ 69.49	\$ 977.83
ALDERMAN	3,700.00	-	3,700.00	-	283.05	3,983.05
ADMINISTRATION	19,989.32	-	19,989.32	1,811.04	1,466.70	23,267.06
FINANCE	11,203.47	-	11,203.47	1,015.04	830.80	13,049.31
POLICE	109,337.81	4,818.98	114,156.79	587.02	8,346.27	123,090.08
COMMUNITY DEV.	19,050.83	-	19,050.83	1,726.00	1,397.21	22,174.04
STREETS	14,313.14	-	14,313.14	1,180.79	1,041.47	16,535.40
WATER	14,750.54	705.25	15,455.79	1,400.30	1,125.08	17,981.17
SEWER	6,581.10	-	6,581.10	567.25	474.84	7,623.19
PARKS	21,944.64	-	21,944.64	1,770.74	1,601.06	25,316.44
RECREATION	15,342.08	-	15,342.08	1,223.73	1,134.71	17,700.52
LIBRARY	16,684.48	-	16,684.48	946.89	1,241.38	18,872.75
TOTALS	\$ 253,805.75	\$ 5,524.23	\$ 259,329.98	\$ 12,228.80	\$ 19,012.06	\$ 290,570.84

TOTAL PAYROLL

\$ 290,570.84



UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, September 10, 2019

ACCOUNTS PAYABLE

DATE

Manual City Check Register *(Page 1)*
City Check Register *(Pages 2 - 40)*

08/28/2019 \$ 14,751.40
09/10/2019 295,549.96

SUB-TOTAL: \$310,301.36

WIRE PAYMENTS

IEPA - L17-1153 - Debt Service Loan Interest PYMT
IEPA - L17-1153 - Debt Service Loan Principal PYMT

08/29/2019 \$ 693.30
08/29/2019 52,832.05

TOTAL PAYMENTS: \$53,525.35

PAYROLL

Bi - Weekly *(Page 41)*

08/23/2019 \$ 290,570.84

SUB-TOTAL: \$ 290,570.84

TOTAL DISBURSEMENTS: \$ 654,397.55



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

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2019-52

Agenda Item Summary Memo

Title: National Suicide Prevention + Action Month Proclamation

Meeting and Date: City Council – September 10, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: _____

Submitted by: Mayor John Purcell

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>

UNITED CITY OF YORKVILLE

PROCLAMATION

September Is National Suicide Prevention + Action Month

WHEREAS; September is known around the United States as “National Suicide Prevention Awareness Month”, most of us are quite aware of suicide. National Suicide Prevention + Action Month is intended to help promote and give attention to the Suicide Prevention services available to us and our community. The goal is to speak openly about the topic of suicide to help erase the stigma surrounding it, and to direct those in need to the appropriate support services; and

WHEREAS; Suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and

WHEREAS; According to the American Foundation for Suicide Prevention (AFSP), more than 47,000 people died by suicide in the year 2017; and

WHEREAS; Suicide is the 10th leading cause of death among adults in the US, and nearly 20% of all suicides were completed by people ages 45-54; and

WHEREAS; Yorkville, Illinois is no different than any other community in the country, but chooses to publicly state and place our full support behind local educators, mental health professionals, athletic coaches, pack leaders, police officers, and parents, as partners in supporting our community in simply being available to one another; and

WHEREAS; local organizations like Suicide Prevention Services (SPS), national organizations like the National Alliance on Mental Illness (NAMI) and international groups like Hope For The Day (HFTD) are on the front lines of a war that many still refuse to discuss, as suicide and mental illness remain too uncomfortable of a topic to talk about; and

WHEREAS, every member of our community should understand that throughout life’s struggles we all need the occasional reminder that we are all fighting our own battles; and

WHEREAS, I encourage all residents to take the time to check in with their family, friends, and neighbors on a regular basis and to honestly communicate their appreciation for their existence by any gesture they deem appropriate. A simple phone call, message, handshake, or hug can go a long way towards helping someone realize that suicide is not the answer.

NOW, THEREFORE, be it resolved that I, John Purcell, do hereby proclaim the month of September 2019, as National Suicide Prevention Awareness Month in the United City of Yorkville.

Dated this 10th day of September, 2019, A.D.

John Purcell, Mayor



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

Agenda Item Number

Mayor's Report #2

Tracking Number

CC 2019-53

Agenda Item Summary Memo

Title: Proclamation for Assisted Living Week

Meeting and Date: City Council – September 10, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: _____

Submitted by: Mayor John Purcell

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>

UNITED CITY OF YORKVILLE

Proclamation

WHEREAS, residents of assisted living communities are active members of the larger community, offering their knowledge, life experiences and involvement; their past contributions continue to be a vital part of the United City of Yorkville's rich history; and their ongoing participation deepens our city's identity; and

WHEREAS, assisted living is a critical long-term care option for older adults and individuals with disabilities that fosters choice, dignity, and independence; assisted living communities are committed to excellence, innovation and the advancement of person-centered care; and

WHEREAS, in 1995 the National Center for Assisted Living established National Assisted Living Week[®] to honor the contributions of assisted living communities in providing long-term care to America's seniors and individuals with disabilities; and

WHEREAS, this year's theme of National Assisted Living Week[®] is "A Spark of Creativity", which hopes to inspire assisted living residents to explore their creative side whether through the arts or beyond; and

WHEREAS, according to the American Art Therapy Association, art therapy can offer many benefits to older adults and individuals with disabilities, including improving cognitive and sensory-motor functions, fostering self-esteem and self-awareness, cultivating emotional resilience, enhancing social skills, and reducing and resolving conflicts and distress; and

WHEREAS, "A Spark of Creativity" is also meant to encourage assisted living staff to think creatively and continue to explore new, innovative ways to deliver high-quality, person-centered care; and

WHEREAS, during this special week, assisted living communities across the country are encouraged to organize activities and events which celebrate the individuality of residents, the dedication of staff, and the deep connections formed in these settings.

NOW, THEREFORE, I, John Purcell, by virtue of the authority vested in me as Mayor of the United City of Yorkville, do hereby proclaim the week of September 8–14, 2019 as Assisted Living Week in the United City of Yorkville. I urge all citizens to volunteer in an assisted living community, to visit friends and loved ones who reside at these communities, and to learn more about how assisted living services benefit the community.

Dated this 10th day of September, 2019.

John Purcell, Mayor



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

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2019-54

Agenda Item Summary Memo

Title: Proclamation for Constitution Week

Meeting and Date: City Council – September 10, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: _____

Submitted by: Mayor John Purcell

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>

UNITED CITY OF YORKVILLE

Proclamation

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2019, marks the two hundred thirty-second anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, John Purcell, by virtue of the authority vested in me as Mayor of the United City of Yorkville, do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Dated this 10th day of September, 2019.

John Purcell, Mayor



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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2019-55

Agenda Item Summary Memo

Title: Discussion and Approval of IGA for IPA Flexible Reach

Meeting and Date: City Council – September 10, 2019

Synopsis: Consideration and approval of an intergovernmental Agreement with Kencom

Regarding IP Flexible Reach. IGA is attached

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: James Jensen Chief of Police
Name Department

Agenda Item Notes:



Memorandum

To: Public Safety Committee
From: James Jensen, Police Chief
CC:
Date: September 5, 2019
Subject: KenCom IGA IPA Flexible Reach

Summary

Approval of an Intergovernmental Agreement with KenCom regarding the IPA Flexible Reach telephone Line

Background

Currently the United City of Yorkville owns and pays for a seven-digit non-emergency telephone line (630-553-4343) that rings directly to KenCom. This telephone line, which is answered by a KenCom dispatcher is used for non-emergency type calls. To provide continuity of operations and to assist in the transfer of this line during emergency operations, KenCom is requesting to take this line over. It should be noted that this number will not only be answered at KenCom's main 9-1-1 dispatch center but will also be presented at KenCom's backup center (Grundy County 9-1-1 Dispatch Center) in the event KenCom had to evacuate the main center. KenCom has entered into an agreement with AT&T and will be responsible for the administration of payment for these lines on a quarterly basis. The United City of Yorkville is being asked to reimburse KenCom for the monthly charges associated with this line as listed below:

Current Monthly Line Cost:	\$72.29 per month
New Monthly Line Cost:	\$38.52 per month
Line Savings:	\$33.77 per month
Annual Telephone Line Cost:	\$462.24

Recommendation

Approve the Intergovernmental Agreement with KenCom based on the following:

- Continuity of Operations
- Reduction and savings to the City in the annual telephone line cost

Attachments

Exhibit A: IP Flexible Reach Intergovernmental Agreement
Exhibit B: IP Flexible Reach Letter to AT & T

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE
UNITED CITY OF YORKVILLE AND KENDALL COUNTY EMERGENCY PHONE SERVICE
AND COMMUNICATIONS BOARD (2019)**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (“City”), is a duly organized and validly existing unit of local government created in accordance with the Constitution of the State of Illinois of 1970 and the laws of this State; and,

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibit by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and,

WHEREAS, pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, the City and Kendall County Emergency Phone Service and Communications Board (“KenCom”), Kendall County, and the Township are authorized to enter into an agreement for the joint performance of any powers, privileges, functions or authority which may be exercised by a public agency of the State of Illinois; and,

WHEREAS, the KenCom has entered into a contract with AT&T for IP Flexible Reach on behalf of its participating agencies, of which the City is one, to have emergency phone lines ring directly into both KenCom’s primary dispatch center and its backup dispatch center (Grundy County 9-1-1 Center) to better serve its participating agencies; and,

WHEREAS, in order to proceed, KenCom has requested its participating agencies to enter into an Intergovernmental Agreement to provide KenCom with authorization to enter into a three

(3) year contract with AT&T to make the required phone line changes and to commit the City to share in the monthly cost of such new line; and,

WHEREAS, the City deems it desirable to enter into this Intergovernmental Agreement with KenCom in order to give its residents the best possible emergency services.

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

Section 1. That the Intergovernmental Agreement between the United City of Yorkville, Illinois and Kendall County Emergency Phone Service and Communications Board (2019), is hereby approved and the Mayor and City Clerk are hereby authorized to execute and deliver said Agreement on behalf of the United City of Yorkville.

Section 2. The Mayor and City Clerk are hereby authorized and directed to undertake any and all actions as may be required to implement the terms of said Agreement.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, A.D. 2019.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois,
this ____ day of _____, A.D. 2019.

Mayor

Attest:

City Clerk

**UNITED CITY OF YORKVILLE AND
KENDALL COUNTY EMERGENCY PHONE SERVICE AND COMMUNICATIONS BOARD
INTERGOVERNMENTAL AGREEMENT (2019) – IP Flexible Reach**

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as “Agreement”) is hereby entered into by and between the Kendall County Emergency Phone Service and Communications Board, 1100 Cornell Lane, Yorkville, Illinois 60560 (hereinafter referred to as “KenCom”) and the United City of Yorkville, 800 Game Farm Road, Yorkville, Illinois 60560, (hereinafter referred to as “Yorkville”). For purposes of this Agreement, KenCom and Yorkville shall hereinafter collectively be referred to as “the parties”.

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, Yorkville and KenCom are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act; and

WHEREAS, KenCom has entered into a contract with AT&T for IP Flexible Reach on behalf of the participating agencies that have phone lines that ring directly into KenCom, attached as Exhibit A to this IGA, that will allow all phone lines to ring at both KenCom’s primary dispatch center and KenCom’s backup dispatch center (Grundy County 9-1-1 Center).; and

WHEREAS, the parties that have executed this Agreement have the requisite authority to execute this Agreement, and intend by the execution of this Agreement to bind KenCom and Yorkville respectively to the terms of this Agreement; and

WHEREAS, the parties to this Agreement have each had ample opportunity to review this Agreement with their respective governing bodies, if any, and that this Agreement has been reviewed by legal counsel for the respective agencies and approved by the respective governing bodies if any.

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

- 1) The above recitals are incorporated herein by reference.
- 2) The participating agencies agree to reimburse KenCom for the monthly charges listed in Table 1 of item #4 of this IGA during the three (3) year AT&T contract period and any escalating percentage increases thereafter that AT&T imposes on KenCom for subsequent renewal periods to the original three (3) year contract.
- 3) IP Flexible Reach costs will be billed quarterly by KenCom and will be due no later than (60) days after Yorkville’s receipt of the invoice.

**UNITED CITY OF YORKVILLE AND
KENDALL COUNTY EMERGENCY PHONE SERVICE AND COMMUNICATIONS BOARD
INTERGOVERNMENTAL AGREEMENT (2019) – IP Flexible Reach**

- 4) **Table #1** below provides the cost amounts for the initial three (3) year AT&T contract term. Prices reflect participation from all agencies listed in the table. Non-participation by a listed agency will result in a higher share amount for the remaining agencies.

Table #1 – Monthly Fee Cost Sharing for the IP Flexible Reach		Contract Monthly Total \$748.44
Year	Agencies	
2019	Bristol Kendall Fire Protection District	\$38.52/month
	Oswego Fire Protection District	\$38.52/month
	Kendall County	\$363.28/month
	Sandwich Fire Protection District	\$38.52/month
	Village of Oswego	\$115.56/month
	United City of Yorkville	\$38.52/month
	City of Plano	\$38.52/month
	Village of Montgomery	\$77.04/month

- 5) The parties agree that any modification to this Agreement must be in writing and signed by authorized individuals on behalf of the undersigned parties.
- 6) This agreement shall not be assigned without the prior written consent of the parties. In any action with respect to this Agreement, the parties are free to pursue any legal remedies at law or in equity. All terms and provisions of this Agreement shall be governed by the laws of the State of Illinois and are subject to good faith and fair dealing implied in all Illinois contracts. The parties agree that the proper venue for this Agreement shall be Kendall County, Illinois. If any provision of this Agreement shall be declared or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal, and enforceable so as to most nearly retain the intent of the parties, and, if such modification is not possible, such provision shall be severed from the Agreement, and in either case the validity, legality and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.
- 7) Any notice required or permitted to be given pursuant to this Agreement, with the exception of invoicing, shall be duly given if sent by email or fax and certified mail or courier service and proof of service is received. In the case of notice to KenCom Public Safety Dispatch, send to, Attention Director, 1100 Cornell Lane, Yorkville, IL 60560, fax (630)882-8532, email KenComAdmin@co.kendall.il.us; and, in the case of notice to United City Of Yorkville, send to Chief of Police James Jensen, 800 Game Farm Road, Yorkville, Illinois 60560, (jjensen@yorkville.il.us). Notice shall be effective upon receipt by the other party.
- 8) Neither party will be responsible to the other for damage, loss, injury or interruption of work if the damage, loss, injury or interruption of work is caused solely by conditions that are beyond the reasonable control of the parties, and without the intentional misconduct or negligence of that party (hereinafter referred to as a “force majeure event”). To the extent not within the control of either party, such force majeure events include: acts of God, acts of any governmental authorities, fire, explosions or other casualties, vandalism and riots of war. A party claiming a force majeure event (“the claiming party”) shall promptly notify the other party in writing,

**UNITED CITY OF YORKVILLE AND
KENDALL COUNTY EMERGENCY PHONE SERVICE AND COMMUNICATIONS BOARD
INTERGOVERNMENTAL AGREEMENT (2019) – IP Flexible Reach**

describing the nature and estimated duration of the claiming party’s inability to perform due to the force majeure event. The cause of such inability to perform will be remedied by the claiming party with all reasonable dispatch.

- 9) The effective date of this agreement shall be the date upon which the agreement becomes binding, namely, the date upon which both parties have executed this Agreement. This Agreement shall be in effect for a period of three (3) years from the effective date of the Agreement and shall automatically renew each year for successive one (1) year periods until Yorkville gives written notice to cancel the renewal to KenCom at least ninety (90) calendar days prior to the effective date of the renewal. For purposes of calculating the renewal date, the renewal date would fall upon the same month and day of the Agreement’s effective date.

- 10) This Agreement supersedes any other prior oral agreements between the parties regarding the matters set forth in this Agreement.

- 11) Nothing contained in this Agreement, nor any act of the parties pursuant to this Agreement shall be deemed or constructed to create any joint employer relationship.

- 12) This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the below date.

Kendall County Emergency Phone Service and
Communications Board

United City Of Yorkville, Illinois

Name: _____

Name: _____

Title: Chairman, KenCom Executive Board _____

Title: _____

Date: _____

Date: _____

Signature: _____

Signature: _____



YORKVILLE POLICE DEPARTMENT

James Jensen, Chief of Police

804 Game Farm Road | Yorkville, Illinois 60560

Phone: 630-553-4340 | Fax: 630-553-1141

August 16, 2019

AT&T
4513 Western Avenue
Lisle, Illinois 60532

To Whom It May Concern:

Please be advised the United City of Yorkville has no objections to port the following telephone numbers from the United City of Yorkville to KenCom Public Safety Dispatch:

630-553-4343

Best Regards,



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

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2019-56

Agenda Item Summary Memo

Title: Purchase of a New Police SUV

Meeting and Date: City Council – September 10, 2019

Synopsis: See Attached Memo

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Supermajority (6 out of 9)

Council Action Requested: Approval

Submitted by: Carri Parker, Purchasing Manager Administration
Name Department

Agenda Item Notes:



Memorandum

To: Public Safety Committee
From: Carri Parker, Purchasing Manager
James Jensen, Police Chief
CC: Bart Olson, City Administrator
Date: September 5, 2019
Subject: Purchase a New 2020 Police Vehicle and Equipment and
FY20 Budget Amendment

Summary

Authorizing the purchase of a new 2020 police vehicle.

Background

The FY20 budget has accounted for the purchase of one patrol vehicle and the associated equipment. The amount allocated was \$55,000. This patrol vehicle will replace one unit currently in the fleet that has met replacement criteria and will be purchased utilizing the State of Illinois contract from Morrow Brothers Ford in Greenfield, Illinois.

Moving to an SUV type vehicle for patrol offers many advantages for the department. The winter months are harsh and having an all-wheel drive vehicle will allow for safer roadway travel during inclement weather. Added interior room in the vehicles will allow for staff comfort as well as storing the necessary equipment (i.e. rifles, shotguns, ballistic shield, helmet, etc.).

While patrol sedans are currently available, both Ford and Chevrolet are discontinuing the manufacturing of sedans. Because of this, staff is requesting to move the fleet to SUV type vehicles which will allow the department to continue the practice of re-using equipment when older vehicles are rotated out of the fleet.

Currently, Morrow Brothers Ford in Greenfield holds the state bid for police fleet vehicle purchases. Included in the vehicle cost, is interior lighting. Morrow Brothers Ford has begun to offer certain interior lighting packages that are installed in the vehicle upon delivery. We have compared the cost of purchasing and installing through a third party and have found that it is more cost efficient to include these items in the initial vehicle purchase. See the attached vehicle specifications and pricing form (Exhibit A) for vehicle equipment and pricing. The following is a breakdown of the cost of a new patrol SUV to include equipment:

Vehicle Cost & Interior Lighting	\$44,360
<u>Additional Equipment Costs</u>	<u>\$19,400</u>
Total Cost	\$63,760

In addition, the vehicle (25-205-60-00-6070) expenditure line item in the Police Capital cost center of the (25) Vehicle & Equipment Fund would need to be increased by \$9,000 (from

\$55,000 to \$64,000) to accommodate the proposed vehicle purchase. This \$9,000 overage will be easily offset by police development fees in the amount of \$54,900, that the City is expecting to receive in mid-October as a result of the recent incentive agreement with CalAtlantic. To date, police development fees total \$15,750, which is 53% of the amount budgeted (\$30,000). After receiving payment from CalAtlantic, and assuming that actual police development fees are on par with budgeted amounts; Police Capital should have an approximate surplus of \$40,000. Any additional vehicle purchases in the excess of that amount in FY 20 may require a chargeback from the General Fund to offset the overage.

Recommendation

Staff recommends that the City Council authorize the purchase of a new 2020 Ford Explorer SUV and all of the required equipment through the state bid not to exceed \$64,000 and approve the corresponding budget amendment.

Attachments

- Budget Ordinance
 - Schedule A – Vehicle & Equipment Fund
- Exhibit A – Morrow Brothers Ford Specifications Form

Ordinance No. 2019-____

AN ORDINANCE AUTHORIZING THE FIFTH AMENDMENT TO THE ANNUAL BUDGET OF THE UNITED CITY OF YORKVILLE, FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2019 AND ENDING ON APRIL 30, 2020

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to 65 ILCS 5/8-2-9.4, the City adopted Ordinance No. 2019-24 on April 9, 2019 adopting an annual budget for the fiscal year commencing on May 1, 2019 and ending on April 30, 2020; and,

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, by a vote of two-thirds of the members of the corporate authorities then holding office, the annual budget of the United City of Yorkville may be revised by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision; and,

WHEREAS, funds are available to effectuate the purpose of this revision.

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

Section 1: That the amounts shown in Schedule A, attached hereto and made a part hereof by reference, increasing and/or decreasing certain object classes and decreasing certain fund balances in the Vehicle & Equipment fund with respect to the United City of Yorkville’s 2019-2020 Budget are hereby approved.

Section 2: This ordinance shall be in full force and effect from and after its passage and approval according to law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
_____ day of _____, 2019.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

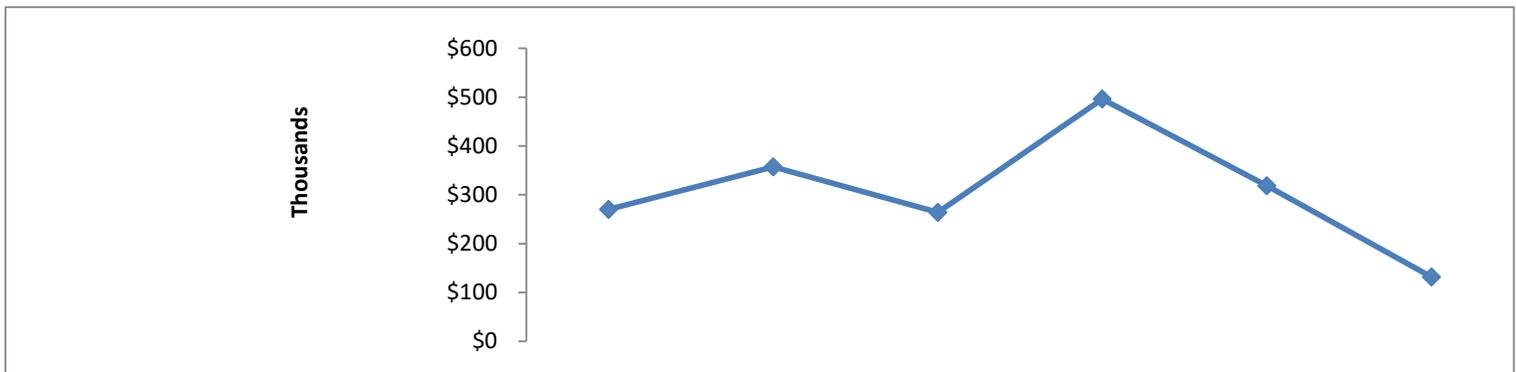
Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____, 2019.

MAYOR

VEHICLE & EQUIPMENT FUND (25)

This fund primarily derives its revenue from monies collected from building permits, fines and development fees. Revenues are used to purchase vehicles and equipment for use in the operations of the Police, General Government, Public Works Street Operations and Park & Recreation departments.

	FY 2017 Actual	FY 2018 Actual	FY 2019 Amended Budget	<u>Unaudited</u> FY 2019 Actual	FY 2020 Adopted Budget	FY 2020 Amended Budget
Revenue						
Licenses & Permits	134,050	229,575	145,000	243,142	109,500	109,500
Fines & Forfeits	6,608	8,730	6,700	8,640	8,650	8,650
Charges for Service	236,948	201,102	306,652	232,472	40,112	40,112
Investment Earnings	86	596	150	862	850	850
Miscellaneous	259,697	1,975	2,000	6,579	2,000	2,000
Total Revenue	637,389	441,978	460,502	491,695	161,112	161,112
Expenditures						
Contractual Services	31,526	53,799	10,500	8,517	14,500	14,500
Supplies	-	-	36,411	18,162	16,080	16,080
Capital Outlay	264,262	228,305	388,200	251,163	408,000	417,000
Debt Service	73,034	73,034	73,034	75,058	77,890	77,890
Total Expenditures	368,822	355,138	508,145	352,900	516,470	525,470
Surplus (Deficit)	268,567	86,840	(47,643)	138,795	(355,358)	(364,358)
<i>Police Capital - Fund Balance</i>						
	-	-	-	-	-	(15,068)
<i>General Gov - Fund Balance</i>						
	-	-	-	-	-	-
<i>PW Capital - Fund Balance</i>						
	-	37,930	6,435	91,907	91,561	(115,867)
<i>Parks & Rec Capital - Fund Balance</i>						
	270,407	319,316	257,366	404,134	226,870	262,618
Ending Fund Balance	270,407	357,246	263,801	496,041	318,431	131,683
	73.3%	100.6%	51.9%	140.6%	61.7%	25.1%



United City of Yorkville
Vehicle & Equipment Fund

25

VEHICLE & EQUIPMENT FUND REVENUE

Account	Description	FY 2017	FY 2018	FY 2019	<u>Unaudited</u>	FY 2020	FY 2020
		Actual	Actual	Budget	FY 2019 Actual	Adopted	Amended
Licenses & Permits							
25-000-42-00-4215	DEVELOPMENT FEES - POLICE CAPITAL	32,100	51,511	55,000	63,225	30,000	30,000
25-000-42-00-4216	BUILD PROGRAM PERMITS	28,700	44,935	-	2,720	-	-
25-000-42-00-4217	WEATHER WARNING SIREN FEES	-	224	-	217	-	-
25-000-42-00-4218	ENGINEERING CAPITAL FEES	8,600	11,000	12,000	19,550	10,000	10,000
25-000-42-00-4219	DEVELOPMENT FEES - PW CAPITAL	60,350	116,205	72,000	147,655	64,500	64,500
25-000-42-00-4220	DEVELOPMENT FEES - PARK CAPITAL	4,300	5,700	6,000	9,775	5,000	5,000
	Total: Licenses & Permits	\$134,050	\$229,575	\$145,000	\$243,142	\$109,500	\$109,500
Fines & Forfeits							
25-000-43-00-4315	DUI FINES	5,865	8,130	6,000	7,994	8,000	8,000
25-000-43-00-4316	ELECTRONIC CITATION FEES	743	600	700	646	650	650
	Total: Fines & Forfeits	\$6,608	\$8,730	\$6,700	\$8,640	\$8,650	\$8,650
Charges for Service							
25-000-44-00-4418	MOWING INCOME	1,955	894	2,000	2,167	2,000	2,000
25-000-44-00-4419	COMMUNITY DEVELOPMENT CHARGEBACK	-	-	40,000	44,985	-	-
25-000-44-00-4420	POLICE CHARGEBACK	97,459	130,208	140,241	77,158	24,032	24,032
25-000-44-00-4421	PUBLIC WORKS CHARGEBACK	63,626	-	-	-	-	-
25-000-44-00-4427	PARKS & RECREATION CHARGEBACK	73,908	70,000	90,000	90,000	-	-
25-000-44-00-4428	COMPUTER REPLACEMENT CHARGEBACK	-	-	34,411	18,162	14,080	14,080
	Total: Charges for Service	\$236,948	\$201,102	\$306,652	\$232,472	\$40,112	\$40,112
Investment Earnings							
25-000-45-00-4522	INVESTMENT EARNINGS - PARK CAPITAL	86	350	150	862	850	850
25-000-45-00-4550	GAINS ON INVESTMENT	-	246	-	-	-	-
	Total: Investment Earnings	\$86	\$596	\$150	\$862	\$850	\$850
Miscellaneous							
25-000-48-00-4852	MISCELLANEOUS INCOME - POLICE CAPITAL	435	214	-	412	-	-
25-000-48-00-4854	MISCELLANEOUS INCOME - PW CAPITAL	5,100	1,761	2,000	99	2,000	2,000
25-000-49-00-4920	SALE OF CAPITAL ASSETS - POLICE CAPITAL	5,990	-	-	6,068	-	-
25-000-49-00-4922	SALE OF CAPITAL ASSETS - PARK CAPITAL	248,172	-	-	-	-	-
	Total: Miscellaneous	\$259,697	\$1,975	\$2,000	\$6,579	\$2,000	\$2,000
	Total: VEHICLE & EQUIP REVENUE	<u>\$637,389</u>	<u>\$441,978</u>	<u>\$460,502</u>	<u>\$491,695</u>	<u>\$161,112</u>	<u>\$161,112</u>

United City of Yorkville
Vehicle & Equipment Fund

205

POLICE CAPITAL EXPENDITURES

Account	Description	FY 2017	FY 2018	FY 2019	<u>Unaudited</u>	FY 2020	FY 2020
		Actual	Actual	Budget	FY 2019 Actual	Adopted	Amended
Contractual Services							
25-205-54-00-5405	BUILD PROGRAM	2,700	9,915	-	-	-	-
25-205-54-00-5495	OUTSIDE REPAIR & MAINTENANCE	760	8,570	8,750	5,013	8,750	8,750
	Total: Contractual Services	\$3,460	\$18,485	\$8,750	\$5,013	\$8,750	\$8,750
Capital Outlay							
25-205-60-00-6060	EQUIPMENT	-	28,278	5,000	-	5,000	5,000
25-205-60-00-6070	VEHICLES	141,832	154,039	155,000	150,707	55,000	64,000
	Total: Capital Outlay	\$141,832	\$182,317	\$160,000	\$150,707	\$60,000	\$69,000
	Total: POLICE CAPITAL EXPENDITURES	<u>\$145,292</u>	<u>\$200,802</u>	<u>\$168,750</u>	<u>\$155,720</u>	<u>\$68,750</u>	<u>\$77,750</u>

2020 POLICE INTERCEPTOR UTILITY STANDARD EQUIPMENT

MECHANICAL

- Drivetrain – All-Wheel-Drive
- V6 Direct Injection Gasoline Engine 136 MPH Top Speed
- Brakes – 4-Wheel Heavy-Duty Disc w/H.D. Front and Rear Calipers
- Class III Trailer Hitch Receiver with 5,000 lbs. Towing Capacity
- Column Shifter
- Engine Hour Idle Meter
- Engine Hour Meter
- Engine Oil Cooler
- Suspension – Independent Front & Rear
- Transmission – 10-Speed Automatic
- Transmission Oil Cooler

EXTERIOR

- Exhaust True Dual (down-turned)
- Door-Lock Cylinders (Front Driver / Passenger / Liftgate)
- Glass – 2nd Row, Rear Quarter and Liftgate Privacy Glass
- Headlamps – Automatic, LED Low -and-High Beam
 - Pre-molded Side Warning LED Holes (does not include LED Warning Modules)
- Liftgate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder
- Power Mirror Glass, Manual Folding with Integrated Spotter
- Spare – Full Size 18" Tire w/TPMS
- Tail lamps – LED
- Tires – 245/60R18 A/S BSW
- Wheels – 18" Painted Black Steel with Stainless Steel Hub Cover

SAFETY / SECURITY

- AdvanceTrac® w/RSC® (Roll Stability Control®)
- Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®
- Anti-Lock Brakes with Traction Control
- Brakes – Police Calibrated High-Performance
- Belt-Minder® (Front Driver / Passenger)
- Individual Tire Pressure Monitoring System
- Rearview Camera with Washer, Viewable in 4.2" Center Stack
- Seat Belts, Pretensioner/Energy-Management System w/adjustable height in 1st Row
- SOS Post-Crash Alert System™

FUNCTIONAL

- Audio
 - AM/FM / CD / MP3 Capable / Clock / 4-speakers
 - Bluetooth® interface - Includes hands-free voice command support (compatible with most Bluetooth connected mobile devices)
 - UBS Port (1)
 - 4.2" Color LCD Screen Center-Stack "Smart Display"
- Easy Fuel® Capless Fuel-Filler
- Ford Telematics™ – Includes Fleet Telematics Modem and complimentary 2-year subscription
- Front Door Tether Straps (driver/passenger)
- Power Pigtail Harness
- Front Recovery Tow Hook Provision (1)
- Two-Way Radio Pre-Wire
- Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)
- Wipers – Front Speed-Sensitive Intermittent; Rear Dual Speed Wiper

INTERIOR / COMFORT

- Cargo Hooks in Cargo Area
- Dual-Zone Electronic Automatic Temperature Control
- Power Door Locks
 - Power Windows with Driver Control Feature
- Fixed Pedals (Driver Dead Pedal)
- Floor – Flooring – Heavy-Duty Thermoplastic Elastomer
- Glove Box – Locking/Non-Illuminated
- Lighting
 - Overhead Console
 - Red/White Task Lighting in Overhead Console
 - 3rd row overhead map light
- Mirror – Day/Night Rear View
- Particulate Air Filter
- Powerpoints – (1) First Row
- Rear-Window Defrost
- Scuff Plates – Front & Rear
- Seats
 - 1st Row Police Grade Cloth Trim, Dual Front Buckets
 - 1st Row – Driver 6-way Power track (fore/aft. up/down, tilt with manual recline, 2-way manual lumbar)
 - 1st Row – Passenger 2-way manual track (fore/aft. with manual recline)
 - Built-in steel intrusion plates in both driver/passenger seatbacks
 - 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) – fixed seat track
- Cruise Control
- Speedometer – Calibrated (includes digital readout)
- Steering Wheel – Tilt / Telescoping and 4 user – configurable switches
- Sun visors, color-keyed, non-illuminated
- Universal Top Tray – Center of I/P for mounting aftermarket equipment

OPTIONS INCLUDED

- Gasoline Engine (99B / 44U)
- All Wheel Drive (K8A)
- Interior Lights Disabled, Dark Mode (43D)
- Driver's Side LED Spotlight (51R*)
- Ignition Override System (SID**)
- Tail Lamp Lighting Solution (66B)
- Rear Hatch Timer, Delete (18D)
- 5 Year / 100,000 Miles Powertrain Extended Warranty

*Upgrade to Whelen Red/White LED Spotlight (includes Red/White Warning Mode, 5 Year Warranty) ADD: \$130.00

**Upgrade to Ford Factory Secure Idle (47A - includes 3 year / 36,000 mile Ford Warranty) ADD: \$260.00

2020 POLICE INTERCEPTOR UTILITY COLORS, SEATING, LICENSING

SERIES	OPTION CODE	CHARGE	SELECTION
2020 AWD Utility Police Interceptor, 3.3L Gasoline, 136-MPH Top Speed	99B/44U	\$33,770.00	<input type="checkbox"/>
2020 AWD Utility Police Interceptor, 3.3L Hybrid, 136-MPH Top Speed	99W/44B	Add \$3,375.00	<input type="checkbox"/>
2020 AWD Utility Police Interceptor, 3.0L EcoBoost, 148-MPH Top Speed	99C/44U	Add \$4,275.00	<input type="checkbox"/>

EXTERIOR COLOR	PAINT CODE	CHARGE	SELECTION
Medium Brown Metallic	BU	Add \$0.00	<input type="checkbox"/>
Arizona Beige Metallic Clearcoat	E3	Add \$0.00	<input type="checkbox"/>
Vermillion Red	E4	Add \$0.00	<input type="checkbox"/>
Blue Metallic	FT	Add \$0.00	<input type="checkbox"/>
Agate Black	UM	Add \$0.00	<input type="checkbox"/>
Smokestone Metallic	HG	Add \$0.00	<input type="checkbox"/>
Kodiak Brown Metallic	J1	Add \$0.00	<input type="checkbox"/>
Dark Toreador Red Metallic	JL	Add \$0.00	<input type="checkbox"/>
Norsea Blue Metallic	KR	Add \$0.00	<input type="checkbox"/>
Dark Blue	LK	Add \$0.00	<input type="checkbox"/>
Royal Blue	LM	Add \$0.00	<input type="checkbox"/>
Light Blue Metallic	LN	Add \$0.00	<input type="checkbox"/>
Silver Grey Metallic	TN	Add \$0.00	<input type="checkbox"/>
Sterling Grey Metallic	UJ	Add \$0.00	<input type="checkbox"/>
Iconic Silver Metallic	JS	Add \$0.00	<input type="checkbox"/>
Medium Titanium Metallic	YG	Add \$0.00	<input type="checkbox"/>
Oxford White	YZ	Add \$0.00	<input type="checkbox"/>

INTERIOR SEATING	SEATING	CHARGE	SELECTION
Cloth Front Buckets / Vinyl Rear • Front - Unique Heavy-Duty Cloth, Front Bucket Seats Driver 6-way Power Track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar) • Passenger - 2-way Manual Track (fore/aft. with manual recline) • Rear - 60/40 Split Vinyl	96 Standard	Standard	<input type="checkbox"/>
Cloth Front Buckets / Cloth Rear • Front - Unique Heavy-Duty Cloth, Front Bucket Seats Driver 6-way Power Track (fore/aft.up/down, tilt with manual recline, 2-way manual lumbar) • Passenger - 2-way Manual Track (fore/aft. with manual recline) • Rear - 35/30/35 Split Cloth	F6 Optional	Add \$60.00	<input type="checkbox"/>

OPTIONAL UTILITY DELETIONS	CODE	CHARGE	SELECTION
• Delete Driver's Side Spotlight	DDSS	Credit \$100.00	<input type="checkbox"/>
• Delete Ignition Override System	DIOS	Credit \$100.00	<input type="checkbox"/>

LICENSE, TITLE FEE AND DELIVERY		CHARGE	SELECTION
M	-	Add \$225.00	<input type="checkbox"/>
MP	-	Add \$225.00	<input type="checkbox"/>
Sheriff	-	Add \$225.00	<input type="checkbox"/>
Delivery - Single Unit	-	Add \$300.00	<input type="checkbox"/>
Delivery - Multiple Units	-	Add \$250.00 each	<input type="checkbox"/>
Agency Pick-up in Greenfield, Illinois - Does Not Include Fuel	-	\$0.00	<input type="checkbox"/>
Agency Pick-up in Greenfield, Illinois with Full Tank of Fuel	-	Add \$70.00	<input type="checkbox"/>

2020 POLICE INTERCEPTOR UTILITY OPTIONAL EQUIPMENT

OPTIONAL EQUIPMENT	OPTION CODE	CHARGE	SELECTION
INTERIOR UPGRADE OPTION			
<ul style="list-style-type: none"> • 1st and 2nd Row Carpet Floor Covering • Cloth Seating, Front and Rear • Center Floor Console less shifter w/unique Police console finish plate • Includes Console and Top Plate with 2 cup holders • Floor Mats, front and rear (carpeted) • Deletes the standard console mounting plate (85D) • SYNC® 3 <ul style="list-style-type: none"> ◦ Enhanced Voice Recognition Communications and Entertainment System ◦ 4.2" Color LCD Screen Center-Stack "Smart Display" ◦ AppLink® ◦ 911 Assist® <p>Note: Non-SYNC Bluetooth® interface is standard; 65U replaces standard Bluetooth® Interface with SYNC®</p> <p>Note: SYNC® AppLink® lets you control some of your favorite compatible mobile apps with your voice. It is compatible with select smartphone platforms. Commands may vary by phone and AppLink® software.</p>	65U	Add \$390.00	<input type="checkbox"/>
FRONT HEADLAMP LIGHTING SOLUTION			
<ul style="list-style-type: none"> • Includes LED Low beam/High beam headlamp, Wig-Wag function and (2) Red/Blue/White LED side warning lights in each headlamp (driver's side White/Red / passenger side White/Blue) 	66A	Add \$860.00	<input type="checkbox"/>
TAIL LAMP / POLICE INTERCEPTOR HOUSING ONLY			
<ul style="list-style-type: none"> • Pre-existing holes with standard twist lock sealed capability (does not include LED Warning) (eliminates need to drill housing assemblies) 	86T	Add \$60.00	<input type="checkbox"/>
REAR LIGHTING SOLUTION			
<ul style="list-style-type: none"> • Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass • Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate • LED lights only. Wiring, controller "not" included. 	66C	Add \$460.00	<input type="checkbox"/>
ULTIMATE WIRING PACKAGE			
<ul style="list-style-type: none"> • Rear console mounting plate (85R) – contours through 2nd row; channel for wiring • Pre-wiring for grille LED lights, siren and speaker (60A) • Wiring harness I/P to rear cargo area (overlay) <ul style="list-style-type: none"> ◦ Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille) ◦ One (1) 10-amp siren/speaker circuit engine compartment • Rear hatch/cargo area wiring – supports up to six (6) rear LED lights • Does "not" include LED lights, side connectors or controller <ul style="list-style-type: none"> ◦ Recommend Police Wire Harness Connector Kit 67V 	67U	Add \$560.00	<input type="checkbox"/>
POLICE WIRE HARNESS CONNECTOR KIT - FRONT/REAR			
<ul style="list-style-type: none"> • For connectivity to Ford PI Package solutions includes (FRONT): <ul style="list-style-type: none"> ◦ (2) Male 4-pin connectors for siren ◦ (5) Female 4-pin connectors for lighting/siren/speaker ◦ (1) 4-pin IP connector for speakers ◦ (1) 4-pin IP connector for siren controller connectivity ◦ (1) 8-pin sealed connector ◦ (1) 14-pin IP connector • For connectivity to Ford PI Package solutions includes (REAR): <ul style="list-style-type: none"> ◦ (2) Male 4-pin connectors for siren ◦ (5) Female 4-pin connectors for lighting/siren/speaker ◦ (1) 4-pin IP connector for speakers ◦ (1) 4-pin IP connector for siren controller connectivity ◦ (1) 8-pin sealed connector ◦ (1) 14-pin IP connector <p>Note: See upfitters guide for further detail at www.fordpoliceinterceptorupfit.com</p>	67V	Add \$230.00	<input type="checkbox"/>

2020 POLICE INTERCEPTOR UTILITY OPTIONAL EQUIPMENT

KEY EXTERIOR OPTIONS	OPTION CODE	CHARGE	SELECTION
LAMPS / LIGHTING			
• Daytime Running Lamps	942	Add \$50.00	<input type="checkbox"/>
• Switchable Red/White Lighting in Cargo Area (deletes 3rd row overhead map light)	17T	Add \$60.00	<input type="checkbox"/>
• Front Warning Auxiliary LED Lights (Driver side – Red / Passenger side – Blue) Note: Requires 60A	21L	Add \$550.00	<input type="checkbox"/>
• Front Interior Visor Light Bar (LED)	FST	Add \$1,080.00	<input type="checkbox"/>
• Whelen FST Front Inner Edge Trio (Red/Blue/White), 5 Year Warranty			
• Pre-wiring for grille LED lights, siren and speaker	60A	Add \$50.00	<input type="checkbox"/>
• Rear Auxiliary Liftgate Lights (Red/Blue LED Lights; located beneath liftgate glass in applique panel) • LED lights only. Wiring, controller “not” included.	43A	Add \$420.00	<input type="checkbox"/>
• Whelen Rear Quarter Glass Side Warning LED Lights (Duo Red/Blue) • LED lights only. Wiring, controller “not” included.	63L	Add \$570.00	<input type="checkbox"/>
• Interior Rear LED Light Bar • Whelen RST Rear Trio (Red/Blue/Amber) Inner Edge, 5 Year Warranty	RST	Add \$1,180.00	<input type="checkbox"/>
• Side Marker LED – Sideview Mirrors (Driver side – Red / Passenger side – Blue) • Located on backside of exterior mirror housing • LED lights only. Wiring, controller “not” included.	63B	Add \$290.00	<input type="checkbox"/>
BODY			
• Glass – Solar Tint 2nd Row, Rear Quarter and Liftgate Window (Deletes Privacy Glass)	92G	Add \$120.00	<input type="checkbox"/>
• Glass – Solar Tint 2nd Row Only, Privacy Glass on Rear Quarter and Liftgate Window	92R	Add \$90.00	<input type="checkbox"/>
• Underbody Deflector Plate (engine and transmission shield)	76D	Add \$360.00	<input type="checkbox"/>
WHEELS			
• Wheel Covers (18" Full Face Wheel Cover)	65L	Add \$60.00	<input type="checkbox"/>
• 18" Painted Aluminum Wheel Note: Spare wheel is an 18" conventional (Police) black steel wheel.	64E	Add \$480.00	<input type="checkbox"/>
AUDIO / VIDEO			
• 12.1" Integrated Computer Screen ◦ Includes 12.1" touchscreen display in center stack and allows for operation of laptop in remote location to free up cabin space in front passenger area ◦ Includes Audio Video Extender (AVX) box, (2) AVX cables, (2) USB cables and (1) HDMI cable ◦ Includes SYNC 3® Note: Late availability	54E	Add \$2,680.00	<input type="checkbox"/>
• Rear View Camera displayed in rear view mirror (Includes Electrochromic Rear View Mirror) Note: This option replaces the standard display in the center stack area. Note: Camera can only be displayed in the center stack (std) “OR” the rear view mirror (87R)	87R	No Charge	<input type="checkbox"/>
• Rear Camera On-Demand – allows driver to enable rear camera on-demand	19V	Add \$240.00	<input type="checkbox"/>
DOORS / LOCKS			
• Hidden Door-Lock Plunger w/Rear-door controls inoperable (locks, handles and windows) Note: Not available with 68G – includes all content of 68G Note: Locks/windows operable from driver’s door switches only	52P	Add \$160.00	<input type="checkbox"/>
• Rear-Door controls Inoperable (locks, handles and windows) Note: Locks/windows operable from driver’s door switches only	68G	Add \$75.00	<input type="checkbox"/>
• Remote Keyless-Entry Key Fob (w/o Keypad) – (includes 4-key fobs) Note: Available with Keyed Alike, however, key fobs are “not” fobbed alike when ordered with Keyed Alike	55F	Add \$320.00	<input type="checkbox"/>
KEYS (can be ordered with Remote Keyless Entry 55F)			
• Keyed Alike – 1435x	59E	Add \$60.00	<input type="checkbox"/>
• Keyed Alike – 1284x	59B	Add \$60.00	<input type="checkbox"/>
• Keyed Alike – 0135x	59D	Add \$60.00	<input type="checkbox"/>
• Keyed Alike – 0576x	59F	Add \$60.00	<input type="checkbox"/>
• Keyed Alike – 1111x	59J	Add \$60.00	<input type="checkbox"/>
• Keyed Alike – 1294x	59C	Add \$60.00	<input type="checkbox"/>
• Keyed Alike – 0151x	59G	Add \$60.00	<input type="checkbox"/>

2020 POLICE INTERCEPTOR UTILITY OPTIONAL EQUIPMENT

KEY EXTERIOR OPTIONS (cont.)	OPTION CODE	CHARGE	SELECTION
FLOORING / SEATS			
• 1st and 2nd row carpet floor covering	16C	Add \$125.00	<input type="checkbox"/>
• Front & Rear WeatherTech Floor Liners	WTECH	Add \$180.00	<input type="checkbox"/>
• Power passenger seat (8-way) w/2-way manual recline and lumbar)	87P	Add \$320.00	<input type="checkbox"/>
• Rear Center Seat Delete			
◦ Deletes the center section of the 2nd row seat	85S	No Charge	<input type="checkbox"/>
◦ Includes molded trim floor panel in lieu of center seat section			
• Rear Console Plate Conduit	85R	Add \$45.00	<input type="checkbox"/>
SAFETY & SECURITY			
• Ballistic Door-Panels (Level III) – Driver Front-Door Only ¹	90D	Add \$1,590.00	<input type="checkbox"/>
• Ballistic Door-Panels (Level III+) – Driver & Pass Front-Doors ¹	90E	Add \$3,190.00	<input type="checkbox"/>
• Ballistic Door-Panels (Level IV+) – Driver Front-Door Only ²	90F	Add \$2,390.00	<input type="checkbox"/>
• Ballistic Door-Panels (Level IV+) – Driver & Pass Front-Doors ²	90G	Add \$4,790.00	<input type="checkbox"/>
• BLIS® – Blind Spot Monitoring with Cross-Traffic Alert	55B	Add \$570.00	<input type="checkbox"/>
• Police Perimeter Alert – detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking.	68B	Add \$685.00	<input type="checkbox"/>
• Pre-Collision Assist with Pedestrian Detection (includes Forward Collision Warning and Automatic Emergency Braking and unique disable switch for Law Enforcement use) Note: Not available with option 96W	76P	Add \$170.00	<input type="checkbox"/>
• Mirrors – Heated Sideview	549	Add \$60.00	<input type="checkbox"/>
• Perimeter Anti-Theft Alarm ◦ Activated by Hood, Door or Liftgate; when unauthorized entry occurs, system will flash the headlamps, parking lamps and sound the horn ◦ Requires Keyless-Entry Key Fob (55F)	593	Add \$130.00	<input type="checkbox"/>
• Police Engine Idle feature (Ford Factory Ignition Override System) ◦ This feature allows you to leave the engine running and prevents your vehicle from unauthorized use when outside of your vehicle. Allows the key to be removed from ignition while vehicle remains idling. (3 year / 36,000 mile warranty)	47A	Add \$260.00	<input type="checkbox"/>
• Reverse Sensing	76R	Add \$275.00	<input type="checkbox"/>
MISCELLANEOUS			
• Aux Air Conditioning Note: Recommended for K9 Use	17A	Add \$610.00	<input type="checkbox"/>
• Additional Noise Suppression Bonds, Ground Straps	60R	Add \$100.00	<input type="checkbox"/>
• Engine Block Heater	41H	Add \$90.00	<input type="checkbox"/>
• Class III Trailer Tow Lighting Package (4-pin and 7-pin connectors and wiring)	52T	Add \$90.00	<input type="checkbox"/>
• H8 AGM Battery (850 CCA/92-amp)	19K	Add \$120.00	<input type="checkbox"/>
• Rear Bumper Step Pad	16P	Add \$90.00	<input type="checkbox"/>
• 100 Watt Siren/Speaker	18X	Add \$290.00	<input type="checkbox"/>

¹ Tested and meets the requirements of NIJ Standard 0108.01 Level III:

- 7.62 x 51 mm 9.7g M80 (.308 Winchester 150gr)

Per LAPD requirements, they're also designed to withstand special threat rounds:

- 7.62 x 39 mm MSC 7.9g (Type 56)
- 5.56 x 45 mm M193 3.36g
- 5.56 x 45mm M855 4g

² Tested and meets the requirements of NIJ Standard 0108.01 Level IV:

- .30-06 M2 AP 166gr (7.62 x 63 APM2 10.8g)

Designed to withstand special threat rounds:

- 7.62 x 54R LPS 9.65g
- 7.62 x 51 mm M61 9.75g (.308 Winchester 150.5gr)

In addition, Level IV+ includes all of the NIJ Level III and LAPD rounds listed in footnote 2.

POLICE VEHICLE WARNING EQUIPMENT AND PACKAGES

WARNING EQUIPMENT AND PACKAGES	CHARGE	SELECTION
Basic Patrol Package <ul style="list-style-type: none"> • Whelen Liberty II 48" LED Light Bar • Integrated Alley Lights, Take downs with Flash • Integrated Traffic Advisor • Full Feature Siren w/ Light Controls, PA (Whelen) • 100 Watt Siren Speak w/Bracket (Whelen) • 4 LED Corner Lights, 2-Front 2-Rear (Whelen) • Custom Equipment Console • 3 Outlet 12 Volt Strip, Cupholders • Light Bar Mounting Kit • Installation of One Customer Supplied, 2-Way Radio and Antenna • All Parts, Labor, and Professional Installation 	Add \$5,280.00	<input type="checkbox"/>
Upgrade Light Bar to Whelen Legacy Model	Add \$770.00	<input type="checkbox"/>
Slick Top Package <ul style="list-style-type: none"> • Interior LED's in lieu of Light Bar; Includes Whelen FST Trio & RST Trio 	Add \$5,280.00	<input type="checkbox"/>
Two Whelen Micron LED Grill Lights (standard with Slick Top Package)	Add \$280.00	<input type="checkbox"/>
Whelen LINV2 180 Degree Under Mirror Side Warning	Add \$490.00	<input type="checkbox"/>
Whelen Tracer Lower Side Warning	Add \$1,780.00	<input type="checkbox"/>
Prisoner Partition - Sliding Center Window, XL Space Saver, Center Weapons Recess	Add \$930.00	<input type="checkbox"/>
Supply & Install LED Light in Prisoner Area	Add \$160.00	<input type="checkbox"/>
Rear Window Armor, 2nd Row	Add \$290.00	<input type="checkbox"/>
Dual Weapons Rack w/Timer; AR/870 Setina Vaultlock or Pro Gard Tri-Lock	Add \$580.00	<input type="checkbox"/>
Push Bumper with 4 Ion LED Warning Lights	Add \$980.00	<input type="checkbox"/>
Rear Prisoner Seat w/ Cargo Barrier	Add \$1,480.00	<input type="checkbox"/>
Rear Cargo Barrier Only	Add \$670.00	<input type="checkbox"/>
Computer Mount for Customer Supplied Docking Station (includes new charge guard)	Add \$490.00	<input type="checkbox"/>
Install Additional Radio	Add \$90.00 each	<input type="checkbox"/>
Install Video* Camera System	Add \$490.00	<input type="checkbox"/>
Install Radar* System	Add \$90.00	<input type="checkbox"/>
Locking Dual-Drawer Rear Cargo Storage Cabinet	Add \$2,360.00	<input type="checkbox"/>
Lund Loft Rear Overhead Weapon/Electronics Storage Vault	Starting at \$895.00	<input type="checkbox"/>

Custom Programming Available at an Additional \$90.00 per Hour

***Customer Supplied Video and Radar Must Include Vehicle Specific Mounting Kit**

MORROW BROTHERS FORD INC. TRADE INFORMATION

CONTACT: Richie M. Wellenkamp

PHONE: 1-217-368-3037

FAX: 1-217-368-3517

ORDERING AGENCY: _____ CONTACT: _____

ADDRESS: _____ CITY: _____

PHONE NUMBER: _____ FAX NUMBER: _____

TRADE VALUE (MORROW BROTHERS USE ONLY) \$ _____

TRADE-IN VEHICLE INFORMATION

YEAR _____ MAKE _____ MODEL / BODY STYLE _____

COLOR _____ VIN # _____

ENGINE _____ TRANSMISSION _____ MILEAGE _____

FRONT WHEEL DRIVE _____ ALL-WHEEL DRIVE _____ 4X4 TRUCK _____ 2WD TRUCK _____

HAS THIS VEHICLE BEEN USED AS A K9 UNIT?

LIST ANY BODY DAMAGE:

LIST ANY MECHANICAL PROBLEMS OR DEFECTS:

YOU MAY E-MAIL PICTURES TO: richie@morrowbrothersfordinc.com

WE WILL TRADE FOR ANYTHING!



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

Agenda Item Number

Public Works Committee #1

Tracking Number

PW 2018-102

Agenda Item Summary Memo

Title: East Alley Parking Lot – Grant of Easement

Meeting and Date: City Council – September 10, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: CC 8/27/19 Action Taken: Tabled to City Council 9/10/19 meeting.

Item Number: PW 2018-102

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
 Name Department

Agenda Item Notes:



Memorandum

To: Bart Olson, City Administrator
From: Brad Sanderson, EEI
CC: Eric Dhuse, Director of Public Works
Krysti Barksdale-Noble, Community Dev. Dir.
Lisa Pickering, Deputy City Clerk

Date: August 15, 2019
Subject: East Alley

This memo is to update the committee on the status of the planned improvements.

A verbal agreement has been made with the property owner on the granting of the proper easements for the work to be completed. Previous documentation/agreements that were in place were not clear, therefore it was determined the best course of action was to create a new grant of easement document. A draft of the document is attached.

As far as timing of the improvements, once the easement is executed by both parties, the striping and signage should be able to be completed within 1-2 weeks.

The far east entrance improvements should be able to be completed within 4-6 weeks after execution.

If you have any questions or require additional information, please let us know.

Temporary Easements

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

Above Space for Recorder=s Use Only

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “Grantor”), is the fee owner of that part of Lots 3 and 4 of Block 6 legally described as Parcel #1 on the Grant of Easement plat attached hereto as *Exhibit A* (the “Grantor’s Lots”) currently used by the Grantor as public parking area; and,

WHEREAS, Imperial Investments, LLC, an Illinois limited liability company (the “Grantee”) is the fee owner of property commonly known as 111 E. Van Emmon Street and identified as Lot 5 on *Exhibit A* attached hereto (“Lot 5”) which is improved with a building which encroaches upon the Grantor’s Lots; and,

WHEREAS, the Grantee has requested and the Grantor is prepared to grant to the Grantee an easement over that portion of the Grantor’s Lots identified as Parcel 1 on *Exhibit A* in order to permit the Grantee to maintain the building on Lot 5 until such time the building is removed, demolished or replaced; and,

WHEREAS, as the Grantee is the fee owner of part of Lots 5 and 7 in Block 6 (“Lots 5 and 7”) in the City; and,

WHEREAS, the Grantor has requested an easement from the Grantee over a portion of Lots 5 and 7 as identified as Parcel 2 on *Exhibit A* in order to provide ingress and egress to other properties owned by the Grantor to permit the Grantor to make certain improvements; and,

NOW, THEREFORE, for good and valuable consideration and the mutual covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. *Grant.*
 - A. Grantor hereby grants and conveys to Grantee, its heirs, legal representatives, successors, and assigns a temporary easement (the “Easement”) over Parcel 1 as depicted and legally described on *Exhibit A* attached hereto.

B. The Grantee hereby grants and conveys to the Grantor a temporary easement over Parcel 2 as depicted and legally described on *Exhibit A* until such time as Grantee develops the Lot 5 and 7 properties.

2. *Insurance.*

A. Grantee shall maintain, at its expense, and keep in force at all times during the term of this Agreement, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, from an insurer acceptable to Grantor, which shall include coverage in a minimum amount of \$2,000,000 per occurrence against claims for any injury, death, or damage to persons or property occurring on, in, or about Parcel 1 and Grantee's use. Grantee shall name the Grantor as an additional insured and require the Grantor to receive no less than thirty (30) days prior notice in the event of cancellation.

B. Grantor shall maintain, at its expense, and keep in force at all times during the term of this Agreement, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, in a minimum amount of \$2,000,000 per occurrence against claims for any injury, death, or damage to persons or property occurring on, in, or about Parcel 2 and use thereof. Grantor shall name the Grantee as an additional insured and require the Grantee to receive no less than thirty (30) days' notice in the event of cancellation.

IN WITNESS THEREOF, the parties cause these grants to be executed this ____ day of _____, 2019.

United City of Yorkville, Kendall County,
Illinois, as to Grantor of Parcel 1

Imperial Investments, LLC, Grantee as to
Parcel 1

United City of Yorkville, Kendall County,
Illinois, as to Grantee of Parcel 2

Imperial Investments, LLC, Grantor as to
Parcel 2

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

This instrument was acknowledged before me this ____ day of _____, 2019, by

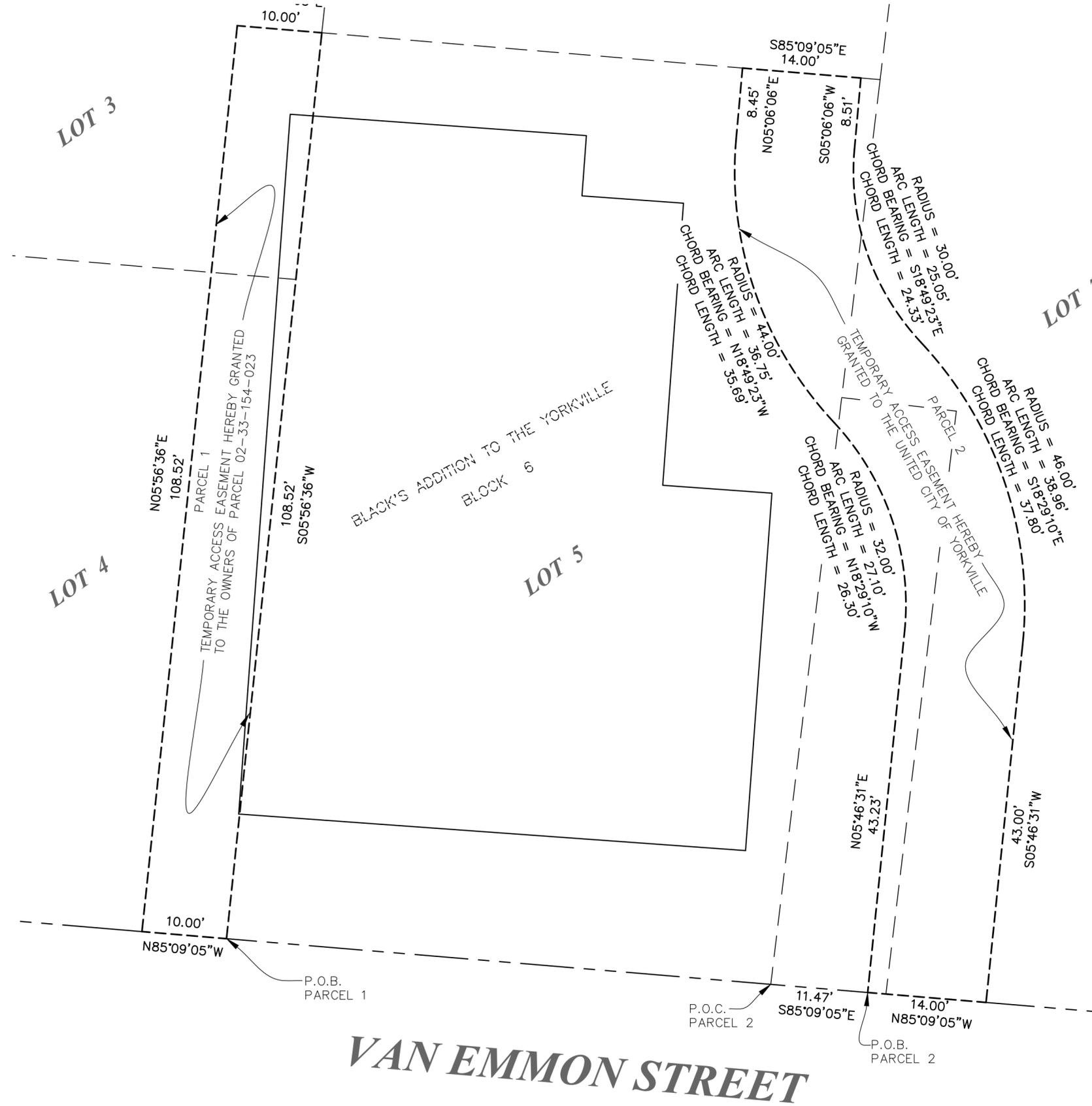
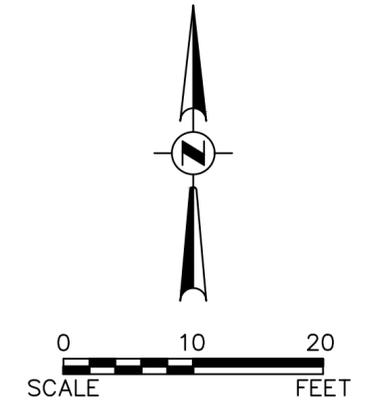
Notary Public

My Commission Expires:

*This instrument was prepared by and
after recording, mail this instrument:*

Kathleen Field Orr
Village Attorney
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

EXHIBIT "A"



PARCEL OWNERSHIP	
UNITED CITY OF YORKVILLE	02-33-154-009 02-33-154-020
IMPERIAL INVESTMENTS LLC	02-33-154-023 02-33-154-014

PARCEL 1
TEMPORARY ACCESS EASEMENT

THAT PART OF LOTS 3 AND 4 IN BLOCK 6 IN BLACK'S ADDITION TO THE VILLAGE OF YORKVILLE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 IN SAID BLACK'S ADDITION; THENCE NORTH 85 DEGREES 09 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, 10.00 FEET; THENCE NORTH 05 DEGREES 56 MINUTES 36 SECONDS EAST, 108.52 FEET THENCE SOUTH 85 DEGREES 09 MINUTES 05 SECONDS EAST, 10.00 FEET TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 05 DEGREES 56 MINUTES 36 SECONDS WEST, ALONG SAID WEST LINE, 108.52 FEET TO THE POINT OF BEGINNING.

PARCEL 2
TEMPORARY ACCESS EASEMENT

THAT PART OF LOTS 5 AND 7 IN BLOCK 6 IN BLACK'S ADDITION TO THE VILLAGE OF YORKVILLE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 85 DEGREES 09 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 7, 11.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 46 MINUTES 31 SECONDS EAST, 43.23 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 27.10 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 32.00 FEET, CHORD BEARING NORTH 18 DEGREES 29 MINUTES 10 SECONDS WEST AND CHORD LENGTH OF 26.30 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY 36.75 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET, CHORD BEARING NORTH 18 DEGREES 49 MINUTES 23 SECONDS WEST AND CHORD LENGTH OF 35.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 05 DEGREES 06 MINUTES 06 SECONDS EAST, 8.45 FEET TO THE SOUTH LINE OF THE UNITED CITY OF YORKVILLE'S PROPERTY; THENCE SOUTH 85 DEGREES 09 MINUTES 05 SECONDS EAST, ALONG SAID SOUTH LINE, 14.00 FEET; THENCE SOUTH 05 DEGREES 06 MINUTES 06 SECONDS WEST, 8.51 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 25.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, CHORD BEARING SOUTH 18 DEGREES 49 MINUTES 23 SECONDS EAST AND CHORD LENGTH OF 24.33 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY 38.96 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 46.00 FEET, CHORD BEARING SOUTH 18 DEGREES 29 MINUTES 10 SECONDS EAST AND CHORD LENGTH OF 37.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 46 MINUTES 31 SECONDS WEST, 43.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE NORTH 85 DEGREES 09 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7, 14.00 FEET TO THE POINT OF BEGINNING.

VAN EMMON STREET

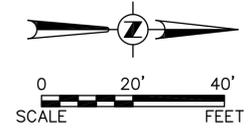
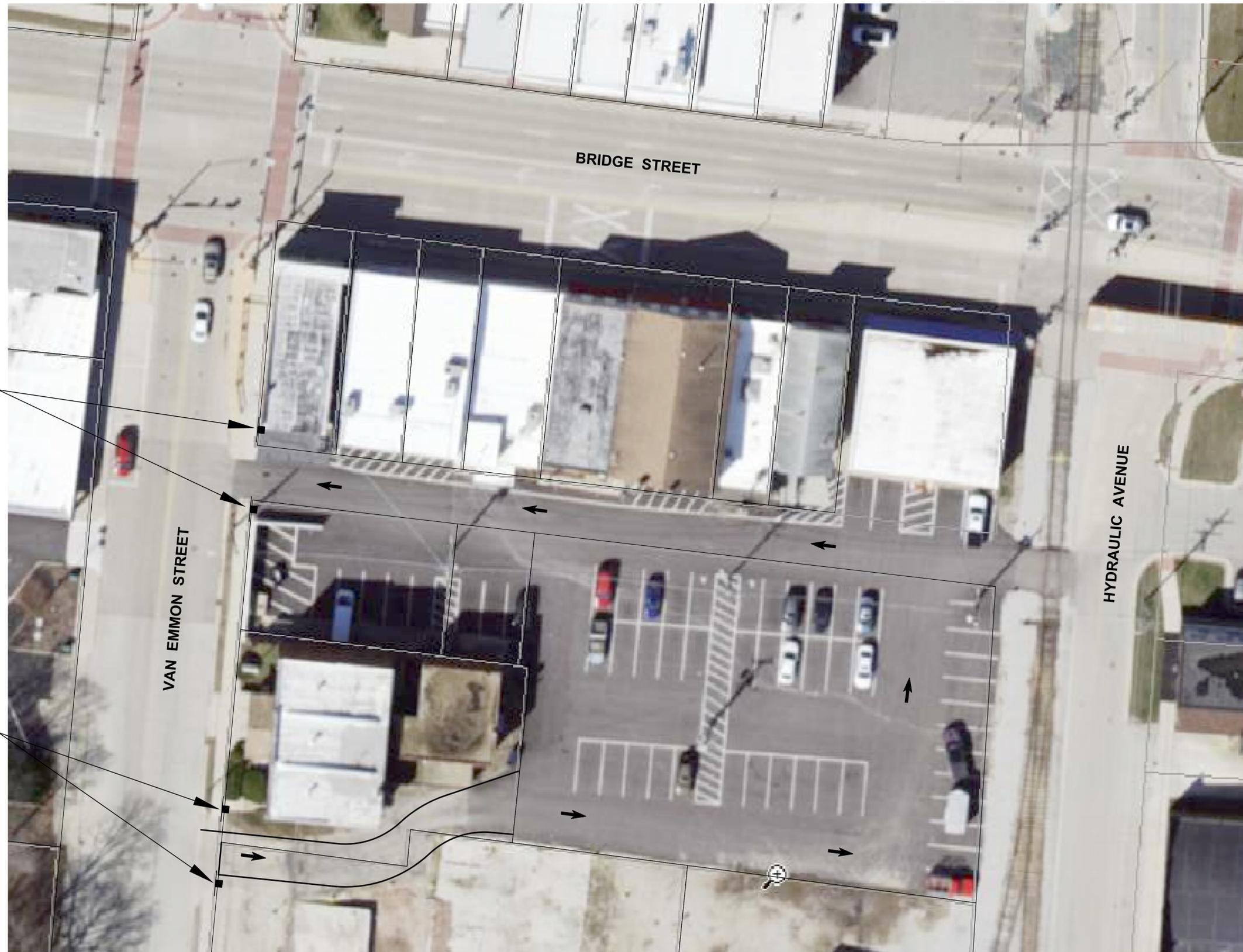


Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, IL 60560

NO.	DATE	REVISIONS

DATE: AUGUST 29, 2019
PROJECT NO. Y01610
FILE NO Y01610-EXHIBIT
PAGE 1 OF 1



POSITIVES:
 - CAN ENTER FROM VAN EMMON

NEGATIVES:
 - MUST ADD NEW ENTRANCE
 - COSTS ASSOCIATED WITH WORK

BALLPARK COST ESTIMATE:
 \$18,000 - \$23,000

STAFF PREFERRED OPTION



Plotted: February 12, 2019 @ 8:10 AM By: Jim Schmidt - Tab: Option 3 Site Plan - 22x34

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Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 630.466.6700 / www.eeiweb.com

UNITED CITY OF YORKVILLE
 KENDALL COUNTY, ILLINOIS

0 1
 Bar represents 1" at
 FULL size plotted
 scale. Percentage
 to 1" to be applied
 to stated scales.

NO.	DATE	REVISIONS

DOWNTOWN REVITALIZATION

EAST ALLEY
OPTION 3

DATE:	JANUARY 2019
PROJECT NO:	Y01610
FILE:	Y01610-SITE
SHEET	1 OF 1

Path: \\S05KPROJ\Y01610\DWG\EXHIBIT\Y01610-SITE



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

Agenda Item Number

Economic Development Committee #1

Tracking Number

EDC 2019-68

Agenda Item Summary Memo

Title: Unified Development Ordinance – Change Order Request

Meeting and Date: City Council – September 10, 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

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 (1 st 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

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)

	Total
enCodePlus Yearly Maintenance Fees	
Standard 90	\$4,250
Advanced 180	\$5,250
Premium 360	\$7,250

	Total
enCodePlus Optional Features	
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 Calculator¹ – 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 Calculator² - calculates the minimum required landscaping material by zoning district, based upon lot size and adjacent land uses.
4. Bufferyard Calculator³ - calculates the minimum required landscaped bufferyard area and vegetation type by zoning district, based upon lot size and adjacent land uses.
5. Signage Calculator⁴ - 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 Calculator⁵ – 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.

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 (1 st 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.

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HOUSEAL LAVIGNE ASSOCIATES, LLC.

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the City sought proposals for technical and professional services for the creation of a unified development ordinance for the City and entered into a certain contract with Houseal Lavigne Associates LLC, dated February 2019, and approved by the City Council on February 26, 2019, for such services (the “Agreement”); and,

WHEREAS, since the contract was approved, Houseal Lavigne Associates, LLC has agreed to a discount in the fees originally approved as provided in the proposed amendment to the Agreement in the form attached hereto.

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

Section 1: That the *AMENDMENT TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE UNITED CITY OF YORKVILLE, ILLINOIS AND HOUSEAL LAVIGNE ASSOCIATES, LLC.* between the City and Houseal Lavigne Associates, LLC attached hereto as *Exhibit A* and made a part hereof by reference, is hereby approved, and the City Administrator be and is hereby authorized to execute said Agreement on behalf of the United City of Yorkville.

Section 2: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

APPROVED:

Mayor

Attest:

City Clerk

**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 Preliminary 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 ~~\$140,640~~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 Preliminary 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 through 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

**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 enCodePlus, 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 180° 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 enCodePlus, LLC charges for comparable Advanced 180° 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 enCodePlus 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) **enCodePlus™** 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 **enCodePlus™** 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 180° 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.enCodePlus.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 nor 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
<p>Bret C. Keast, AICP, President enCodePlus, LLC 1415 Highway 6, Suite A-300 Sugar Land, TX 77478 Tel: (281) 302-5847 Email: bret@enCodePlus.com</p> <p><i>With copy to:</i> William G. Harger, Attorney at Law William G. Harger & Associates, PLLC 704 Main Street</p>	<p>Krysti J. Barksdale-Noble, AICP, CD Director United City of Yorkville 800 Game Farm Road Yorkville, Illinois 60560 Tel: (630) 553-8573 Email: noble@yorkville.il.us</p> <p><i>With a copy to:</i> Kathleen Field Orr Kathleen Field Orr & Associates 53 West Jackson Blvd.</p>

Richmond, Texas 77469 Tel: (281) 202-6000 Fax: (281) 715-4343 fax Email: harger@hargerlaw.com m	Suite 964 Chicago, Illinois 60604 Tel: (312) 382-2113 Email: kfo@kfoassoc.com
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- 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

Licensee

enCodePlus, LLC

Licensor



Authorized Agent Signature

Authorized Agent Signature

Authorized Agent (Typed)

Bret C. Keast, President

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 **enCodePlus, 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: _____



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

Agenda Item Number

Administration Committee #1

Tracking Number

ADM 2019-47

Agenda Item Summary Memo

Title: Revising 4.18 Travel, Lodging and Meal Policy to the Employee Manual

Meeting and Date: City Council – September 10, 2019

Synopsis: Consideration of amending the Travel, Lodging and Meal Policy

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Erin Willrett Administration
Name Department

Agenda Item Notes:



Memorandum

To: Administration Committee
From: Erin Willrett, Assistant City Administrator
CC: Bart Olson, City Administrator
Date: September 19, 2019
Subject: Revising Section 4.18 Lodging, Travel and Meal Expenses,
United City of Yorkville Employee Manual

Summary

Revising Section 4.18 Lodging, Travel and Meal Expenses to the Employee Manual.

Background

This item was last discussed by the City Council in January 2017, when the City Council approved a policy addressing the State's Travel Expense Control Act. Under that policy, the City's meal reimbursement process involves a per diem reimbursement of up to \$40 per day, with pro-rated charges for breakfast, lunch and dinner during partial travel days. The process for this reimbursement requires the employee to have a City credit card or to use their own funds and seek reimbursement after the fact. Either of those options requires some modest effort by City staff to administer the policy. This policy also does not allow for variability in the per diem cost, when meals may be vastly different in average prices throughout the country.

Based on feedback from employees over the past few years, we propose to keep the existing reimbursement process in place, but tie the maximum per diem to the limits set in place by the US General Services Administration (available here <https://www.gsa.gov/travel/plan-book/per-diem-rates>). Additionally, we propose to add an option where employees can seek an upfront cash payout for the per diems in advance of their travel. For this option, employees would still need to submit documentation (proposed expense form is attached) on per diems for meals if they want the payment to remain non-taxable. These changes are reflected in the attached red-lined version of the manual.

Recommendation

Staff recommends amending Section 4.18 Lodging, Travel and Meal Expenses as outlined in the attached red-lined version of the City of Yorkville Employee Manual.

Section 4.18 Lodging, Travel, and Meal Expenses

Meals are reimbursed on a per diem basis, at a maximum set by the Meals and Incidental Expenses Breakdown as published by the US General Services Administration. Meals included with the price of registration for an event will not be included in the per diem. Meal payments shall be processed, at the per diem rate, as a reimbursement after the event from petty cash or by requesting a check from the Finance Department in advance of the event. For multiple-day seminars or conferences, the allowance for the day of departure and day of return shall be pro-rated at 75% of the daily rate available pursuant to the federal tax code for this purpose. In no instances shall per diems be used to purchase alcoholic beverages, whether or not the consumption occurs during meal-time. Attached as Appendix "X" is the form to submit for reimbursement.

~~on a per diem basis, at a maximum of \$40 per day. Meals included with the price of registration for an event will not be included in the per diem. Meal payments shall be processed as a reimbursement after the event from petty cash or by requesting a check from the Finance Department; or employees shall be issued a City credit card, if feasible, for use at the event. For multiple-day seminars or conferences, the allowance for the day of departure and day of return shall be pro-rated based upon the number of meals required away from home. For these pro-rated allowances, breakfast shall be \$10, lunch \$10, and dinner \$20 per day. In no instances shall per diems be used to purchase alcoholic beverages, whether or not the consumption occurs during meal-time.~~

Maximum lodging rates shall be set at the conference-host hotel rate, or in absence of a conference, \$150 per night. Department head approval must be obtained for any and all increases to this amount for lodging. To minimize travel costs while at conferences, employees are encouraged to ask the hotel for government-rates and to stay at the conference-host hotels. At conferences, employees are allowed to stay at any other hotel of their choice, so long as the hotel rate is equal or cheaper than the conference-host hotel rate.



UNITED CITY OF YORKVILLE

TRAVEL AUTHORIZATION & EXPENSE REPORT

PART I. Authorization To Travel			
EMPLOYEE NAME:	TITLE:	DEPARTMENT:	ACCOUNT NUMBER
PURPOSE OF TRAVEL:			
DESTINATION:		NUMBER OF DAYS:	
		DEPARTURE DATE:	RETURN DATE:
TRAVEL AUTHORIZATION APPROVED:			
_____ Department Head		_____ Date	

PART II. Expense Report - Upon return, Submit a copy of the appropriate receipt with all requests for reimbursement other than per diems. If the original receipt is lost, worn or non-existent, indicate that on the form below. Your signature below certifies you represent the expenses were actually incurred while conducting City business. No receipts are needed for per diems.

	SUN	MON	TUE	WED	THUR	FRI	SAT	TOTALS
TRANSPORTATION								
AIR / GROUND:								\$0.00
PARKING AND TOLLS:								\$0.00
MILEAGE ON PERSONAL VEHICLE: <small>(2019 IRS Business Mileage Rate is \$0.58/mile)</small>								\$0.00
LODGING <small>(Insert Per Diem Rates per www.GSA.gov/travel-resources)</small>								\$0.00
MEALS								
BREAKFAST:								\$0.00
LUNCH:								\$0.00
DINNER:								\$0.00
REGISTRATION FEES								\$0.00
INCIDENTAL PER DIEM								\$0.00
MISCELLANEOUS								\$0.00
TOTALS:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LESS TOTAL PAID DIRECTLY BY CITY								\$0.00
LESS TOTAL PAID VIA CITY CREDIT CARD								\$0.00
LESS ADVANCE:								\$0.00
TOTAL AMOUNT DUE:								\$0.00
I certify that the above expenses were incurred while conducting City business.					APPROVED:			
_____ Employee					_____ Department Head			
Date					Date			

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN AMENDMENT TO THE UNITED CITY OF YORKVILLE EMPLOYEE MANUAL

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of this State; and,

WHEREAS, the City desires to amend the portion of its Employee Manual which addresses the Lodging, Travel and Meal Expenses Policy in order to maintain a consistent policy; and,

WHEREAS, it has been determined to be in the best interests of the City to amend Section 4.18 of the Employee Manual, in the form attached hereto in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois that Section 4.18 of the United City of Yorkville Employee Manual in the form set forth on Exhibit “A” attached hereto and incorporated herein are hereby adopted.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

City Clerk

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

MAYOR

Attest:

City Clerk



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

Agenda Item Number

Planning and Zoning Commission #1

Tracking Number

PZC 2019-16 and EDC 2019-38

Agenda Item Summary Memo

Title: 2018 Building Code Update

Meeting and Date: City Council – September 10, 2019

Synopsis: Approval of proposed update to the city’s current 2009 International Code series to the 2018 International Code series.

Council Action Previously Taken:

Date of Action: 7/26/2011 Action Taken: Approval of 2009 International Codes

Item Number: EDC 2011-20

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Krysti J. Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

See attached memorandum.



Memorandum

To: Yorkville City Council
From: Peter Ratos Building Code Official
CC: Bart Olson, City Administrator
Date: September 4, 2019
Subject: **2018 ICC Building Code Update – Proposed Recommendations**

Summary

As the City Council may recall, the City of Yorkville last adopted the 2009 International Code Council cycle of building codes on July 26, 2011. This Code update replaced the 2000 International Code Council cycle that was previously in place. The 2009 Codes were amended to better serve the growing community's needs. Attached is a detailed memo of each code in the 2018 series and the proposed amendments, if any, as prepared by staff. A copy of the current building code ordinance is also included in the packet for comparison to the newly proposed amendments.

Background

The 2018 International Codes represent the most current building standards available for adoption. City staff working in conjunction with our consultants from Building and Fire Code Academy has recommended some amendments to the Code to insure they meet the needs of our community and maintain the cohesiveness of the Codes with nearby communities. The amended Codes for the Committees consideration are the:

<u>Current Code</u>	<u>Proposed Code</u>
2009 International Building Code	2018 International Building Code
2009 International Residential Code	2018 International Residential Code
2009 International Mechanical Code	2018 International Mechanical Code
2009 International Property Maintenance Code	2018 International Property Maintenance Code
2009 International Fire Code	2018 International Fire Code
2009 International Fuel Gas Code	2018 International Fuel Gas Code
2009 Existing Building Code	2018 Existing Building Code
Illinois State Accessibility Code	Illinois State Accessibility Code
2014 Illinois State Plumbing Code	2014 Illinois State Plumbing Code
2008 National Electric Code	2017 Nation Electric Code
2018 International Energy Code	2018 International Energy Code
	2018 International Swimming Pool and Spa Code

Community Outreach

In order to ensure that every member of our community has a chance to participate in this process and provide staff with input, a webpage on the City's website was created to provide a single source of information regarding the adoption process and document resources located at <https://www.yorkville.il.us/692/2018-ICC-Building-Code-Adoption-Process>.

In addition, staff has also distributed a digital flyer to all the contractors that regularly work within the City of Yorkville. A hardcopy newsletter has also been available at the front counter of the Building Department accessible to residents who drop off/pick up building related permits. Social media posts and press releases of upcoming meetings and open house have also been provided to the public. In addition, the City Building Department held an open house on June 13, 2019 in order to facilitate a dialog between the building community, residents and the Building Department staff.

The purpose of the community outreach is to solicit comments, propose revisions and ask questions regarding the proposed code adoption. Feedback has been submitted via a standard form available on the website and accepted by the Building Department. This will continue until late August, just before formal City Council consideration.

Committee Meetings

The 2018 Building Code update was brought before the Economic Development Committee on April 2, 2019 and May 7, 2019. After reviewing the changes and amendments to the Code the recommendation was made to advance the proposal to the Planning and Zoning Committee. On August 14, 2019 the Planning and Zoning Committee held the public hearing for the Code update and unanimously approved the 2018 Building Code update in total.

Comments of Concern

During the process, staff received several comments concerning some of the requirements in the 2018 ICC Code cycle. The two most prevalent questions we received have been provided below along with the answers to the questions.

1. Does the 2018 Code require a design professional to stamp and seal residential home plans?
 - a. The 2018 Code states the City "may require" a design professional to stamp and seal residential home plans. After reviewing the Code with the City Attorney, it was determined that the City would need to pass an ordinance in order to require design sealed documents. Staff is not proposing to pass an ordinance requiring designed sealed documents for residential homes.
2. Does the 2018 Code require sod to be used on new buildings?
 - a. There is no code that would require sod on any new building in the 2018 ICC Codes.

Schedule

Below is the tentative meeting schedule for the 2018 ICC Building Code Update adoption process:

DATE	MEETING	DESCRIPTION
September 10, 2019	City Council	First reading of 2018 Code with amendments adoption ordinance.
September 24, 2019	City Council	Final determination on adoption ordinance.

Exempt Areas

In the past, the City has had many areas that were being held to differing editions of the International Building Codes. At this time most of the code locks have expired or the subdivision has been built out. The remaining developments with viable code locks are the Ashley Point (former Prestwick) and Raintree Subdivisions, both located along Route 126. Ashley Point will continue to be locked into the 2009 International Codes until the expiration of the agreement on October 28, 2023 and Raintree will allow the 2009 International Codes until its expiration on April 23, 2029.

With these two (2) exceptions, the proposed Code would be applicable to the entire community and help eliminate confusion as to what building requirements would apply in each area of the City. However, the City Council may elect, on a case-by-case basis, to lock or extend building code locks in the future for new annexations and amendments to existing annexation agreements.

Recommendations

Staff is seeking approval from the City Council regarding the proposed adoption of the 2018 International Codes and the proposed amendments to that Code. It is the belief of the City staff that this update is necessary to maintain the high level of safety and quality in construction within the City of Yorkville.

Memorandum



To: Yorkville City Council
From: Peter Ratos, Building Code Official
Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: September 4, 2019
Subject: **2018 ICC Building Code Update - Proposed Recommendations**

Background:

In May, of 2018, the United City of Yorkville's Building and Community Development Departments began the process of thoroughly reviewing and analyzing our current building code ordinance. In June 2018, the City contracted with Building and Fire Code Construction Code Services Inc. (B&F), a third-party consultant in all building code related issues, to aid in the process. Over the course of several months recommendations for amendments to the 2018 International Code Council (ICC) series of nationally recognized building codes were prepared, which included provisions for new and existing buildings, residential structures, fire prevention, mechanical, fuel gas and property maintenance; along with the Illinois State Plumbing, Illinois Energy Conservation and the National Fire Protection Association electrical codes. This 2018 edition of the International Codes (*I-Codes*) published by the ICC is fully compatible across disciplines and is strongly encouraged to be used collectively to ensure consistency in the application of the provisions.

Until now, the City enforced the construction standards under the 2009 International Code Council (ICC) series which were adopted by Yorkville on July 26, 2011. Since that time, however, there have been three (3) cycles of updates to the code series occurring in the years 2012, 2015, and most recently in 2018. After review of the 2018 ICC series and the proposal of amendments prepared by B&F, it is our belief that these codes and standards are a comprehensive, coordinated and necessary tool in regulating the built environment within our city. In addition to protecting our residents' safety and ensuring that the most effective construction methods are utilized during construction, adopting the most up-to-date code editions allows the city to achieve high ratings with the Insurance Service Office (ISO). These high ratings can translate into discounted insurance premiums for new residential and commercial construction in Yorkville.

Below is a summary of each of the eleven (11) codes that were reviewed and recommended for adoption with amendments by the Building Department and or consultants. Related supplemental materials, including significant changes to the codes from previous editions considered during the deliberation, have also been attached for your reference.

1. INTERNATIONAL FUEL GAS CODE® (2018)

Summary

The International Fuel Gas Code (IFGC) generally pertains to the design and installation of natural gas piping systems, equipment that utilize fuel gas, gaseous hydrogen systems and related compressed gas equipment such as appliances. Other provisions in this code relate to approved materials, components, fabrication, testing, inspection, operation and maintenance of fuel gas systems, with specific criteria given for such appliances as chimney, furnaces, boilers, water heaters, room heaters and clothes dryers. This code also references the 2018 International Mechanical Code, 2018 International Building Code and 2018 International Fire Code.

Amendment Recommendations

The Building Department recommends adopting the IFGC 2018 with the following amendments:

Fuel Gas Code Amendments

1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
2. Delete in their entirety 109.2 – 109.7
3. Section 502.6 shall be amended by adding the following:
B Vent Support shall be provided at a minimum of every five (5) feet with no screw penetrations unless specifically permitted by the vent manufacturer.
4. Adopt appendices A, B, C
5. Chapter 8 Referenced Standards – ICC Delete all references to the International Plumbing Code.

Staff Comments

The Deletion of section 109.2 – 109.7 allows the Planning and Zoning Commission to act as the Building Board of Appels.

2. ILLINOIS ENERGY CONSERVATION CODE (2018)

Summary

The IECC is designed to help protect the environment and reduce energy consumption. The goals of this statewide policy are to cut pollution, moderate peak energy demand, better assure the reliability of energy supplies and stabilize energy costs. In 2006, the Energy Efficient Commercial Building Act was amended to include residential buildings and is now referred to as the Energy Efficient Building Act. The new requirements for residential buildings became effective on January 29, 2018. Under the new law, design and construction professionals are required to follow the latest published edition of the International Energy Conservation Code which is currently the 2018 International Energy Conservation Code and the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) Standard 90.1. Although local governments may adopt stricter energy conservation Laws for commercial buildings, local governments may not adopt or regulate energy conservation standards either less or more stringent than the Illinois Energy Conservation Code for residential buildings.

Amendment Recommendations

City staff recommends adopting the Illinois Energy Conservation Code (2018) **without** amendments.

Staff Comments

Per Illinois law, adoption of the 2018 Energy Conservation Code is mandatory statewide and must be adopted in order for the City of Yorkville to be in compliance.

3. INTERNATIONAL MECHANICAL CODE® (2018)

Summary

The International Mechanical Code (IMC) is modeled to regulate the design and installation of mechanical systems such as appliances, appliance venting, duct and ventilation systems, combustion air, hydronic systems (hot-water heaters/radiators) and solar systems. The standards imposed by the IMC also protect those that install, maintain, service and replace these mechanical systems and appliances.

Amendment Recommendations

1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
2. Delete in their entirety 109.2 – 109.7
3. Chapter 15 Referenced Standards – ICC Delete all references to the International Plumbing Code.
4. The following subsection shall be added to Section 901:
901.5 Any penetration of the firebox area made by a gas pipe shall be sealed by mortar caulk or other method approved by the Building Code Official.

Appendix A. Chimney Connector Pass-Throughs shall be adopted

Staff Comments

The Deletion of section 109.2 – 109.7 allows the Planning and Zoning Commission to act as the Building Board of Appeals. The 2014 Illinois Plumbing Code will apply by State Requirement in place of the International Plumbing Code.

4. INTERNATIONAL PROPERTY MAINTENANCE CODE® (2018)

Summary

The International Property Maintenance Code (IPMC) regulates the minimum maintenance requirements for existing buildings and is used by the city's Building Department when enforcing exterior and interior upkeep of residential and commercial structures. The provisions of the IPMC also establishes maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety.

Amendment Recommendations

- (1) The following subsections shall be added to Section 302.2 Grading and Drainage:
302.2.1 Individual Earthen Stockpiles. Stockpiles of earthen materials in excess of two (2) feet above grade located on a single vacant lot that causes a nuisance, with the exception of City approved landscaped berms, shall be flattened and maintained per City Ordinance.
302.2.2 Developer Community Earthen Stockpiles. Upon substantial completion of mass grading, stockpiles of earthen material in excess of ten (10) feet above grade located on a vacant lot will require a six (6) foot temporary galvanized chain link fence.

- (1) Section 302.4 Weeds, shall be amended to add the language as follows: Premises and exterior property shall be maintained free of weed or plant growth that exceeds 8 inches in height.

Exception: City approved native prairie planting areas are exempt from the maximum height requirement.

Section 302.10 Nuisance Tree Abatement, shall be added.

302.10.1 Nuisance declared

In the event it is determined by the Building Official, or designee, that any part of a tree is dead and any part of the tree imposes an imminent danger to a person or property, and/or any tree is in fact, diseased or infected or infested with a condition creating a substantial risk of spreading such condition that would significantly be injurious to other trees, persons, or animals, including without limitation, the Dutch Elm disease, infested with Emerald Ash Borer, affected with oak wilt, or infected with conifer bark beetles, all as determined by the Building Official, or designee, said tree or trees shall forthwith be and hereby declared to be a nuisance.

302.10.2 Duty of Owner/Occupant to Abate

Ash and Oak Trees: When requested in writing by the City or its agent, each owner or occupant of private property shall be requested, within 30 days after such request has been delivered or mailed to them by the Building Official, or designee, to have an inspection on any tree(s) located on such private property by a qualified forestry professional in order to determine whether any diseased elm tree(s) and/or tree(s) infested with Emerald Ash Borer, or any tree of the species of oak having the appearance of or suspected of being affected with fungus *Ceratocytis fagacearum*, commonly called "oak wilt" and/or trees infested with conifer bark beetles exist on such parcel of land. Written report(s) of the result of the inspection and report shall include the marking and photographing of any tree(s) found to be diseased with elm tree(s), tree infested with Emerald Ash Borer, and/or any tree affected with the oak wilt and/or trees infested with conifer bark beetles.

302.10.2.1 Tree, parts of trees: The owner or occupant(s) of private property on which a tree (or part of a tree) constituting a nuisance exist shall forthwith remove and destroy said tree (or part of a tree or trees) and shall chip the same or cause the same to be removed, destroyed and ground, milled, chipped or otherwise disposed of consistent with the provisions of the applicable state and federal quarantine within 10 days of notification to such owner, occupant or agent that said dead, diseased, infected and /or infested tree is, in fact, dead, diseased, infected and/or infested. No chips or other particles resulting from such removal operation shall exceed one inch in any dimension, unless allowed pursuant to the provisions of any applicable state or federal quarantine. All stumps of such dead, diseased, infected, and/or infested trees shall be removed to a depth of not less than eight inches below the ground surface and then covered with soil of the same depth. No ash tree material shall be removed from any quarantine zone as imposed from time to time by any state or federal agency, unless such removal is done consistent with the provisions of state and federal quarantine. Notwithstanding any other provision in this section to the contrary, all removal operations for such dead, diseased and/or infected tree(s) or part of a tree shall fully comply with all applicable state and federal statutes and/or regulations as exist from time to time.

302.10.3 Notice to Abate

Whenever the owner or occupant of any property contained a dead, diseased, infected and/or infested tree permits the dead, diseased, infected and/or infested tree to remain on such premises, the municipality shall proceed as follows:

- (A) A notice shall be sent by certified mail, return receipt requested, or delivered to the occupant and to the person to whom was sent the property tax bill for the general taxes for the last year preceding on the subject parcel of land.
- (B) Such notice shall state that there is a tree constituting a nuisance on the premises. The notice shall describe the subject parcel of land by legal description or the street address, and shall state that unless the dead, diseased, infected or infested tree is removed at the property owner's expense. The date stated in the notice shall not be less than the 30 days after the date of delivery or mailing of the notice.
- (C) The notice shall include a copy of Section 302.10.

302.10.4 Abatement by the City; certain cost constitutes a lien.

In all cases where the owner, occupant or agent of the subject parcel of land on which said dead, diseased, infected, or infested tree is located cannot be found, or if found and notified as aforesaid neglects or refuses to abate said nuisance, it shall be lawful for the city to abate the same by removal, destruction, and chipping of said dead, diseased, infected or infested tree, and in that event said owner, occupant, and agent, or any of them shall be charged with those expenses which may be incurred by the city in the removal or abatement of the dead, diseased, infected, or infested tree as aforesaid, which expense shall be collected by the city by suit or otherwise in addition to a fine or penalty provided. Such expenses incurred for the removal of a tree or trees shall be a lien upon the affected subject parcel of land. 302.10.5 Failure to remove tree prohibited.

It shall be unlawful for the owner of any parcel of land in the city to permit any tree or portion thereof, determined to be a nuisance, as determined by the Building Official, or designee, to remain on such premises or anywhere within the city.

Section 302.7, Accessory Structures, is amended by adding:

All repairs shall be made with the same or similar material to the existing structure.

Section 304.1, Exterior Structure, is amended by adding:

The exterior structure shall be kept free from peeling paint, rot, and treated with a protective material to prohibit water infiltration.

Section 304.7, Roof and Drainage, is amended by adding:

All repairs to roofs and drainage components shall be made with materials in compliance with the current adopted version of the International Building Code and International Residential Code, as applicable.

Section 304.15, Doors, is amended by adding:

All exterior doors shall be constructed of wood, metal, or polymer material and shall be capable of locking and securing the structure.

Section 304.18.2, Windows, is amended by adding:

All windows shall comply with Section 8-2-5, Illinois Energy Conservation Code. Replacement windows shall be sized to closely match the size and style of the window being replaced.

C. Downtown Property Maintenance District:

1) District Defined. The Downtown Property Maintenance District shall be that area within the area described in Ordinance No. 2014-74.

2) Property Maintenance Regulations. In addition to the property maintenance regulations in this Section, it shall be unlawful for any person, firm or corporation in the Downtown Property Maintenance District to be in violation of any of the following additions to the City's property maintenance regulations:

a) Section 304.2 is amended by adding:

All exterior surfaces of buildings and accessory structures, excluding roofs, shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion as required by Section 102.

5. Painted or protective coatings shall be without blemishes throughout the exterior and shall be uniform in color. Trim paint shall also be without blemishes and be uniform in color or have a consistent color palette throughout.

Every foundation, exterior wall, window and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition which might allow rain or moisture, vermin, pests or insects to enter the interior portions of the walls or to the occupied spaces of any dwelling, commercial building or structure.

b) Section 304.7 is amended by adding:

Roofs shall be structurally sound, water tight and shall prevent rainwater or moisture from entering the walls, ceiling or any other portion of the dwelling, commercial building or structure. All building roofs and gutters shall be kept free of faded and chipped paint and shall be maintained in good repair and in good condition to prevent deterioration.

Building roofs and gutters must be cleaned (pressure and/ or chemical), repainted or recovered in its entirety with like material(s) when twenty-five percent (25%) or more of any exposed roof surface or gutter becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.

c) Section 304.15 is amended by adding:

Fences, exterior walls, exterior doors, exterior windows, dumpster enclosures, decorative walls and accessory structures shall be maintained in good state of repair.

d) Section 304.6 is amended by adding:

Each exterior wall surface of buildings and structures shall be kept free of fading and chipped paint and must be cleaned (pressure and/or chemical), repainted or recovered in its entirety with like material(s) when twenty-five percent (25%) or more of any exposed surfaces becomes discolored or is peeling.

e) Section 304.9 is amended by adding:

Any awning or marquee and its supporting members shall be maintained in a good state of repair. Awning or marquees made of cloth, plastic or of a similar

material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.

Loose or overhanging objects which constitute a danger of falling on a person or property shall be removed.

f) Section 302.4 is amended by adding:

Weeds, grasses, plants or vegetation, other than trees, bushes, cultivated flowers, vegetable garden crops or other ornamental plants, shall not be grown to a height exceeding six (6) inches.

Shrubs shall be kept trimmed to a height not to exceed four (4) feet and provide unrestricted visibility at driveways and street intersections.

Overhanging branches of trees extending into the public right-of-way shall be pruned to a height of at least twelve feet (12') above grade.

Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area including disease free plants, weed-free mulch, turf trimming and removal of root systems which shows evidence of destroying public or private property.

g) Section 302.1 is amended by adding:

All trash containers and trash enclosures shall be maintained in a manner which prevents the accumulation of trash, debris, rubbish and litter by providing sufficient containers. All trash containers and dumpsters shall be located and maintained in such a manner so as to provide screening from public view.

h) Section 304.18 is amended by adding:

Any means of securing a property including crime prevention devices shall be subject to review by the Building Code Official for safety and compliance with the building code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Any boards, panels or other means of securing structural openings shall be uniform in color and painted to match the exterior color of the building."

(3) Section 602.2 Residential Occupancies, shall be amended to delete the following exception.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Staff Comments

In the discussion of the property maintenance standards, staff has taken into consideration in **Section 302.2 Grading and Drainage** and **Section 302.4 Weeds**, aesthetic issues regarding stalled residential developments which may have stockpiles of black dirt on developer owned lots. Consideration has also been given to the previously approved native prairie planting mix permitted to exceed the maximum eight (8) inch weed nuisance ordinance requirement.

With regard to the proposed exception to **Section 602.2 Residential Occupancies**, staff would note that this section, as originally written, requires all habitable rooms in dwellings to maintain a minimum room temperature of 68 degrees Fahrenheit with the exception to allow for a minimum temperature of only 65 degrees Fahrenheit in areas where the average monthly temperature is above 30 degrees Fahrenheit. The reasoning for the amendment is due to the International Property Maintenance Code already stipulates a minimum 68 degrees Fahrenheit is required for our regional climate.

Most of the proposed amendments would make the administration of the Code more straight forward and assist in ensuring the safety of residents and homeowners in our community.

5. INTERNATIONAL FIRE CODE® (2018)

Summary

The International Fire Code (IFC) is modeled to regulate fire safety requirements for new and existing buildings, facilities, storage and processes. The IFC addresses fire prevention, fire protection, life safety and safe storage and use of hazardous materials and provides a holistic approach of controlling hazards in all building types and structures, regardless if indoors or outdoors. The minimum standards set forth in the IFC are aimed at protecting building occupants, emergency responders, and limiting the damage to a building and its contents as a result of fire, explosion or unauthorized use and/or discharge of hazardous materials.

Amendment Recommendations

1. Section 101.1 Title, shall be amended to insert the name of jurisdiction – “United City of Yorkville”

2. Section 103.1 General, shall be amended to read as follows:

In accordance with the provisions set forth in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District, the department of fire prevention is established within the jurisdiction under the direction of the Fire Code Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code.

3. Section 103.2 Appointment, shall be amended to read as follows:

The Fire Marshal of the Bristol-Kendall Fire Protection District shall be the Fire Code Official as appointed by the Fire Chief. The Fire Chief shall appoint personnel of the Bristol-Kendall Fire Protection District to assist in enforcing this Code. Such appointments shall include, but not be limited to a Fire Marshal, and as many inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Fire Code Official.

4. Section 104.8 Modifications, shall be amended to include the following:

A signed copy of the Fire Chief’s decision shall be kept in the permit file and furnished to the permit applicant.

5. Section 105.1.1 Permits Required, shall be amended to read as follows:

Permits required by this Code shall be obtained from the Fire Code Official. Permit and plan review fees, if any, shall be paid in accordance with the current inter-governmental agreement prior to issuance of the permit. Permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

6. Section 105.4.1 Submittals, shall be amended to read as follows:

Construction documents and supporting data shall be sealed with a “NICET III” or higher certification and submitted for review and approval by the Fire Code Official. A minimum of two sets of plans and specifications shall be included in the submittal along with two copies of an approved electronic file. Upon approval by the Fire Code Official, one set of approved plans and specifications shall be provided to the United City of Yorkville Community Development Department.

7. Section 105.6 Required operational permits, shall be amended to read as follows:

The Fire Code Official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46. Any fees associated with the issuance of an operational permit shall be paid in accordance with the approved fee schedule in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. All operational permits shall be kept on file with the Fire Code Official.

8. Section 105.6.2 Amusement buildings, shall be deleted in its entirety and replaced with the following:

Amusement buildings. An operational permit it is required to operate a special amusement building.

9. Section 105.6.11 Cutting and welding, shall be deleted in its entirety and replace with the following:

Cutting and welding. An operational permit is required to conduct cutting or welding operations within the Jurisdiction.

10. Section 105.6.30 Open burning, shall be amended to read as follows:

All open burning shall comply with Section 4-1-1 of the City Code providing for the regulation of open burning.

11. Section 105.6.32 Open flames and candles, shall be deleted in its entirety and replaced with the following:

Open flames and candles. An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.

12. Section 105.6.34 Places of assembly, shall be deleted in its entirety and replaced with the following:

Places of assembly. An operational permit is required to operate a place of assembly.

13. Section 105.6.47 Laboratory/research facility, shall be added as follows:

An operational permit is required to operate any laboratory or research facility which conducts testing or experimentation.

14. Section 105.6.48 Child Care (home occupation), shall be added as follows:

An operational permit is required to operate a child care facility as a “home occupation” for 6 or more children that are cared for at any one time. The operational permit shall not include provisions for permanent residence or overnight accommodations. All local and state laws shall be adhered to in conjunction with the registration and licensing requirements of the Department of Children and Family Services (DCFS).

15. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.

16. Section 110.4 Violations, shall be amended to read as follows:

Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erects, installs, alters, repairs, or performs work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be subject to a penalty according to this Code. The fine shall be as set forth by City Ordinance 1-4-1. Each day that a violation continues after due notice shall be deemed a separate offense.

17. Section 110.4.2 False Alarm, shall be added to read as follows:

An alarm signal given needlessly, which indicates the existence of any emergency; when in fact, no such emergency exists, shall constitute a false alarm and shall be subject to penalty as prescribed in the schedule of fees set forth in the current inter-governmental agreement. A false alarm shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

1. A fire causing structural damage to the protected premises - verified by the fire district.
2. A tornado or hurricane winds causing structural damage to the protected premises – verified by the fire district.
3. Flooding to the protected premises due to overflow of natural drainage – verified by the fire district.
4. Telephone line malfunction verified to the fire district by an authorized telephone company supervisor within seven days of the occurrence.
5. Electrical service interruption verified to the fire district by the local power company within seven days of the occurrence.
6. Plumbing or electrical malfunctions unrelated to the fire protection system – verified by the fire district.

18. Section 104.4.3 False Alarm, schedule of fees, shall be added as follows:

Fees assessed for the improper use of a fire alarm system shall be subject to the schedule of fees in accordance with the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. These fees shall be collected by the Bristol-Kendall Fire Protection District and reported to the United City of Yorkville. As new fees are created, or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

19. Section 112.4 Failure to comply, shall be amended to read as follows:

Any person, who continues to work after having been served with a “stop work order,” except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a penalty as prescribed by this Code. Each and every day a person continues to work shall constitute a separate offense and shall be subject to fines as set forth by City Ordinance 1-4-1.

20. Section 106.2 Schedule of permit fees, shall be amended to read as follows:

A fee for each permit shall be paid (as required) in accordance with the fee schedule as established by the applicable governing authority and the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. As new fees are created, or

old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

21. Section 202 General Definitions, shall be amended to include the following definition:

Fire Alarm User – the owner of the property from which the false alarm originates, including but not limited to, any individual, partnership, corporation, organization or other entity occupying the property with the permission of the owner.

22. Section 505.3 Lightweight construction, shall be added to read as follows:

Buildings erected using lightweight construction systems to include: Wooden I-beams, wood trusses, metal trusses, or any combination thereof, shall provide signage identifying the structural system used on the exterior of the building as approved by the Fire Marshal.

23. Section 505.3.1 Emblem required, shall be added to read as follows:

An all-weather emblem identifying lightweight truss construction shall be provided, located and designed as follows:

- 1) Emblem shall be provided by the property owner.
- 2) Emblem shall be located within 6” inches of the fire department key box or fire department connection or at the discretion of the Fire Marshal.
- 3) The truss emblem shall be a sign consisting of an isosceles triangle not less than 10 inches by 6 inches vertical made of reflective material with a white background and red lettering containing the following: type of construction (type I, II, III, IV, V), the letter(s) “F” to signify a building or structure having a floor with truss construction; “R” to signify a building or structure having a roof with truss construction: or “FR” to signify a building or structure having both floor and roof with truss construction. Exception: Single family homes.

24. Section 507.5.7 Hydrant spacing, shall be added to read:

A fire hydrant shall not be more than 100 feet travel distance from the fire department connection that serves, unless approved by the Fire Marshal.

25. Section 507.8 Hydrant Marking, shall be added to read as follows:

On all private parking areas of multiple-family residential, commercial and industrial uses, a “No Parking...Fire Hydrant” sign shall be placed in a conspicuous location to identify the restricted parking area. In addition to the required sign, the curb or pavement (only when a curb is not present) directly in front of the fire hydrant, shall be painted yellow with an approved material. The designated area shall be 15 feet (7.5 feet on each side of the fire hydrant) in total length.

26. Section 901.6.3.1 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.

27. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following:

All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.

28. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:

- (a) All fire alarm systems shall be of the addressable type.

- (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.

29. Section 903.2.1.1 Group A-1, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.

30. Section 903.2.1.3 Group A-3, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.

31. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

32. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

33. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

34. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

35. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

36. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all

buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

37. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

38. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

39. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more, or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

40. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

41. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Marshal, such detection devices shall be connected to the fire alarm.

42. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.

2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.
43. Section 907.2.11.5 Group S, a new section shall be added to read as follows:
A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Marshal.
44. Section 912.5 Backflow Protection, shall be amended to read as follows:
The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.
45. Section 912.1 Installation, shall be amended to read as follows:
Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½") NST single fire department connection shall be acceptable where piped to a three inch (3") or smaller riser.
46. Section 5601.1.6 Storage of Fire and Explosive Hazards, shall be added as follows:
The storage of fire and explosive hazards such as: detonable materials, hazardous solids, liquids, and gases shall comply with the Performance Standards established in the City's Zoning Ordinance, as amended from time to time.
47. Chapter 80 Referenced Standards – ICC Delete all references to the International Plumbing Code
48. Section 5704.2.9.6.1 – See Local Zoning Restrictions
49. Section 5706.2.4.4 – See Local Zoning Restrictions
50. Section 5806.2 – See Local Zoning Restrictions
51. Section 6104.2 – See Local Zoning Restrictions
52. Appendix D – Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, shall be amended to read as follows:
96' Diameter Cul-de-sac as illustrated shall be amended to a minimum of 130 ft. ROW diameter and 100 ft. pavement diameter, per the City's Subdivision Control Ordinance.
53. Adopt the following appendices: B, C, D, E, F, G, H, K, N

Staff Comments

Mike Torrance, the Fire Marshal for the Bristol Kendall Fire District, was heavily involved with the modification of this Code. He has approved the amendments to be beneficial to the community. The Building Department has always worked closely with the Fire Marshall on all life safety issues in new and existing structures.

6. INTERNATIONAL RESIDENTIAL CODE® (2018)

Summary

The International Residential Code (IRC) addresses the design and construction of one- and two-family dwellings and townhouses, and also covers regulations for all structural components, fireplaces and chimneys, thermal installation, mechanical systems, fuel gas systems, plumbing systems and electrical systems. The separation of the IRC from the other I-Codes was to allow for the residential code provisions to be distinct from the non-residential and be specifically tailored to the structure and type of occupancy that fall within the appropriate code's scope. It is also designed to be beneficial to the plans reviewer and/or inspector by having all the I-Codes applicable to residential construction (electrical, plumbing, fuel gas, etc.) in a unified document.

Amendment Recommendations

1. Section R101.1 Title, shall be amended to insert the name of jurisdiction – “*United City of Yorkville*”.
2. Section R105.2 Work exempt from permit, shall be amended to read as follows:
Building: Delete items 1, 5, and 10 as these items shall require permitting.
3. Table R301.2(1) Climatic and Geographic Design Criteria, shall be completed with the following insertions.

Ground Snow Load.....	25 lbs./sq. ft.
Wind Design (Speed).....	90 mph
Wind Design (Topographic effects).....	NO
Seismic Design Category.....	B
Subject to Damage from (Weathering).....	Severe
Subject to Damage from (Frost line depth).....	42” below grade
Subject to Damage from (Termite).....	Moderate to Heavy
Winter Design Temperature.....	-5 degrees F
Ice Barrier Underlayment Required.....	YES
Flood Hazards.....	Refer to local designations
Air Freezing Index.....	2000
Mean Annual Temperature.....	48 degrees F
Elevation.....	758
Latitude.....	42
Winter heating	1
Summer cooling.....	88 degrees
Altitude correction factor98
Indoor design temperature	72° F
Design temperature cooling	75° F
Heating temperature differential	(72)
Cooling temperature differential	15
Wind velocity heating	15
Wind velocity cooling	7 1/2
Coincident wet bulb	74
Daily range	M
Winter humidity	40

4. Section R310.4 Bars, grilles, covers and screens, shall be amended to require safety covers capable of supporting at least 250 pounds of load.
5. **Section R313.1 Townhouse automatic fire sprinkler systems, shall be amended to read as follows:**
Section R313.1 Townhouse and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and two-family dwellings.
6. **Section R313.2 One and two-family dwellings automatic fire sprinkler systems, shall not apply to newly constructed one-family dwellings.**
7. Chapter 11 Energy Efficiency. Shall be amended to read as follows:
Compliance shall be determined by the current IECC adopted in 8-2-5.
8. Section P2501.1 Scope, shall be amended adding the following:
All plumbing work shall conform to the current edition of the State of Illinois Plumbing Code.
9. Appendices to be included with the adoption of this Residential Code shall include:
Appendix A, B, C, E, F, G, H, J, K, M, O, Q
10. Section R202, Definitions, shall be amended to add the following definition:
Fence. A permanent enclosure or barrier over thirty-six (36) inches in height, such as wooden posts, wire, iron, or any other allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for privacy screening or confinement, or for decorative purposes (such as an ornamental gate). Materials used to contain or separate a garden area, an earthen stockpile, a storm water basin, or any other similar temporary use shall not be classified as a fence.
11. Sections E3902.4 and E3902.5 Ground Fault Circuit –interrupter
Add exception for GFCI protection, it is not required for sump pumps if all the following are met:
 - (1) No other appliance, fixture or device is on the circuit
 - (2) Simplex receptacle
 - (3) A GFCI receptacle shall be located within 6 feet

Staff Comments

The amendments of the 2018 International Residential Code are proposed to maintain the high standards of construction, but to also encourage the building of new homes in our community. The requirement for fire sprinklers in single family detached homes has been removed from this code. The code provides alternative construction methods for homes that are not equipped with fire sprinklers. These methods include increased fire blocking requirements, fire rating for engineered materials, increased distance from lot line for windows and doors, and heightened requirements for heating appliances. All of which are sufficient to meet the necessary requirements for fire protection of residences and first responders.

7. INTERNATIONAL BUILDING CODE® (2018)

Summary

The International Building Code provides minimum requirements to protect the occupants of new and existing buildings and structures by addressing structural strength, means of egress, sanitation, adequate lighting and ventilation, accessibility, energy conservation and life safety. The IBC also applies to all occupancies, including one- and two-family dwellings and townhouses that are not within the scope of the International Residential Code (IRC).

Amendment Recommendations

1. Section 101.1 shall be amended to insert the name of jurisdiction – “United City of Yorkville”
2. Section 105.2 work exempt from permit shall be amended to read, in part, as follows:
Building:
 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m²).
 2. Decorative, temporary, or similar type fences not over 36 inches (914.4 mm) high.
3. Section 113.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
4. Section 901.6.3.1 Records, shall be amended to read as follows:
The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.
5. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following: All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.
6. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:
 - (a) All fire alarm systems shall be of the addressable type.
 - (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.
7. Section 903.2.1.1 Group A-1, shall be amended as follows:
An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.
8. Section 903.2.1.3 Group A-3, shall be amended as follows:
An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.
9. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

10. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet.

11. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

12. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

13. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

14. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

15. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

16. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official.
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.

6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

17. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

18. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more; or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge; or
3. The Group B fire area contains a Group B ambulatory health care facility.

19. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

20. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Code Official, such detection devices shall be connected to the fire alarm.

21. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

22. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the the Fire Code Official.

23. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

24. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a

thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½”) NST single fire department connection shall be acceptable where piped to a three inch (3”) or smaller riser.

25. Section 1101.1 Add the following: When there is a conflict between this code and the Illinois Accessibility Code, the stricter of the requirements shall apply.
26. Section 1502.1 Roof drainage. Add the following: The roof drainage system (primary and secondary) shall be designed and installed per Chapter 11 Storm Drainage of the International Plumbing Code 2018 Edition.
27. Section 1612.3 Establishment of flood hazard areas, shall be amended by inserting “Kendall County” as the name of jurisdiction and to insert the Flood Insurance Rate Map effective date of “February 4, 2009.”
28. Section 2901.1 Scope, shall be amended to read as follows:

This chapter and the Illinois State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.
29. Section 3002.4 Elevator car, is amended to read as follows:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame. The inside hand rail shall be set at the maximum thirty-six (36”) inch height allowed under ADA standards to better accommodate the ambulance stretcher. The cab size is to be a minimum five (5’) foot by seven (7’) foot platform and minimum 2500 lb capacity with a 42” side slide door. Exception: Single-family homes.
30. Chapter 35 Referenced Standards – ICC Delete all references to the International Plumbing Code.
31. Appendices – Adopt the following appendices: C, F, G, I, J, K, N

Staff Comments

The amendments to the Building Code were proposed in order to bring greater cohesiveness between the International Fire Code, International Building Code, City Ordinances and BKFD approved best practices in new construction.

8. INTERNATIONAL EXISTING BUILDING CODE® (2018)

Summary

The International Existing Building Code (IEBC) is modeled to provide alternative approaches to remodeling, repairing or altering existing buildings which may not comply with the current building code requirements for new construction. Since repairs, renovations and additions/alterations of existing

buildings maybe restrained by budgets or even cost-prohibitive if required to meet the current standards for newly constructed buildings, the IEBC is intended to make the rehabilitation process easier by allowing for controlled deviation from full compliance while maintaining basic levels for fire prevention, structural and life safety features of the existing structure.

Amendment Recommendations

City staff recommends adopting the International Existing Building Code with no amendments.

Staff Comments

None.

9. NATIONAL ELECTRICAL CODE (2017)

Summary

The National Electric Code (NEC) is published by the National Fire Protection Agency (NFPA) and provides standards and recommended practices related to electrical safety and safeguarding people and property from hazards arising from the use of electricity. The NEC is designed to cover the installation of electrical conductors, equipment, and raceways; signaling and communication conductors, equipment and raceways; and optical fiber cables and raceways in all public and private occupancy types and structures. **The 2017 edition of the NEC was modeled to be fully compliant with the provisions of the 2018 I-Codes.**

Amendment Recommendation

C. Certificate Of Occupancy: Whenever a certificate of occupancy for a business use is required pursuant to subsection 10-4-12B of this code, it shall be unlawful for a public electric utility service provider in the city to transfer the electrical service to a new or different business customer without receiving notice from the city that the city has issued a certificate of occupancy for the building or portion thereof to be occupied by that business customer's use.

Staff Comments

Staff has obtained and reviewed the 2017 NEC to evaluate its compatibility with the 2018 series of I-Codes. While the 2018 I Codes do place forth requirements for electrical installation they are lacking the detail and range of information provided in the 2017 National Electric Code. It is the opinion of staff that the 2017 NEC is a comprehensive code that spans from residential requirements to industrial applications.

10. ILLINOIS STATE PLUMBING CODE® (2014)

Summary

The 2014 Illinois State Plumbing Code has been adopted by the State of Illinois in 2014. The State mandates that all this code be used to regulate plumbing within Illinois. This Code includes the Illinois State Plumbers License Law to regulate the credentials required to modify or review any plumbing system within Illinois.

Amendment Recommendations

Staff recommends the adoption of this Code with no modifications.

Staff Comments

None.

11. INTERNATIONAL SWIMMING POOL AND SPA CODE® (2018)

Summary

The 2018 International Swimming Pool and Spa Code (ISPSC) establishes minimum requirements for the design, construction alteration, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities.

Amendment Recommendations

- (1) Section 108.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
- (2) Delete in their entirety 108.2 – 108.7
- (3) Chapter 11 Referenced Standards – ICC delete all references to the International Plumbing Code.

Staff Comments

Sections 108.2 through Section 108.7 are recommended for deletion in its entirety as these sections specifically refer to the establishment of a Building Board of Appeals. All building related appeals will be handled by the city's Planning and Zoning Commission and this is reflected throughout all the amended sections of the I-Codes.

ATTACHMENTS

1. Draft Ordinances of Proposed Building Code Adoptions with amendments
2. Current Ordinance of Building Codes (Ord. 2011-32)
3. Significant Changes to the International Building Codes reference materials
 - a. 2015 IBC Transition from the 2009 IBC, ICC Code Council, March 2015
 - b. 2018 IBC Update, ICC Code Council
4. Significant Changes to the International Residential Codes reference materials
 - a. 2015 IRC Transition from the 2009 IRC, ICC Code Council, May 2015
 - b. 2018 IRC Update, ICC Code Council
5. *Estimated Costs of the 2018 IRC Code Changes prepared for National Association of Home Builders*, Home Innovation Research Labs, dated October 27, 2017.
6. Proposed Change to the 2018 ICC Code Form, prepared by the Community Development Department.
7. Letter of Support from Bristol Kendall Fire District (BKFD)
8. Newsletter to Builder Community regarding proposed code changes, prepared by the Community Development Department.
9. <https://www.yorkville.il.us/692/2018-ICC-Building-Code-Adoption-Process>
10. Proposed ICC 2018 Building Code Adoption PowerPoint Presentation.



Memorandum

To: Yorkville City Council
From: Peter Ratos Building Code Official
Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: September 4, 2019
Subject: **2018 ICC Fire Sprinkler Recommendation**

Background

In May, of 2018, the United City of Yorkville's Building and Zoning Division of the Community Development Department began the process of thoroughly reviewing and analyzing our current building code ordinance. A major part of this process was reviewing the requirements for fire suppression in single family homes in the 2018 ICC Codes. Currently the City enforces the 2009 International Code Council (ICC) series which were adopted by Yorkville on July 26, 2011. The requirement for fire suppression in single family detached homes was removed from the 2009 ICC Codes during the adoption process. Concerns of the cost to install the fire sprinkler systems and the cost to homeowners in maintaining the system had been raised by builders and residents during the adoption of the 2009 ICC Codes.

Summary

The 2018 IRC Code is a comprehensive guide to the proper construction of residential property. While the Code does require fire sprinklers in all residential structures, the writers of the Code did understand that the cost and feasibility of the installation of sprinklers would vary between communities. For that reason, the Code still contains provisions for the construction of single family detached homes without fire sprinklers. The provisions are a mixture of increased protection for the structure and alternative building planning methods to ensure the safety of the occupants of non-sprinklered homes. There are four (4) provisions in the Code which requires this increased level of protection, and they are as follows:

1. Exterior Walls - Section R302.1(1) - Non-fire rated exterior walls may not be within five (5) feet of the property line and must maintain a one-hour fire rating. Openings in the exterior wall may not exceed 25% of the wall area. Projections in an exterior wall must maintain a one-hour fire rating on the underside of the projection.

(Explanation) – In the home being built today there is no requirement for fire rating of exterior walls or projections unless the wall is adjacent from another property. The 2018 IRC requires all walls within five (5) feet of the property line or within five (5) feet of any structure to have a one-hour fire rating. Also, any projections of the exterior wall (cantilevers, bay windows, etc.) require the same one-hour fire rating as the exterior wall.

2. Protection of Floors - Section- R302.13- Light framed floor assemblies that are not fire rated are required to be provided with a ½ inch gypsum wall-board or 5/8 wood structural panel.

(Explanation) - Floors constructed out of materials such as I-joists, open web trusses, laminated veneer plywood and dimensional lumber smaller than 2x10 are now required to have a minimum of one layer of drywall. The major area of impact for this provision would be the first-floor to basement floor assembly. In the current 2009 Code, there is no requirement to fire protect the floor system.

3. A. Flame Spread Index - Section R302.9.1- Walls and ceiling finishes shall have a flame spread index of not greater than 200.

B. Smoke Development Index - Walls and ceiling finishes shall have a smoke development index of not greater than 450.

(Explanation)- In the 2018 Code, the need to control the amount and type of combustible material used to finish the building is addressed. As part of this effort, the amount of smoke the materials create when burning is also taken into consideration. All approved materials have been tested in accordance with the American Society for Testing and Materials (ASTM) E84 or the Underwriters Laboratories (UL) 723. During the testing process the product is given a flame spread rating and a smoke development rating. These ratings are reviewed to ensure that the finishings in the home do not cause a hazard if a fire occurs. The most common materials that are reviewed include wall paper and natural and synthetic wall texturing systems.

4. Egress - Section R310 - Basements, habitable attics and every sleeping room shall have not less than one emergency escape and rescue opening.

(Explanation)- Under the 2018 Code, a house with a fire sprinkler system needs only one way in or out of a basement, attic living area or bedroom. This provision would require an approved emergency exit and rescue opening (9 sq. ft window well or 5.7 sq. ft openable area window) from every sleeping area or living area.

Cost of sprinkler systems

The cost of the installation of a fire suppression system has been estimated between \$2 to \$4 per square foot of building area. The building area is established by adding all the condition space together in the home including unfinished spaces. This translates to a cost of between \$8,000 and \$16,000 for the average 2000 sq. ft ranch home with a full basement.

The cost of maintaining a fire system includes the certification of the back-flow preventer every year at a cost of \$100 to \$225. All fire systems are recommended to be inspected by a State Licensed fire installer every 5 to 7 years. Sprinkler heads are recommended to be replaced ever 10 years at a cost of \$5 to \$20 per sprinkler head.

Additionally, some areas in the City do not possess an adequate water supply to properly supply both domestic potable water and a fire suppression system. The cost to increase the water tap size per dwelling is between \$3,000 and \$5,000, depending on the conditions that exist on each site.

Surrounding Communities

At the onset of the adoption process we have endeavored to make sure that Yorkville's building code requirements were in keeping with our neighboring communities. Oswego, Plano, Sandwich, Plainfield, Morris, and Minooka do not require the installation of fire sprinklers in single family detached homes.

The following chart provides more details related to the fire suppression requirements in residential homes in nearby communities:

Municipality	Sprinkled	Code or Ordinance	Explanation				
Plano	No	2015 IRC	R313 Sprinkler Requirements Deleted				
Sandwich	No	2006 IRC	Does not contain SFR sprinkler requirements				
Oswego	Exemptions	2009 IRC Ord. 17-20 5-2-2017	Underside of all interior stairs are protected with 5/8" gypsum board or equal SFD & Duplex has at least 2 means of egress				
Plainfield	No	2015 IRC	All engineered floor joist and or trusses shall be protected with at least 1/2" gypsum board or equivalent R313 Sprinkler Requirements Deleted				
Naperville	Exemptions	2018 IRC	Underside of all interior stairs are protected with 1/2" gypsum board or equal SFD & Duplex has at least 2 means of egress				
Aurora		IRC	(Unclear Version)				
Minooka	No	2009 IRC	R313 Sprinkler Requirements Deleted				
Kendall County	No	2012 IRC	R313 Sprinkler Requirements Deleted				
Elgin	Exemptions	2015 IRC	Multiple Exemptions				
North Aurora		2009 IRC					
Kane County	Amended	2012 IRC	R313 Amended from shall to may				
Morris	No	2003 IRC	Does not contain SFR sprinkler requirements				
Sugar Grove	Modified	2015 IRC	Does not contain SFR sprinkler requirements				

Recommendation

It is the recommendation of the Building and Zoning Division, in coordination with the Bristol Kendall Fire Department, that the requirement for fire sprinklers in single family homes be removed from the 2018 International Residential Code at this time. We believe that requiring the installing of fire suppression in all residential housing would increase the costs of construction beyond our community's limits. Furthermore, we believe that the provisions provided for non-sprinklered homes within the 2018 ICC Code will increase the safety of the homes being built for the residents and first responders.

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ADOPTING BY REFERENCE CERTAIN BUILDING, MECHANICAL, PLUMBING, ENERGY CONSERVATION, FIRE, FUEL GAS, PROPERTY MAINTENANCE, RESIDENTIAL, EXISTING BUILDING, SWIMMING POOL AND ACCESSIBILITY CODES REGULATING AND GOVERNING THE CONSTRUCTION, CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES IN THE CITY

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the City may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the City; and

WHEREAS, one copy of each code to be adopted has been filed in the office of the City Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and

WHEREAS, the Village pursuant to Section 1-2-3.1 of the Illinois Municipal Code (65 ILCS 5/1-2-3.1) has given notice of the intended adoption of these codes to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance; and

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to adopt updated codes including 2018 International Building Codes and other building, fire, construction, electrical and property maintenance codes, which establish minimum standards to regulate the design, construction, alteration, enlargement, repair, demolition, removal, maintenance and use of all buildings and structures as well as to provide for the issuance of permits, collection of fees, and the making of inspections to promote and preserve the public health, safety and welfare.

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

Section 1. That Title 8, Chapter 2, Section 8-2-1 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-1 BUILDING CODE

- A. Adopted. The regulations of the 2018 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the constructions, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances

connected or attached to such buildings or structures with such amendments as are hereafter set forth in this Section.

B. Building Code Amendments.

1. Section 101.1 shall be amended to insert the name of jurisdiction – “United City of Yorkville”
2. Section 105.2 work which is exempt from permit shall be amended to read, in part, as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m²).
 2. Decorative, temporary, or similar type fences not over 4 feet (1829 mm) high.
3. Section 113.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
 4. Section 901.6.3.1 Records, shall be amended to read as follows:
The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.
 5. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following: All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.
 6. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:
 - (a) All fire alarm systems shall be of the addressable type.
 - (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of each tenant space that activate upon an alarm condition in that tenant space.
 7. Section 903.2.1.1 Group A-1, shall be amended as follows:
An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.
 8. Section 903.2.1.3 Group A-3, shall be amended as follows:
An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.
 9. Section 903.2.1.4 Group A-4, shall be amended as follows:
An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.
 10. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:
Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet.

11. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

12. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

13. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

14. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

15. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

16. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

17. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more persons. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

18. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 persons or more, or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

19. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

20. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Code Official, such detection devices shall be connected to the fire alarm.

21. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

22. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Code Official.

23. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

24. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5”) connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department

connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½”) NST single fire department connection shall be acceptable where piped to a three inch (3”) or smaller riser.

25. Section 1101.1 Add the following: When there is a conflict between this code and the Illinois Accessibility Code, the stricter of the requirements shall apply.

26. Roof drainage Add the following: The roof drainage system ((primary and secondary shall be designed and installed per Chapter 11 Storm Drainage of the International Plumbing Code 2018 Edition.

27. Section 1612.3 Establishment of flood hazard areas, shall be amended by inserting “Kendall County” as the name of jurisdiction and to insert the Flood Insurance Rate Map effective date of “February 4, 2009.”

28. Section 2901.1 Scope, shall be amended to read as follows:

This chapter and the Illinois State Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems.

29. Section 3002.4 Elevator car, is amended to read as follows:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame. The inside hand rail shall be set at the maximum thirty six (36”) inch height allowed under ADA standards to better accommodate the ambulance stretcher. The cab size is to be a minimum five (5’) foot by seven (7’) foot platform and minimum 2500 lb capacity with a 42” side slide door. Exception: Single-family homes.

30. Chapter 35 Referenced Standards – ICC Delete all references to the International Plumbing Code.

31. Appendices – Adopt the following appendices: C, F, G, I, J, K, N

Section 2. That Title 8, Chapter 2, Section 8-2-2 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-2 ELECTRICAL CODE

A. Adopted: The regulations of the 2017 edition of the national electrical code (NEC), as recommended and published by the National Fire Protection Agency (NFPA), published in pamphlet form, are adopted as the regulations for the installation of electrical conductors, equipment, and raceways; signaling and communication conductors, equipment and raceways;

and optical fiber cables and raceways in all occupancy types and structures in the city with such amendments as are hereafter set forth in this section.

B. Electrical Code Amendments

Section 210.8 Ground Fault Circuit interrupter

Exception to (4) and (5) GFCI protection is not required for sump pumps if all the following are met:

- (1) No other appliance, fixture or device is on the circuit
- (2) Simplex receptacle
- (3) A GFCI receptacle shall be located within 6 feet

Section 2. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

C. Certificate Of Occupancy: Whenever a certificate of occupancy for a business use is required pursuant to subsection 10-4-12B of this code, it shall be unlawful for a public electric utility service provider in the city to transfer the electrical service to a new or different business customer without receiving notice from the city that the city has issued a certificate of occupancy for the building or portion thereof to be occupied by that business customer's use.

Section 3. That Title 8, Chapter 2, Section 8-2-3 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-3 MECHANICAL CODE

- A. Adopted. The regulations of the 2018 edition of the International Mechanical Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, locations, relocation, replacement, additions to, use or maintenance of mechanical systems in the City with such amendments as are hereafter set forth in this Section.
- B. Mechanical Code amendments.

1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
2. Delete in their entirety 109.2 – 109.7
3. Chapter 15 Referenced Standards – ICC Delete all references to the International Plumbing Code.
4. The following subsection shall be added to Section 901:
901.5 Any penetration of the firebox area made by a gas pipe shall be sealed by mortar caulk or other method approved by the Building Code Official.
5. Appendix A. Chimney Connector Pass-Throughs shall be adopted.

Section 4. That Title 8, Chapter 2, Section 8-2-4 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-4 ILLINOIS PLUMBING CODE

A. Adopted

- (1) The Illinois Plumbing Code, as amended, published by the Illinois Department of Public Health, is adopted and incorporated by reference as the rules and regulations for the installation, repair and alteration of plumbing, private water supply systems, private storms drainage systems and private sewage disposal systems.
1. The following subsection shall be added as required sump pit discharge piping: All sump pump discharges shall be in conformance with one of the following:
 - 1) Discharge to the public storm sewer may occur at any time in conformance with the United City of Yorkville’s Standard Specifications for Improvements, or
 - 2) Discharge to grade, when not prohibited above, may be permitted provided that the sump pumps do not discharge directly onto any street, sidewalk, bike path, or in any manner that will cause icing, flooding or a nuisance.

Sump pit required: Crawl spaces under buildings used for human habitation shall be provided with a sump pit in accordance the applicable codes. When both a basement and crawl space are provided under a building used for human habitation, only the basement must be provided with a sump pit. When a basement exists without a sump pit and a crawl space is being constructed immediately adjacent thereto, the crawl space shall not require a sump pit.

Section 5. That Title 8, Chapter 2, Section 8-2-5 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-5 ILLINOIS ENERGY CONSERVATION CODE

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS 3105/10.09-5) in Title 71, Chapter 1, Subchapter d, Part 600 of the Illinois Administrative Code is adopted as the City’s Energy Conservation Code to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair.

Section 6. That Title 8, Chapter 2, Section 8-2-6 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-6 FIRE CODE

- A. Adopted. The regulations of the 2018 Edition of the International Fire Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or

property in the occupancy of buildings and premises in the City with such amendments as hereafter set forth in this Section.

B. Fire Code Amendments

1. Section 101.1 Title, shall be amended to insert the name of jurisdiction – “United City of Yorkville”

2. Section 103.1 General, shall be amended to read as follows:

In accordance with the provisions set forth in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District, the department of fire prevention is established within the jurisdiction under the direction of the Fire Code Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code.

3. Section 103.2 Appointment, shall be amended to read as follows:

The Fire Marshal of the Bristol-Kendall Fire Protection District shall be the Fire Code Official as appointed by the Fire Chief. The Fire Chief shall appoint personnel of the Bristol-Kendall Fire Protection District to assist in enforcing this Code. Such appointments shall include, but not be limited to a Fire Marshal, and as many inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Fire Code Official.

4. Section 104.8 Modifications, shall be amended to include the following:

A signed copy of the Fire Chief’s decision shall be kept in the permit file and furnished to the permit applicant.

5. Section 105.1.1 Permits Required, shall be amended to read as follows:

Permits required by this Code shall be obtained from the Fire Code Official. Permit and plan review fees, if any, shall be paid in accordance with the current inter-governmental agreement prior to issuance of the permit. Permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

6. Section 105.4.1 Submittals, shall be amended to read as follows:

Construction documents and supporting data shall be sealed with a “NICET III” or higher certification and submitted for review and approval by the Fire Code Official. A minimum of two sets of plans and specifications shall be included in the submittal along with two copies of an approved electronic file. Upon approval by the Fire Code Official, one set of approved plans and specifications shall be provided to the United City of Yorkville Community Development Department.

7. Section 105.6 Required operational permits, shall be amended to read as follows:

The Fire Code Official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46. Any fees associated with the issuance of an operational permit shall be paid in accordance with the approved fee schedule in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. All operational permits shall be kept on file with the Fire Code Official.

8. Section 105.6.2 Amusement buildings, shall be deleted in its entirety and replaced with the following:

Amusement buildings. An operational permit it is required to operate a special amusement building.

9. Section 105.6.11 Cutting and welding, shall be deleted in its entirety and replace with the following:

Cutting and welding. An operational permit is required to conduct cutting or welding operations within the United City of Yorkville.

10. Section 105.6.30 Open burning, shall be amended to read as follows:

All open burning shall comply with Section 4-1-1 of this Code providing for the regulation of open burning.

11. Section 105.6.32 Open flames and candles, shall be deleted in its entirety and replaced with the following:

Open flames and candles. An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.

12. Section 105.6.34 Places of assembly, shall be deleted in its entirety and replaced with the following:

Places of assembly. An operational permit is required to operate a place of assembly.

13. Section 105.6.47 Laboratory/research facility, shall be added as follows:

An operational permit is required to operate any laboratory or research facility which conducts testing or experimentation.

14. Section 105.6.48 Child Care (home occupation), shall be added as follows:

An operational permit is required to operate a child care facility as a “home occupation” for 6 or more children that are cared for at any one time. The operational permit shall not include provisions for permanent residence or overnight accommodations. All local and state laws shall be adhered to in conjunction with the registration and licensing requirements of the Department of Children and Family Services (DCFS).

15. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.

16. Section 110.4 Violations, shall be amended to read as follows:

Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erects, installs, alters, repairs, or performs work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be subject to a penalty according to this Code. The fine shall be as set forth by City Ordinance 1-4-1. Each day that a violation continues after due notice shall be deemed a separate offense.

17. Section 110.4.2 False Alarm, shall be added to read as follows:

An alarm signal given needlessly, which indicates the existence of any emergency situation; when in fact, no such emergency exists, shall constitute a false alarm and shall be subject to penalty as prescribed in the schedule of fees set forth in the current inter-

governmental agreement. A false alarm shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

1. A fire causing structural damage to the protected premises - verified by the fire district.
2. A tornado or hurricane winds causing structural damage to the protected premises – verified by the fire district.
3. Flooding to the protected premises due to overflow of natural drainage – verified by the fire district.
4. Telephone line malfunction verified to the fire district by an authorized telephone company supervisor within seven days of the occurrence.
5. Electrical service interruption verified to the fire district by the local power company within seven days of the occurrence.
6. Plumbing or electrical malfunctions unrelated to the fire protection system – verified by the fire district.

18. Section 104.4.3 False Alarm, schedule of fees, shall be added as follows:

Fees assessed for the improper use of a fire alarm system shall be subject to the schedule of fees in accordance with the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. These fees shall be collected by the Bristol-Kendall Fire Protection District and reported to the United City of Yorkville. As new fees are created, or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

19. Section 112.4 Failure to comply, shall be amended to read as follows:

Any person, who continues to work after having been served with a “stop work order,” except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a penalty as prescribed by this Code. Each and every day a person continues to work shall constitute a separate offense and shall be subject to fines as set forth by City Ordinance 1-4-1.

20. Section 106.2 Schedule of permit fees, shall be amended to read as follows:

A fee for each permit shall be paid (as required) in accordance with the fee schedule as established by the applicable governing authority and the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. As new fees are created, or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

21. Section 202 General Definitions, shall be amended to include the following definition:

Fire Alarm User – the owner of the property from which the false alarm originates, including but not limited to, any individual, partnership, corporation, organization or other entity occupying the property with the permission of the owner.

22. Section 505.3 Lightweight construction, shall be added to read as follows:

Buildings erected using lightweight construction systems to include: Wooden I-beams, wood trusses, metal trusses, or any combination thereof, shall provide signage identifying the structural system used on the exterior of the building as approved by the Fire Marshal.

23. Section 505.3.1 Emblem required, shall be added to read as follows:

An all-weather emblem identifying lightweight truss construction shall be provided, located and designed as follows:

- (a) Emblem shall be provided by the property owner.
- (b) Emblem shall be located within 6” inches of the fire department key box or fire department connection or at the discretion of the Fire Marshal.
- (c) The truss emblem shall be a sign consisting of an isosceles triangle not less than 10 inches by 6 inches vertical made of reflective material with a white background and red lettering containing the following: type of construction (type I, II, III, IV, V), the letter(s) “F” to signify a building or structure having a floor with truss construction; “R” to signify a building or structure having a roof with truss construction: or “FR” to signify a building or structure having both floor and roof with truss construction. Exception: Single family homes.

24. Section 507.5.7 Hydrant spacing, shall be added to read:

A fire hydrant shall not be more than 100 feet travel distance from the fire department connection that serves, unless approved by the Fire Marshall.

25. Section 507.8 Hydrant Marking, shall be added to read as follows:

On all private parking areas of multiple-family residential, commercial and industrial uses, a “No Parking...Fire Hydrant” sign shall be placed in a conspicuous location to identify the restricted parking area. In addition to the required sign, the curb or pavement (only when a curb is not present) directly in front of the fire hydrant, shall be painted yellow with an approved material. The designated area shall be 15 feet (7.5 feet on each side of the fire hydrant) in total length.

26. Section 901.6.3.1 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.

27. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following:

All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.

28. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:

- (a) All fire alarm systems shall be of the addressable type.
- (b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.

29. Section 903.2.1.1 Group A-1, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.

30. Section 903.2.1.3 Group A-3, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.

31. Section 903.2.1.4 Group A-4, shall be amended as follows:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

32. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet. Section 903.2.3 Group E, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

33. Section 903.2.7 Group M, shall be amended as follows:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

34. Section 903.2.8 Group R, shall be amended as follows:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2018 International Residential Code (IRC), as amended.

35. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

36. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

37. Section 907.1.4 Equipment, shall be added.

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

38. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

39. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 persons or more, or
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

40. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 persons or more above or below the lowest level of exit discharge.

41. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Marshal, such detection devices shall be connected to the fire alarm.

42. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.

2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.
43. Section 907.2.11.5 Group S, a new section shall be added to read as follows:
A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Marshal.
44. Section 912.5 Backflow Protection, shall be amended to read as follows:
The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.
45. Section 912.1 Installation, shall be amended to read as follows:
Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five-inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½") NST single fire department connection shall be acceptable where piped to a three inch (3") or smaller riser.
46. Section 5601.1.6 Storage of Fire and Explosive Hazards, shall be added as follows:
The storage of fire and explosive hazards such as: detonable materials, hazardous solids, liquids, and gases shall comply with the Performance Standards established in the City's Zoning Ordinance, as amended from time to time.
47. Chapter 80 Referenced Standards – ICC Delete all references to the International Plumbing Code
48. Section 5704.2.9.6.1 – See Local Zoning Restrictions
49. Section 5706.2.4.4 – See Local Zoning Restrictions
50. Section 5806.2 – See Local Zoning Restrictions
51. Section 6104.2 – See Local Zoning Restrictions
52. Appendix D – Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, shall be amended to read as follows:
96' Diameter Cul-de-sac as illustrated shall be amended to a minimum of 130 ft. ROW diameter and 100 ft. pavement diameter, per the City's Subdivision Control Ordinance.
53. Adopt the following appendices: B, C, D, E, F, G, H, K, N

Section 7. That Title 8, Chapter 2, Section 8-2-7 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-7 FUEL GAS CODE

- A. Adopted. The regulations of the 2018 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing fuel gas systems and gas-fired appliances in the City with such amendments as are hereafter set forth in this Section.
- B. Fuel Gas Code Amendments
 - 1. Section 109.1 Add the following: The Planning and Zoning Commission shall function as the Building Board of Appeals.
 - 2. Delete in their entirety 109.2 – 109.7
 - 3. Section 502.6 shall be amended by adding the following:
 B Vent Support shall be provided at a minimum of every five (5) feet with no screw penetrations unless specifically permitted by the vent manufacturer.
 - 4. Adopt appendices A, B, C
 - 5. Chapter 8 Referenced Standards – ICC Delete all references to the International Plumbing Code.

Section 8. That Title 8, Chapter 2, Section 8-2-8 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-8 RESIDENTIAL CODE

- A. Adopted. The regulations of the 2018 Edition of the International Residential Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one-and two-family dwellings and multiple single-family dwellings not more than three stories in height with separate means of egress in the City with such amendments as are hereafter set forth in this Section.
- B. Residential Code Amendments
 - 1. Section R101.1 Title, shall be amended to insert the name of jurisdiction – “*United City of Yorkville*”.
 - 2. Section R105.2 Work exempt from permit, shall be amended to read as follows:
 Building: Delete items 1, 5, and 10 as these items shall require permitting.
 - 3. Table R301.2(1) Climatic and Geographic Design Criteria, shall be completed with the following insertions.

Ground Snow Load.....	25 lbs./sq.ft.
Wind Design (Speed).....	90 mph
Wind Design (Topographic effects).....	NO
Seismic Design Category.....	B
Subject to Damage from (Weathering).....	Severe
Subject to Damage from (Frost line depth).....	42” below grade
Subject to Damage from (Termite).....	Moderate to Heavy

Winter Design Temperature.....	-5 degrees F
Ice Barrier Underlayment Required.....	YES
Flood Hazards.....	Refer to local designations
Air Freezing Index.....	2000
Mean Annual Temperature.....	48 degrees F
Elevation.....	758
Latitude.....	42
Winter heating.....	1
Summer cooling.....	88 degrees
Altitude correction factor98
Indoor design temperature	72° F
Design temperature cooling	75° F
Heating temperature differential	(72)
Cooling temperature differential	15
Wind velocity heating	15
Wind velocity cooling	7 1/2
Coincident wet bulb	74
Daily range	M
Winter humidity	40
Summer differential	2.25

4. Section R310.4 Bars, grilles, covers and screens, shall be amended to require safety covers capable of supporting at least 250 pounds of load.

5. Section R313.1 Townhouse automatic fire sprinkler systems, shall be amended to read as follows:

Section R313.1 Townhouse and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and two-family dwellings.

6. Section R313.2 One- and two-family dwellings automatic fire sprinkler systems, shall apply only to newly constructed one-family dwellings that are more than 3,500 square feet in area.

7. Chapter 11 Energy Efficiency. Shall be amended to read as follows:

Compliance shall be determined by the current IECC adopted in 8-2-5.

8. Section P2501.1 Scope, shall be amended adding the following:

All plumbing work shall conform to the current edition of the State of Illinois Plumbing Code.

9. Appendices to be included with the adoption of this Residential Code shall include:

Appendix A, B, C, E, F, G, H, J, K, M, O, Q

10. Section R202, Definitions, shall be amended to add the following definition:

Fence. A permanent enclosure or barrier, such as wooden posts, wire, iron, or any other allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for privacy screening or confinement, or for decorative purposes (such as an ornamental gate). Materials used to contain or

separate a garden area, an earthen stockpile, a storm water basin, or any other similar temporary use shall not be classified as a fence.

11. Sections E3902.4 and E3902.5 Ground Fault Circuit –interrupter

Add exception for GFCI protection, It is not required for sump pumps if all the following are met:

- (4) No other appliance, fixture or device is on the circuit
- (5) Simplex receptacle
- (6) A GFCI receptacle shall be located within 6 feet

Section 9. That Title 8, Chapter 2, Section 8-2-9 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-9 PROPERTY MAINTENANCE CODE

a. Adopted. The regulations of the 2018 Edition of the International Property Maintenance Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City with such amendments as are hereafter set forth in this Section.

b. Property Maintenance Code Amendments

(1) The following subsections shall be added to Section 302.2 Grading and Drainage:

302.2.1 Individual Earthen Stockpiles. Stockpiles of earthen materials in excess of two (2) feet above grade located on a single vacant lot that causes a nuisance, with the exception of City approved landscaped berms, shall be flattened and maintained per City Ordinance.

302.2.2 Developer Community Earthen Stockpiles. Upon substantial completion of mass grading, stockpiles of earthen material in excess of ten (10) feet above grade located on a vacant lot will require a six (6) foot temporary galvanized chain link fence.

(2) Section 302.4 Weeds, shall be amended to add the language as follows:

Exception: City approved native prairie planting areas are exempt from the maximum height requirement.

Section 302.10 Nuisance Tree Abatement, shall be added.

302.10.1 Nuisance declared

In the event it is determined by the Building Official, or designee or the municipal arborist, that any part of a tree is dead and any part of the tree imposes an imminent danger to a person or property, and/or any tree is in fact, diseased or infected or infested with a condition creating a substantial risk of spreading such condition that would significantly be injurious to other trees, persons, or animals, including without limitation, the Dutch Elm disease, infested with Emerald Ash Borer, affected with oak wilt, or infected with conifer bark beetles, all as determined by the Building

Official, or designee, or municipal arborist, said tree or trees shall forthwith be and hereby declared to be a nuisance

302.10.2 Duty of Owner/occupant to Abate

Ash and Oak Trees: When requested in writing by the Village or its agent, each owner or occupant of private property shall be requested, within 30 days after such request has been delivered or mailed to them by the Building Official, or designee, to have an inspection on any tree(s) located on such private property by a qualified forestry professional in order to determine whether any diseased elm tree(s) and/or tree(s) infested with Emerald Ash Borer, or any tree of the species of oak having the appearance of or suspected of being affected with fungus *Ceratocytis fagacearum*, commonly called “oak wilt” and/or trees infested with conifer bark beetles exist on such parcel of land. Written report(s) of the result of the inspection and report shall include the marking and photographing of any tree(s) found to be diseased with elm tree(s), tree infested with Emerald Ash Borer, and/or any tree affected with the oak wilt and/or trees infested with conifer bark beetles.

302.10.2.1 Tree, parts of trees: The owner or occupant(s) of private property on which tree (or part of a tree) constituting a nuisance exist shall forthwith remove and destroy said tree (or part of a tree or trees) and shall chip the same or cause the same to be removed, destroyed and ground, milled, chipped or otherwise disposed of consistent with the provisions of the applicable state and federal quarantine within 10 days of notification to such owner, occupant or agent that said dead, diseased, infected and /or infested tree is, in fact, dead, diseased, infected and/or infested. No chips or other particles resulting from such removal operation shall exceed one inch in any dimension, unless allowed pursuant to the provisions of any applicable state or federal quarantine. All stumps of such dead, diseased, infected, and/or infested trees shall be removed to a depth of not less than eight inches below the ground surface and then covered with soil of the same depth. No ash tree material shall be removed from any quarantine zone as imposed from time to time by any state or federal agency, unless such removal is done consistent with the provisions of state and federal quarantine. Notwithstanding any other provision in this section to the contrary, all removal operations for such dead, diseased and/or infected tree(s) or part of a tree shall fully comply with all applicable state and federal statutes and/or regulations as exist from time to time.

302.10.3 Notice to Abate

Whenever the owner or occupant of any property containing a dead, diseased, infected and/or infested tree permits the dead, diseased, infected and/or infested tree to remain on such premises, the municipality shall proceed as follows:

- (A) A notice shall be sent by mail or delivered to the occupant and to the person to whom was sent the property tax bill for the general taxes for the last year preceding on the subject parcel of land.
- (B) Such notice shall state that there is a tree constituting a nuisance on the premises. The notice shall describe the subject parcel of land by legal description or the street address, and shall state that unless the dead, diseased, infected or infested tree is removed at the property owner’s expense. The date stated in the notice shall not be less than the 30 days after the date of delivery or mailing of the notice.

(C) The notice shall include a copy of this Section 302.10.

302.10.4 Abatement by the Municipality; certain cost constitutes a lien.

In all cases where the owner, occupant or agent of the subject parcel of land on which said dead, diseased, infected, or infested tree is located cannot be found, or if found and notified as aforesaid neglects or refuses to abate said nuisance, it shall be lawful for the municipality to abate the same by removal, destruction, and chipping of said dead, diseased, infected or infested tree, and in that event said owner, occupant, and agent, or any of them shall be charged with those expenses which may be incurred by the municipality in the removal or abatement of the dead, diseased, infected, or infested tree as aforesaid, which expense shall be collected by the municipality as permitted by law in addition to a fine or penalty provided. Such expenses incurred for the removal of a tree or trees, if not paid, shall be a lien upon the affected subject parcel of land.

302.10.5 Failure to remove tree prohibited

It shall be unlawful for the owner of any parcel of land in the municipality to permit any tree or portion thereof, determined to be a nuisance, as determined by the Administrator or designee and/or municipal arborist, to remain on such premises or anywhere within the municipality

Section 302.7, Accessory Structures, is amended by adding:

All repairs shall be made with the same or similar material to the existing structure.

Section 304.1, Exterior Structure, is amended by adding:

The exterior structure shall be kept free from peeling paint, rot, and treated with a protective material to prohibit water infiltration.

Section 304.7, Roof and Drainage, is amended by adding:

All repairs to roofs and drainage components shall be made with materials in compliance with the current adopted version of the International Building Code and International Residential Code, as applicable.

Section 304.15, Doors, is amended by adding:

All exterior doors shall be constructed of wood, metal, or polymer material and shall be capable of locking and securing the structure.

Section 304.18.2, Windows, is amended by adding:

All windows shall comply with Section 8-2-5, Illinois Energy Conservation Code. Replacement windows shall be sized to closely match the size and style of the window being replaced.

(3) Section 602.2 Residential Occupancies, shall be amended to delete the following exception.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

C. Downtown Property Maintenance District:

1) District Defined. The Downtown Property Maintenance District shall be that area within the area described in Ordinance No. 2014-74.

2) Property Maintenance Regulations. In addition to the property maintenance regulations in this Section, it shall be unlawful for any person, firm or corporation in the Downtown Property Maintenance District to be in violation of any of the following additions to the City's property maintenance regulations:

a) Section 304.2 is amended by adding:

All exterior surfaces of buildings and accessory structures, excluding roofs, shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion as required by Section 102. 5. Painted or protective coatings shall be without blemishes throughout the exterior and shall be uniform in color. Trim paint shall also be without blemishes and be uniform in color or have a consistent color palette throughout.

Every foundation, exterior wall, window and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition which might allow rain or moisture, vermin, pests or insects to enter the interior portions of the walls or to the occupied spaces of any dwelling, commercial building or structure.

b) Section 304.7 is amended by adding:

Roofs shall be structurally sound, water tight and shall prevent rainwater or moisture from entering the walls, ceiling or any other portion of the dwelling, commercial building or structure. All building roofs and gutters shall be kept free of faded and chipped paint and shall be maintained in good repair and in good condition to prevent deterioration.

Building roofs and gutters must be cleaned (pressure and/ or chemical), repainted or recovered in its entirety with like material(s) when twenty- five percent (25%) or more of any exposed roof surface or gutter becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.

c) Section 304.15 is amended by adding:

Fences, exterior walls, exterior doors, exterior windows, dumpster enclosures, decorative walls and accessory structures shall be maintained in good state of repair.

d) Section 304.6 is amended by adding:

Each exterior wall surface of buildings and structures shall be kept free of fading and chipped paint and must be cleaned (pressure and/or chemical), repainted or recovered in its entirety with like material(s) when twenty- five percent (25%) or more of any exposed surfaces becomes discolored or is peeling.

e) Section 304.9 is amended by adding:

Any awning or marquee and its supporting members shall be maintained in a good state of repair. Awning or marquees made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.

Loose or overhanging objects which constitute a danger of falling on a person or property shall be removed.

f) Section 302.4 is amended by adding:

Weeds, grasses, plants or vegetation, other than trees, bushes, cultivated flowers, vegetable garden crops or other ornamental plants, shall not be grown to a height exceeding six (6) inches.

Shrubs shall be kept trimmed to a height not to exceed four (4) feet and provide unrestricted visibility at driveways and street intersections.

Overhanging branches of trees extending into the public right-of-way shall be pruned to a height of at least twelve feet (12') above grade.

Landscaping shall be maintained in a good condition so as to present a healthy, neat and orderly appearance at least equal to the original installation and shall be mowed or trimmed in a manner and at a frequency so as not to detract from the appearance of the general area including disease free plants, weed-free mulch, turf trimming and removal of root systems which shows evidence of destroying public or private property.

g) Section 302.1 is amended by adding:

All trash containers and trash enclosures shall be maintained in a manner which prevents the accumulation of trash, debris, rubbish and litter by providing sufficient containers. All trash containers and dumpsters shall be located and maintained in such a manner so as to provide screening from public view.

h) Section 304.18 is amended by adding:

Any means of securing a property including crime prevention devices shall be subject to review by the Building Code Official for safety and compliance with the building code. In no instance shall safety bars, grating, or other similar apparatus be allowed over any window, door, or other opening of any building. Any boards, panels or other means of securing structural openings shall be uniform in color and painted to match the exterior color of the building."

Section 10. That Title 8, Chapter 2, Section 8-2-10, of the Yorkville City Code, as amended, be and is hereby added to read as follows:

8-2-10 EXISTING BUILDING CODE

- A. Adopted. The regulations of the 2018 Edition of the International Existing Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City with such amendments as are hereafter set forth in this Section.
- B. Existing Building Code Amendments
(Reserved)

Section 11. That Title 8, Chapter 2, Section 8-2-11 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-11 SWIMMING POOL AND SPA CODE

- A. Adopted. The regulations of the 2018 Edition of the International Swimming Pool and Spa Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations of the design, construction, alteration, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment in the City with such amendments as are hereafter set forth in this Section.
- B. Swimming Pool and Spa Code Amendments
 - (1) Section 108.1 Add the following: The Planning and Zoning Commission function as the Building Board of Appeals.
 - (2) Delete in their entirety 108.2 – 108.7
 - (3) Chapter 11 Referenced Standards – ICC delete all references to the International Plumbing Code.

Section 12. That Title 8, Chapter 2, Section 8-2-12 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-12 ILLINOIS ACCESSIBILITY CODE

- A. Adopted. The regulations of the Illinois Accessibility Code, as published enforced by the State of Illinois, published in pamphlet form, are adopted as the regulations governing accessibility in the City with such amendments as are hereafter set forth in this Section.
- B. Accessibility Code Amendments
 - (1) Any conflicts between this code and Chapter 11 of the IBC shall require the enforcement of the strictest requirement.

Section 13. This Ordinance shall be in full force and effect on January 1, 2020 upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____
day of _____, 2019.

MAYOR

UNITED CITY OF YORKVILLE

ORDINANCE NO. 2011-32

Ordinance No. 2011-32 was approved with amendments by the City Council of the United City of Yorkville on July 26, 2011 and signed by the Mayor of the United City of Yorkville on August 29, 2011. After the ordinance was signed, a scrivener's error was found. One of the amendments that the City Council made was to remove the requirement for fire sprinklers in one- and two-family residential dwellings. The minutes of the regular meeting of the City Council held on July 26, 2011, on page 5 state the following:

“Alderman Munns stated there are 3 options on the sprinkler system. The staff recommends doing sprinklers on 3500 square-foot homes and above immediately, also with 2 other options to adopt the 3500 square-foot and above in 2015, and there was a third option. The biggest issue discussed was does the city want fire sprinklers, or does the city want them in 2015. Alderman Colosimo stated he will not vote for this code if it requires fire sprinklers. City Attorney Orr asked for Alderman Colosimo to make a motion to amend the International Residential Code to eliminate any sprinkler requirements.

Alderman Colosimo made a motion to amend the international single family residential code to eliminate any sprinkler requirements. Seconded by Alderman Kot.

Motion *to Amend* approved by a roll call vote. Ayes-7 Nays-1
Colosimo-aye, Funkhouser-aye, Milschewski-aye, Teeling-aye
Gilson-aye, Kot-aye, Munns-aye, Spears-nay”

Based on the City Council vote to amend, Ordinance No. 2011-32, page 13, number 7 should have been amended to read as follows: Section R313.2 One- and two-family dwellings automatic fire system, shall be deleted in its entirety.

This change subsequently has been made and the amended Ordinance No. 2011-32 has been signed by the Mayor of the United City of Yorkville on January 31, 2012 and replaces Ordinance No. 2011-32 signed by the Mayor of the United City of Yorkville on August 29, 2011.

Ordinance No. 2011-32

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ADOPTING BY REFERENCE CERTAIN BUILDING, MECHANICAL, PLUMBING, ENERGY CONSERVATION, FIRE, FUEL GAS, PROPERTY MAINTENANCE, RESIDENTIAL AND EXISTING BUILDING CODES REGULATING AND GOVERNING THE CONSTRUCTION, CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES IN THE CITY

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Section 5/1-3-2 of the Illinois Municipal Code (65 ILCS 5/1-3-2) the City may adopt by reference compilations of rules and regulations for the construction, alteration and maintenance of all property, buildings and structures in the City; and

WHEREAS, three copies of the each code to be adopted were filed in the office of the City Clerk and kept available for public use, inspection and examination for a period of 30 days before the adoption of this ordinance; and

WHEREAS, the City pursuant to Section 55 of the Illinois Building Commission Act (20 ILCS 3918/55) has given notice of the intended adoption of these codes to the Division of Building Codes and Regulations of the Capital Development Board more than 30 days before the adoption of this ordinance.

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

Section 1. That Title 8, Chapter 2, Section 8-2-1 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-1 BUILDING CODE

- A. Adopted. The regulations of the 2009 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the constructions, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures with such amendments as are hereafter set forth in this Section.
- B. Building Code Amendments.
 - 1. Section 101.1 shall be amended to insert the name of jurisdiction – “United City of Yorkville”
 - 2. Section 105.2 work exempt from permit shall be amended to read, in part, as follows:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m²).
2. Decorative, temporary, or similar type fences not over 4 feet (1829 mm) high.
3. Section 1612.3 Establishment of flood hazard areas, shall be amended by inserting “Kendall County” as the name of jurisdiction and to insert the Flood Insurance Rate Map effective date of “February 4, 2009.”
4. Section 2901.1 Scope, shall be amended to read as follows:

The provisions of this chapter, the Illinois State Plumbing Code and the International Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing equipment and systems. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the International Plumbing Code and the Illinois State Plumbing Code.
5. Section 3002.4 Elevator car, is amended to read as follows:

Where elevators are provided in buildings two or more stories above, or two or more stories below grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoist way door frame. The inside hand rail shall be set at the maximum thirty six (36”) inch height allowed under ADA standards to better accommodate the ambulance stretcher. The cab size is to be a minimum five (5’) foot by seven (7’) foot platform and minimum 2500 lb capacity with a 42” side slide door. Exception: Single-family homes.

Section 2. That Title 8, Chapter 2, Section 8-2-3 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-3 MECHANICAL CODE

- A. Adopted. The regulations of the 2009 edition of the International Mechanical Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, locations, relocation, replacement, additions to, use or maintenance of mechanical systems in the City with such amendments as are hereafter set forth in this Section.
- B. Mechanical Code amendments.
 - (1) The following subsection shall be added to Section 901:

901.5 Any penetration of the firebox area made by a gas pipe shall be sealed by mortar caulk or other method approved by the Building Code Official.

- (2) Appendix A. Combustion Air Openings and Chimney Connector Pass-Through shall be adopted.

Section 3. That Title 8, Chapter 2, Section 8-2-4 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-4 PLUMBING CODE and ILLINOIS PLUMBING CODE

A. Adopted

- (1) The regulations of the 2009 edition of the International Plumbing Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the design and installation of plumbing systems in the City with such amendments as are hereinafter set forth in this Section.
- (2) The Illinois Plumbing Code, as amended, published by the Illinois Department of Public Health, is adopted and incorporated by reference as the rules and regulations for the installation, repair and alteration of plumbing, private water supply systems, private storms drainage systems and private sewage disposal systems.
- (3) The Illinois Plumbing Code shall impose the minimum standards applicable but when the International Plumbing Code imposes a more restrictive standard than that standard shall apply.

B. International Plumbing Code Amendments

1. Subsection 305.6.1 Frost protection depths, shall be amended to read as follows:

305.6.1 Water service piping shall be installed below the recorded frost penetration but not less than five and one-half (5.5) feet below grade. In climates with freezing temperatures, plumbing piping in exterior building walls or areas subject to freezing temperatures shall be protected against freezing by insulation or heat or both. Water service piping shall be installed not less than five and one-half (5.5) feet below grade to top of pipe.

305.6.2 Sewer depth: Building sewers that connect to public or private sewage disposal systems shall be a minimum of forty-two (42) inches below finished grade. Measurement shall be taken from top of pipe.

2. Table 403.1 shall be deleted and replaced as follows:

Minimum Number of Plumbing Fixtures shall be as prescribed in Section 890 Appendix A of the current Illinois Plumbing Code.

3. Section 403.2 shall be deleted in its entirety and replaced as follows:

Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 50 or less.

4. Subsection 603.1 shall be amended to read as follows:

Size of water service pipe: The water service pipe shall be sized to supply water to the structure in the quantities and at the pressure required in this Code. For any new water service, the minimum diameter of water service pipe shall be one (1.0) inch or in accordance with Title 7, Chapter 5: Water Use and Service of the City Code.

5. Section 603.2 shall be amended as follows:

Separation of water service and building sewer: Water service pipe and the building shall be separated by 10 feet of undisturbed or compacted earth. Section 603.2 Exceptions, shall be deleted in its entirety.

6. Subsection 603.2.1 shall be amended to read as follows:

Water service near sources of pollution: Potable water service pipes shall not be located in, under, or above cesspools, septic tanks, septic tank drainage fields, seepage pits, or gasoline storage tanks. Refer to requirements of Section 605.1 regarding soil and groundwater conditions. Where the water service pipe must cross the sewer, the bottom of the water service, within ten (10) feet of the point of crossing, shall be at least eighteen (18) inches above the top of the sewer. Water service pipe shall be at least ten (10) feet away from all gasoline storage tanks or piping.

7. The following tables shall be deleted in their entirety and shall be replaced with “All Approved Standards and Materials for water service pipe shall be as prescribed in Section 890 Appendix A of the current Illinois Plumbing Code”:

Table 605.3 Water Service Pipe

Table 605.4 Water Distribution Pipe

Table 605.5 Pipe Fittings

Table 702.1 Above-ground Drainage and Vent Pipe

Table 702.2 Underground Building Drainage and Vent Pipe

Table 702.3 Building Sewer Pipe

Table 702.4 Pipe Fittings

Table 1102.4 Building Storm Sewer Pipe

Table 1102.5 Subsoil Drain Pipe

Table 1102.7 Pipe Fittings

8. The following subsection shall be added to Section 1113:

1113.1.5 Required sump pit discharge piping: All sump pump discharges shall be in conformance with one of the following:

- 1) Discharge to the public storm sewer may occur at any time in conformance with the United City of Yorkville’s Standard Specifications for Improvements, or
- 2) Discharge to grade, when not prohibited above, may be permitted provided that the sump pumps do not discharge directly onto any street, sidewalk, bike path, or in any manner that will cause icing, flooding or a nuisance.

1113.2 Sump pit required: Crawl spaces under buildings used for human habitation shall be provided with a sump pit in accordance with Section 1113. When both a basement and

crawl space are provided under a building used for human habitation, only the basement must be provided with a sump pit. When a basement exists without a sump pit and a crawl space is being constructed immediately adjacent thereto, the crawl space shall not require a sump pit.

Section 4. That Title 8, Chapter 2, Section 8-2-5 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-5 ILLINOIS ENERGY CONSERVATION CODE

The Illinois Energy Conservation Code, as amended and published by the Capital Development Board pursuant to the Capital Development Board Act (20 ILCS 3105/10.09-5) in Title 71, Chapter 1, Subchapter d, Part 600 of the Illinois Administrative Code is adopted as the City's Energy Conservation Code to regulate energy efficient buildings standards for new construction, addition, alteration, renovation or repair. The City's Energy Conservation Code shall include the 2009 Edition of the International Energy Conservation Code, as recommended and published by the International Code Council, Inc., and the American Society of Heating, Refrigeration and Air-conditioning Engineers (ASHRAE) Standard 90.1.

Section 5. That Title 8, Chapter 2, Section 8-2-6 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-6 FIRE CODE

A. Adopted. The regulations of the 2009 Edition of the International Fire Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City with such amendments as hereafter set forth in this Section.

B. Fire Code Amendments

1. Section 101.1 Title, shall be amended to insert the name of jurisdiction – “United City of Yorkville”

2. Section 103.1 General, shall be amended to read as follows:

In accordance with the provisions set forth in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District, the department of fire prevention is established within the jurisdiction under the direction of the Fire Code Official. The function of the department shall be the implementation, administration and enforcement of the provisions of this Code.

3. Section 103.2 Appointment, shall be amended to read as follows:

The Fire Marshal of the Bristol-Kendall Fire Protection District shall be the Fire Code Official as appointed by the Fire Chief. The Fire Chief shall appoint personnel of the Bristol-Kendall Fire Protection District to assist in enforcing this Code. Such appointments shall include, but not be limited to a Fire Marshal, and as many inspectors, investigators, and public safety educators as may be needed. For the purposes of this Code, the Fire Marshal is the same as the Fire Code Official.

4. Section 104.8 Modifications, shall be amended to include the following:

A signed copy of the Fire Chief's decision shall be kept in the permit file and furnished to the permit applicant.

5. Section 105.1.1 Permits Required, shall be amended to read as follows:

Permits required by this Code shall be obtained from the Fire Code Official. Permit and plan review fees, if any, shall be paid in accordance with the current inter-governmental agreement prior to issuance of the permit. Permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Code Official.

6. Section 105.4.1 Submittals, shall be amended to read as follows:

Construction documents and supporting data shall be sealed with a "NICET III" or higher certification and submitted for review and approval by the Fire Code Official. A minimum of two sets of plans and specifications shall be included in the submittal along with two copies of an approved electronic file. Upon approval by the Fire Code Official, one set of approved plans and specifications shall be provided to the United City of Yorkville Community Development Department.

7. Section 105.6 Required operational permits, shall be amended to read as follows:

The Fire Code Official is authorized to issue operational permits for the operations set forth in sections 105.6.1 through 105.6.46. Any fees associated with the issuance of an operational permit shall be paid in accordance with the approved fee schedule in the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. All operational permits shall be kept on file with the Fire Code Official.

8. Section 105.6.2 Amusement buildings, shall be deleted in its entirety and replaced with the following:

Amusement buildings. An operational permit it is required to operate a special amusement building.

9. Section 105.6.11 Cutting and welding, shall be deleted in its entirety and replace with the following:

Cutting and welding. An operational permit is required to conduct cutting or welding operations within the Jurisdiction.

10. Section 105.6.30 Open burning, shall be amended to read as follows:

All open burning shall comply with Section 4-1-1 of this Code providing for the regulation of open burning.

11. Section 105.6.32 Open flames and candles, shall be deleted in its entirety and replaced with the following:

Open flames and candles. An operational permit is required to use open flames or candles in connection with assembly areas, dining areas of restaurants or drinking establishments.

12. Section 105.6.34 Places of assembly, shall be deleted in its entirety and replaced with the following:

Places of assembly. An operational permit is required to operate a place of assembly.

13. Section 105.6.47 Laboratory/research facility, shall be added as follows:

An operational permit is required to operate any laboratory or research facility which conducts testing or experimentation.

14. Section 105.6.48 Child Care (home occupation), shall be added as follows:

An operational permit is required to operate a child care facility as a “home occupation” for 6 or more children that are cared for at any one time. The operational permit shall not include provisions for permanent residence or overnight accommodations. All local and state laws shall be adhered to in conjunction with the registration and licensing requirements of the Department of Children and Family Services (DCFS).

15. Section 109.3 Violations, shall be amended to read as follows:

Persons who violate a provision of this Code or fail to comply with any of the requirements thereof or who erects, installs, alters, repairs, or performs work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this Code, shall be subject to a penalty according to this Code. The maximum fine shall not exceed seven hundred and fifty dollars (\$750) per offense, unless stated. Each day that a violation continues after due notice shall be deemed a separate offense.

16. Section 109.3.2 False Alarm, shall be added to read as follows:

An alarm signal given needlessly, which indicates the existence of any emergency situation; when in fact, no such emergency exists, shall constitute a false alarm and shall be subject to penalty as prescribed in the schedule of fees set forth in the current inter-governmental agreement. A false alarm shall include any alarm signal generated by any fire protection system by whatever means, but shall not include alarms resulting from any of the following causes:

1. A fire causing structural damage to the protected premises - verified by the fire district.
2. A tornado or hurricane winds causing structural damage to the protected premises – verified by the fire district.
3. Flooding to the protected premises due to overflow of natural drainage – verified by the fire district.
4. Telephone line malfunction verified to the fire district by an authorized telephone company supervisor within seven days of the occurrence.
5. Electrical service interruption verified to the fire district by the local power company within seven days of the occurrence.
6. Plumbing or electrical malfunctions unrelated to the fire protection system – verified by the fire district.

17. Section 109.3.3 False Alarm, schedule of fees, shall be added as follows:

Fees assessed for the improper use of a fire alarm system shall be subject to the schedule of fees in accordance with the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. These fees shall be collected by the Bristol-Kendall Fire Protection District and reported to the United City of Yorkville. As new fees are created

or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

18. Section 111.4 Failure to comply, shall be amended to read as follows:

Any person, who continues to work after having been served with a “stop work order,” except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a penalty as prescribed by this Code. Each and every day a person continues to work shall constitute a separate offense and shall be subject to fines not to exceed seven hundred and fifty (\$750) dollars per offense.

19. Section 113.2 Schedule of permit fees, shall be amended to read as follows:

A fee for each permit shall be paid (as required) in accordance with the fee schedule as established by the applicable governing authority and the current inter-governmental agreement with the Bristol-Kendall Fire Protection District. As new fees are created or old fees are changed, the schedule of fees associated with the inter-governmental agreement shall be reviewed and approved by the United City of Yorkville.

20. Section 202 General Definitions, shall be amended to include the following definition:

Fire Alarm User – the owner of the property from which the false alarm originates, including but not limited to, any individual, partnership, corporation, organization or other entity occupying the property with the permission of the owner.

21. Section 505.3 Lightweight construction, shall be added to read as follows:

Buildings erected using lightweight construction systems to include: Wooden I-beams, wood trusses, metal trusses, or any combination thereof, shall provide signage identifying the structural system used on the exterior of the building as approved by the Fire Marshal.

22. Section 505.3.1 Emblem required, shall be added to read as follows:

An all-weather emblem identifying lightweight truss construction shall be provided, located and designed as follows:

- (a) Emblem shall be provided by the property owner.
- (b) Emblem shall be located within 6” inches of the fire department key box or fire department connection or at the discretion of the Fire Marshal.
- (c) The truss emblem shall be a sign consisting of an isosceles triangle not less than 10 inches by 6 inches vertical made of reflective material with a white background and red lettering containing the following: type of construction (type I, II, III, IV, V), the letter(s) “F” to signify a building or structure having a floor with truss construction; “R” to signify a building or structure having a roof with truss construction: or “FR” to signify a building or structure having both floor and roof with truss construction. Exception: Single family homes.

23. Section 507.5.1.1 Hydrant spacing, shall be added to read:

A fire hydrant shall not be more than 100 feet travel distance from the fire department connection that it serves, unless approved by the Fire Chief.

24. Section 507.5.7 Hydrant Marking, shall be added to read as follows:

On all private parking areas of multiple-family residential, commercial and industrial uses, a “No Parking...Fire Hydrant” sign shall be placed in a conspicuous location to identify the restricted parking area. In addition to the required sign, the curb or pavement

(only when a curb is not present) directly in front of the fire hydrant, shall be painted yellow with an approved material. The designated area shall be 15 feet (7.5 feet on each side of the fire hydrant) in total length.

25. Section 901.6.2 Records, shall be amended to read as follows:

The most recent records of all system inspections, tests, and maintenance required shall be maintained on premises and a copy shall be forward to the Fire Prevention Bureau via e-mail, mail, or fax within 14 days after completion of inspection.

26. Section 903.7 Commercial multi-tenant occupancies, shall be amended to add the following:

All sprinklered multi-tenant occupancies hereafter constructed shall have an isolation control valve and water flow switch installed for each tenant space.

27. Section 907.1.2 Fire alarm shop drawings shall be amended to add the following:

(a) All fire alarm systems shall be of the addressable type.

(b) All multi-tenant occupancies shall be provided with a weather proof amber strobe light at the entrance of the tenant space that activate upon an alarm condition in that tenant space.

27. Section 903.2.1.1 Group A-1, shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-1 occupancies when the fire area exceeds 5,000 square feet.

28. Section 903.2.1.2 Group A-2. shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-2 occupancies when the fire area exceeds 5,000 square feet.

29. Section 903.2.1.3 Group A-3, shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area exceeds 5,000 square feet.

30. Section 903.2.1.4 Group A-4, shall be amended to add the following:

An automatic sprinkler system shall be provided for Group A-4 occupancies when the fire area exceeds 5,000 square feet.

31. Section 903.2.2 Group B ambulatory health care facilities, shall be amended to read as follows:

Section 903.2.2 Group B. An automatic sprinkler system shall be provided throughout all Group B occupancies when the fire area exceeds 5,000 square feet. An automatic sprinkler system shall be provided for all "Group B ambulatory health care facilities."

32. Section 903.2.3 Group E, shall be amended to add the following:

An automatic sprinkler system shall be provided throughout all Group E occupancies when the fire area exceeds 5,000 square feet.

33. Section 903.2.7 Group M, shall be amended to add the following:

An automatic sprinkler system shall be provided throughout all Group M occupancies when the fire area exceeds 10,000 square feet or the fire area is located more than three stories above the grade plane.

34. Section 903.2.8 Group R, shall be amended to add the following:

An automatic sprinkler system shall be required throughout Groups R-1, R-2, and R-4 occupancies. An automatic sprinkler system shall be required throughout Group R-3 occupancies, with the following exceptions:

1. Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
2. Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
3. Single-family detached homes shall be required to follow Section R313 of the 2009 International Residential Code (IRC), as amended.

35. Section 903.3.5 Water Supplies, shall be amended to read as follows:

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the Illinois Plumbing Code.

36. Section 905.3.1 Height, shall be amended to read as follows:

An approved standpipe system shall be installed in all buildings three (3) stories or more in height in each stairwell at each level. Standpipe systems shall be installed in all buildings where any portion of the building floor area is more than 200 feet travel distance from the nearest point of the fire department vehicle access.

37. Section 907.1.3 Equipment, shall be amended to add the following:

1. Location of the annunciator panel shall be approved by the Fire Code Official.
2. An annunciator panel or the main fire panel shall be placed near the fire sprinkler main riser.
3. A red strobe light shall be installed by the annunciator panel or above the closest entrance to the fire alarm control panel as approved by the Fire Code Official
4. The annunciator panel shall indicate and have all of the functions of the fire alarm panel.
5. The annunciator shall be properly marked to show each zone.
6. A detailed floor plan illustrating each zone shall be provided on each fire alarm control panel and located adjacent to each annunciator panel.

38. Section 907.2.1 Group A, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 100 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

39. Section 907.2.2 Group B, shall be amended to read, in part, as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 250 or more, or

2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge, or
3. The Group B fire area contains a Group B ambulatory health care facility.

40. Section 907.2.4 Group F, shall be amended to read, in part, as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group F occupancies where both of the following conditions exist:

1. The Group F occupancy is two or more stories in height; and
2. The Group F occupancy has a combined occupant load of 250 or more above or below the lowest level of exit discharge.

41. Section 907.2.5 Group H, shall be amended to read as follows:

A complete fire alarm system shall be installed in all group H occupancies. Any listed special detection devices approved for the specific hazard shall be approved by the Fire Marshal, such detection devices shall be connected to the fire alarm.

42. Section 907.2.7 Group M, shall be amended to read as follows:

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group M occupancies where one of the following conditions exists:

1. The combined Group M occupant load of all floors is 250 or more persons.
2. The Group M occupant load is more than 100 persons above or below the lowest level of exit discharge.

43. Section 907.2.11.5 Group S, a new section shall be added to read as follows:

A complete fire alarm system shall be installed in all Group S occupancies or as otherwise approved by the Fire Marshal.

44. Section 912.5 Backflow Protection, shall be amended to read as follows:

The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois Plumbing Code.

45. Section 912.1 Installation, shall be amended to read as follows:

Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. The fire department connection shall be an approved five inch (5") connection with a thirty (30) degree down turn. A white strobe light shall be placed above the fire department connection and the white strobe light shall indicate on water flow only. A two and one-half inch (2 ½") NST single fire department connection shall be acceptable where piped to a three inch (3") or smaller riser.

46. Section 3301.1.6 Storage of Fire and Explosive Hazards, shall be added as follows:

The storage of fire and explosive hazards such as: detonable materials, hazardous solids, liquids, and gases shall comply with the Performance Standards established in the City's Zoning Ordinance, as amended from time to time.

47. Appendix D – Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, shall be amended to read as follows:

96’ Diameter Cul-de-sac as illustrated shall be amended to a minimum of 130 ft. ROW diameter and 100 ft. pavement diameter, per the City’s Subdivision Control Ordinance.

Section 6. That Title 8, Chapter 2, Section 8-2-7 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-7 FUEL GAS CODE

A. Adopted. The regulations of the 2009 Edition of the International Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing fuel gas systems and gas-fired appliances in the City with such amendments as are hereafter set forth in this Section.

B. Fuel Gas Code Amendments

(1) Section 502.6 shall be amended by adding the following:

B Vent Support shall be provided at a minimum of every five (5) feet with no screw penetrations unless specifically permitted by the vent manufacturer.

Section 7. That Title 8, Chapter 2, Section 8-2-8 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-8 RESIDENTIAL CODE

A. Adopted. The regulations of the 2009 Edition of the International Residential Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one-and two-family dwellings and multiple single-family dwellings not more than three stories in height with separate means of egress in the City with such amendments as are hereafter set forth in this Section.

B. Residential Code Amendments

1. Section R101.1 Title, shall be amended to insert the name of jurisdiction – “*United City of Yorkville*”.

2. Section R105.2 Work exempt from permit, shall be amended to read as follows:

Building: Delete items 1, 5, and 10 as these items shall require permitting.

3. Table R301.2(1) Climatic and Geographic Design Criteria, shall be completed with the following insertions.

Ground Snow Load..... 25 lbs/sq.ft.
Wind Design (Speed)..... 90 mph

Wind Design (Topographic effects).....	NO
Seismic Design Category.....	B
Subject to Damage from (Weathering).....	Severe
Subject to Damage from (Frost line depth).....	42" below grade
Subject to Damage from (Termite).....	Moderate to Heavy
Winter Design Temperature.....	-5 degrees F
Ice Barrier Underlayment Required.....	YES
Flood Hazards.....	Refer to local designations
Air Freezing Index.....	2000
Mean Annual Temperature.....	48 degrees F

4. Section R302.5.1 Opening protection, shall be amended to add self-closing devices for all required fire rated doors.
5. Section R310.4 Bars, grilles, covers and screens, shall be amended to require safety covers capable of supporting at least 250 pounds of load.
6. Section R313.1 Townhouse automatic fire sprinkler systems, shall be amended to read as follows:
Section R313.1 Townhouse and duplex automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses and duplexes.
7. Section R313.2 One- and two-family dwellings automatic fire system, shall be deleted in its entirety.
8. Chapter 11 Energy Efficiency. Shall be amended to read as follows:
Compliance shall be determined by the current IECC adopted in 8-2-5.
9. Section P2501.1 Scope, shall be amended adding the following:
All plumbing work shall conform to the current edition of the State of Illinois Plumbing Code, the provisions of this Residential Code, and the currently amended edition of the International Plumbing Code; whichever is more restrictive.
10. Appendices to be included with the adoption of this Residential Code shall include:
Appendix A, B, C, E, F, G, H, J, M, O
11. Section R105.2 Work Exempt from permit, shall be amended to read as follows:
Building:
 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 100 square feet (9.29 m²).
 2. Decorative, temporary, or similar type fences not over 4 feet (1829 mm) high.
 3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
 4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927L) and the ratio of height to diameter or width does not exceed 2 to 1.
 5. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.

6. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
7. Swings and other playground equipment.
8. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

12. Section R202, Definitions, shall be amended to add the following definition:

Fence. A permanent enclosure or barrier, such as wooden posts, wire, iron, or any other allowable material erected for the purpose of providing a boundary or as a means of protection, or to prevent uncontrolled access, or for privacy screening or confinement, or for decorative purposes (such as an ornamental gate). Materials used to contain or separate a garden area, an earthen stockpile, a storm water basin, or any other similar temporary use shall not be classified as a fence.

Section 8. That Title 8, Chapter 2, Section 8-2-9 of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-2-9 PROPERTY MAINTENANCE CODE

A. Adopted. The regulations of the 2009 Edition of the International Property Maintenance Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City with such amendments as are hereafter set forth in this Section.

B. Property Maintenance Code Amendments

(1) The following subsections shall be added to Section 302.2 Grading and Drainage:

302.2.1 Individual Earthen Stockpiles. Stockpiles of earthen materials in excess of two (2) feet above grade located on a single vacant lot that causes a nuisance, with the exception of City approved landscaped berms, shall be flattened and maintained per City Ordinance.

302.2.2 Developer Community Earthen Stockpiles. Upon substantial completion of mass grading, stockpiles of earthen material in excess of ten (10) feet above grade located on a vacant lot will require a six (6) foot temporary galvanized chain link fence.

(2) Section 302.4 Weeds, shall be amended to add the language as follows:

Exception: City approved native prairie planting areas are exempt from the maximum height requirement.

(3) Section 602.2 Residential Occupancies, shall be amended to delete the following exception.

Exception: In areas where the average monthly temperature is above 30°F (-1 DC), a minimum temperature of 65°F (18°C) shall be maintained.

Section 9. That Title 8, Chapter 2, Section 8-2-10, of the Yorkville City Code, as amended, be and is hereby added to read as follows:

8-2-10 EXISTING BUILDING CODE

- A. Adopted. The regulations of the 2009 Edition of the International Existing Building Code, as recommended and published by the International Code Council, Inc., published in pamphlet form, are adopted as the regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, in the City with such amendments as are hereafter set forth in this Section.
- B. Existing Building Code Amendments
(Reserved)

Section 11. That Title 8, Chapter 1, Section 8-1-3A, of the Yorkville City Code, as amended, be and is hereby amended to read as follows:

8-1-3A. No person shall commence construction work pursuant to a City permit more than six (6) months after issuance of that building permit, or fail to complete the work authorized under that permit and obtain final approval from the City inspector within twelve (12) months after issuance of that permit or the date of extension.

Section 12. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

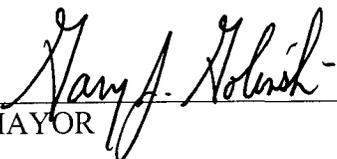
Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 26th day of July, A.D. 2011.



CITY CLERK

ROSE ANN SPEARS	<u> n </u>	DIANE TEELING	<u> Y </u>
GEORGE GILSON JR.	<u> Y </u>	JACKIE MILSCHEWSKI	<u> Y </u>
CARLO COLOSIMO	<u> Y </u>	MARTY MUNNS	<u> Y </u>
CHRIS FUNKHOUSER	<u> Y </u>	LARRY KOT	<u> Y </u>

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this 31st day of January, 2012.



MAYOR



CODE COUNCIL
TRAINING

2009
2012
2015

2015 IBC[®] Transition from the 2009 IBC[®]

Based on the International Building Code[®] (IBC[®])



2015 IBC Transition from the 2009 IBC

First Printing: March 2015

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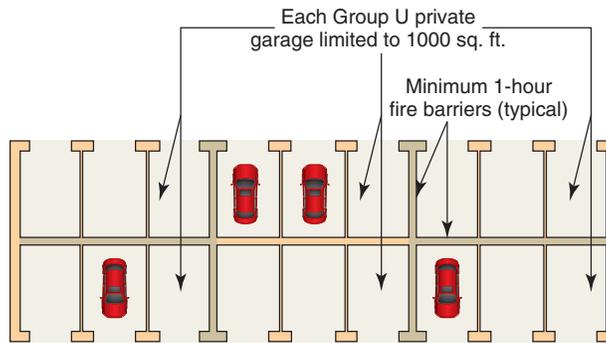
Topic	2012	2015
Part 1 Administration (Chapters 1 and 2)		
Change of use or occupancy		111.1 A change in a building’s use, or portion of a building’s use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building code official.
Definitions	202 For consistency and usability purposes, all definitions of terms specifically defined in the IBC have now been moved to a single location in Chapter 2	
Part 2 Building Planning (Chapters 3 through 6)		
Assembly rooms associated with Group E occupancies	303.1.3 The allowance for a Group E classification of accessory assembly spaces in school buildings has been clarified so as to not confuse the provision with the mixed-occupancies requirements dealing with accessory occupancies as regulated by Section 508.2.	
Occupancy classification of food processing facilities and commercial kitchens	303.3, 306.2 The appropriate occupancy classification of a commercial kitchen has been clarified based upon the kitchen’s relationship, or lack of a relationship, to dining facilities.	304.1 Small (2,500 sq. ft. or less in area) food processing establishments and commercial kitchens not associated with dining facilities are now considered as Group B occupancy.
		306.2 A classification of Group F-1 is now applied only to larger-sized (over 2,500 sq. ft. in area) food processing facilities and commercial kitchens not associated with dining facilities.
Training and skill development facilities		304.1 The Group B classification for training and skill development uses has been clarified to address the ages of the occupants using the facility, the occupant load limitation where the facility is used for assembly purposes, and the types of permitted uses.
Facilities generating combustible dusts	Table 307.1(1), Section 307.4 In the determination of occupancy classification for a facility where combustible dusts are anticipated, a technical report and opinion must now be provided to the building official that provides all necessary information for a qualified decision as to the potential combustible dusts hazards.	

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Topic	2012	2015
Part 2 Building Planning (Chapters 3 through 6), continued		
Definition of care facilities	308.2, 202 A number of new definitions related to care facilities have been added and some existing definitions have been revised to provide clarity and consistency in application.	
Group I-1 occupancy classification		308.3 The uses permitted in Group I-1 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance if responding to a fire or other emergency situation.
Occupancy classification for medical care facilities. Group I-2 occupancy classification		308.4 Two basic conditions of Group I-2 medical care uses that have previously been regulated together as a single category have been created, dividing the classification into short-term care facilities, such as, hospitals, and long-term care facilities, such as nursing homes.
Group R-3 lodging house		310.5 Lodging houses are now specifically defined in Chapter 2 and are typically permitted to be constructed in accordance with the <i>International Residential Code (IRC)</i> if they contain no more than five guest rooms.
Group R-4 occupancy classification	310.6 The allowance for constructing Group R-4 supervised residential facilities under the IRC has been eliminated.	310.6 The uses permitted in a Group R-4 custodial care facility have been expanded to include care recipients who may need a limited degree of verbal or physical assistance while responding to a fire or other emergency situation.
Classification of accessory storage spaces		311.1.1 Storage rooms less than 100 square feet in floor area are not to be classified as Group S, but rather as the same occupancy as the portion of the building to which they are accessory.
Open mall buildings	402 A variety of changes have now been made to clarify the open mall building provisions that were originally developed for covered mall conditions.	

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Topic	2012	2015
Part 2 Building Planning (Chapters 3 through 6), continued		
Private garages – Definition, floor-area limitation		202 Motor vehicles stored in a “private garage” are now limited through a new definition to only those vehicles used by tenants of the building or buildings on the same premises as the garage.
		406.3.1 A group U private garage is now limited to a maximum floor area of 1000sf, however, multiple Group U private garages are permitted in the same building where they are compartmentalized by minimum 1-hour fire separations.



Example: If non-sprinklered building of Type VB construction, total allowable area limited to 5500 sq. ft. plus any applicable frontage increase

Topic	2012	2015
Public parking garage	406.4 Those parking structures that fall outside of the scope of Section 406.3 regulating private parking garages are now identified as public parking garages.	
Group I-2 shared living spaces		407.2.5 Shared living spaces, group meeting area, and multipurpose therapeutic spaces are now permitted to be open to corridors in Group I-2, Condition 1 nursing homes provided fire specific conditions are met.
Group I-2 cooking facilities		407.2.6 A room or space containing a cooking facility with domestic cooking appliances is now permitted to be open to the corridor in a Group I-2, Condition 1 nursing home provided 13 specific conditions are met.
Maximum size of Group I-2 smoke compartments		407.5 The maximum allowable smoke compartment size for Group I-2, Condition 2 hospitals and similar occupancies has been increased to 40,000 square feet.
Technical production areas	410.6.3, 202 Outdated terminology, such as fly galleries, gridirons, and pin rails, has been replaced by the general and comprehensive term “technical production area” and the special means of egress provisions for such areas have all been relocated to Section 410.	

Topic	2012	2015
Part 2 Building Planning (Chapters 3 through 6), continued		
Travel distance in aircraft manufacturing facilities		412.7 The travel distance allowances for aircraft manufacturing facilities have been significantly increased based upon a combination of the manufacturing area’s height and floor area.

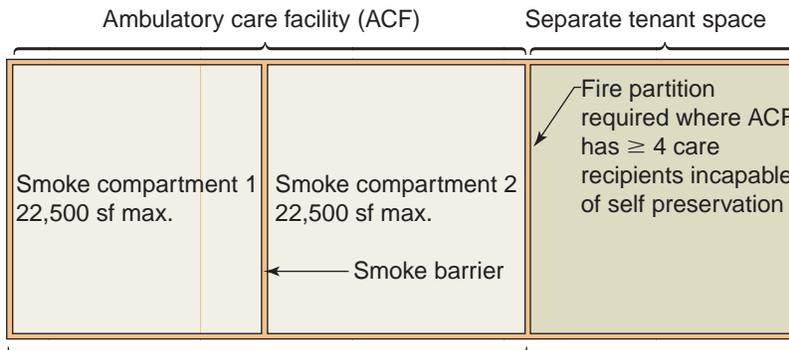
TABLE 412.7 Aircraft Manufacturing Exit Access Travel Distance

Height (feet) ^b	Manufacturing Area (sq. ft.) ^a					
	≥150,000	≥200,000	≥250,000	≥500,000	≥750,000	≥1,000,000
≥25	400	450	500	500	500	500
≥50	400	500	600	700	700	700
≥75	400	500	700	850	1,000	1,000
≥100	400	500	750	1,000	1,250	1,500

For SI: 1 foot = 304.3 mm

- a. Contiguous floor area of the aircraft manufacturing facility having the indicated height.
- b. Minimum height from finished floor to bottom of ceiling or roof slab or deck.

Topic	2012	2015
Ambulatory care facilities	422 In a multi-tenant or mixed-occupancy building where there are uses present other than an ambulatory care facility, a fire-partition is now required between the care facility and those nonrelated spaces where the ambulatory care facility is intended to have at least four care recipients incapable of self-preservation at any one time.	



Minimum of two smoke compartments where ACF exceeds 10,000 sf

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Topic	2012	2015
Part 2 Building Planning (Chapters 3 through 6), continued		
Storm shelters serving critical emergency operations facilities and Group E occupancies		423.3 The construction of complying storm shelters is now required in critical emergency operations facilities where such facilities are located in geographical areas where the shelter design wind speed for tornadoes is at its highest.
		423.4 Storm shelters are now required in Group E occupancies located in those areas of the U.S. where the shelter design wind speed for tornadoes is at its highest.
General building height and area limitations; Building height and number of stories, Building area		503 The provisions regulating building height and area limitations have been extensively revised with no change in technical application in order to provide an increased degree of user-friendliness and technical consistency.
		Tables 504.3 & 504.4 In order to increase the degree of user-friendliness of the process by which the allowable building height provisions are determined, Table 503 has now been reformatted as Tables 504.3 (Allowable height in feet) and 504.4 (Allowable number of stories above grade plane), and any applicable sprinkler increase has been incorporated directly into the new tables.

TABLE 503 504.3^a Allowable Building Heights and Areas in Feet Above Grade Plane

Occupancy Classification	See Footnotes	Type of Construction									
		Type I		Type II		Type III		Type IV	Type V		
		A	B	A	B	A	B	HT	A	B	
A,B,E,F,M,S,U	NS ^b	UL	160	65	55	65	55	65	50	40	
	S	UL	180	85	75	85	75	85	70	60	
H-1, H-2, H-3, H-5	NS ^{c,d}										
	S	UL	160	65	55	65	55	65	50	40	

Note: UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1

(Only a portion of Table 504.3 is shown above.)

TABLE 503 504.4^{a,b} Allowable Building Heights and Areas Number of Stories Above Grade Plane

Occupancy Classification	See Foot-Notes	Type of Construction									
		Type I		Type II		Type III		Type IV	Type V		
		A	B	A	B	A	B	HT	A	B	
A-1	NS	UL	5	3	2	3	2	3	2	1	
	S	UL	6	4	3	4	3	4	3	2	
A-2	NS	UL	11	3	2	3	2	3	2	1	
	S	UL	12	4	3	4	3	4	3	2	
A-3	NS	UL	11	3	2	3	2	3	2	1	
	S	UL	12	4	3	4	3	4	3	2	

Note: UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1

(Only a portion of Table 504.4 is shown above.)

Topic	2012	2015
Part 2 Building Planning (Chapters 3 through 6), continued		
General building height and area limitations; Building height and number of stories, Building area, <i>Continued</i>		Table 506.2 In order to increase the degree of user-friendliness of the process by which the allowable building area provisions are determined, Table 503 has been reformatted as new Table 506.2 (allowable area factor in square feet), and any applicable sprinkler increase has been incorporated directly into the new table.

TABLE 503 506.2^{a,b} Allowable Building Heights and Areas Factor (A_1 = NS, S1, S13R or SM, as applicable) in Square Feet

Occupancy Classification	See Footnotes	Type of Construction									
		Type I		Type II		Type III		Type IV	Type V		
		A	B	A	B	A	B	HT	A	B	
A-1	NS	UL	UL	15,500	8,500	14,000	8,500	15,000	11,500	5,500	
	S1	UL	UL	62,000	34,000	56,000	34,000	60,000	46,000	22,000	
	SM	UL	UL	46,500	25,500	42,000	25,500	45,000	34,500	16,500	
A-2	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000	
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000	
A-3	NS	UL	UL	15,500	9,500	14,000	9,500	15,000	11,500	6,000	
	S1	UL	UL	62,000	38,000	56,000	38,000	60,000	46,000	24,000	
	SM	UL	UL	46,500	28,500	42,000	28,500	45,000	34,500	18,000	

(Only a portion of Table 506.2 is shown above.)

Topic	2012	2015
Mezzanine – Means of egress and Openness	505.2.2 The specific provisions for mezzanine means of egress have been deleted and replaced with a general reference to Chapter 10.	
		505.2.3 Direct access to at least one exit at the mezzanine level is no longer required for those enclosed mezzanines regulated by Exception 2 of Section 505.2.3.
Unlimited area buildings – Accessory occupancies; Basements in unlimited area buildings	507.1.1 (507.1) The allowance for occupancy groups not specifically scoped under the unlimited area building provisions of Section 507 to be located in such buildings under accessory occupancies provisions of Section 508.2 is now contained within the code text.	
		507.1 The allowance of a single-story basement in unlimited area buildings have now been clarified.
Unlimited area buildings – Group H occupancies; Group H-5 in unlimited area buildings	507.8 The limitations placed on Group H occupancies permitted in unlimited area building have been clarified and reformatted to aid in their consistent application.	
		507.9 Group H-5 buildings are now permitted to be unlimited in area under the special provisions of Section 507.

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Topic	2012	2015
Part 2 Building Planning (Chapters 3 through 6), continued		
Incidental uses – General provisions; Separation and Protection; Rooms or areas; Fire protection from incidental uses	509.1 The concept of incidental uses has been clarified by eliminating the previous relationship with the mixed-occupancy provisions.	
	509.4 An automatic sprinkler system is now the only fire-extinguishing system specifically permitted as a means of providing any fire protection required for incidental use rooms and area.	
	Table 509 The list of incidental uses now includes waste and linen collection rooms in Group B ambulatory care facilities and such rooms must be separated from the remainder of the building by minimum 1-hour fire-resistance-rated fire barriers and/or horizontal assemblies.	
		Table 509 A more detailed analysis of various support spaces within a healthcare or ambulatory care facility is now possible due to modifications to Table 509 regulating incidental uses

INCIDENTAL USES SPECIFIC TO AMBULATORY CARE FACILITIES		
Room or Area	2015 IBC	2012 IBC
Laboratories not classified as Group H occupancies	1-hour separation or provide automatic sprinkler system	Not considered as an incidental use
Waste and linen collection rooms	1-hour separation for rooms where containers have an aggregate volume of 10 cubic feet or more	1-hour regardless of amount of collection
Storage rooms more than 100 square feet in floor area	1-hour separation	Not considered as an incidental use

INCIDENTAL USES SPECIFIC TO GROUP I-2 OCCUPANCIES		
Room or Area	2015 IBC	2012 IBC
Laboratories not classified as Group H occupancies	1-hour separation <i>and</i> provide automatic sprinkler system	1-hour separation or provide automatic sprinkler system
Laundry rooms	1-hour separation where more than 100 square feet in floor area	1-hour separation or provide automatic sprinkler system where more than 100 square feet in floor area
Patient rooms equipped with padded surfaces	1-hour separation	Not considered as an incidental use
Physical plant maintenance shops	1-hour separation	Not considered as an incidental use
Waste and linen collection rooms	1-hour for rooms where containers have an aggregate volume of 10 cubic feet or more	1-hour regardless of amount of collection
Storage rooms more than 100 square feet in floor area	1-hour separation	Not considered as an incidental use

Topic	2012	2015
Horizontal building separation		510.2 In the special provisions of Section 510.2 addressing pedestal buildings, there is no longer a limit of one story above grade plane for that portion of the structure that occurs below the 3-hour horizontal separation.

Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9)		
Topic	2012	2015
Identification of fire and smoke separation walls	703.7 The size & location of identifying markings required on vertical fire assembly's above-ceiling spaces have been modified to increase the potential for such markings to be seen.	
Projections at exterior walls		705.2 The minimum required separation between the leading edge of a projection and the line used to determine the fire separation distance has been modified in a manner that provides for a significant increase in the separation required. Table 705.2 is modified.

TABLE 705.2 Minimum Distance of Projection

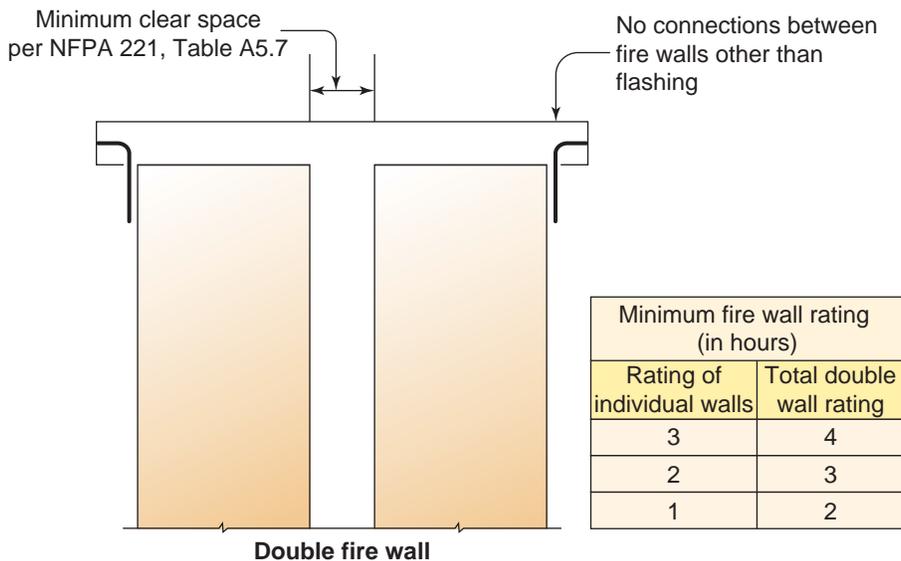
Fire Separation Distance (FSD)	Minimum Distance from Line Used to Determine FSD
0 feet to less than 2 feet	Projections not permitted
Greater than 2 feet to less than 5 feet 3 feet	24 inches
5 feet or Greater than 3 feet to less than 30 feet	40 inches 24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
30 feet or greater	20 feet

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm.

Topic	2012	2015
Combustible projections		705.2.3 The provisions regulating combustible projections adjacent to an interior lot line or other line used to determine the fire separation distance have been modified to provide a simple and consistent approach that is less restrictive than previously determined.
Buildings on the same lot		705.3 Opening are permitted through adjacent exterior walls of a Group S-2 parking garage and a Group R-2 building on the same lot where such buildings are regulated as two buildings on the same lot and the fire separation distance is zero.

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Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9), Continued		
Structural element bracing of exterior walls		705.6 Interior structural elements, such as floor or roof elements, that brace exterior walls are no longer required to be regulated for fire resistance due to the exterior wall's ratings regardless of the building's proximity to a lot line.
Structural stability of fire walls	706.2 To satisfy the intended objective of structural stability the use of a double fire wall complying with NFPA 221 is permitted as an alternative to a single fire wall.	706.2 The reference to NFPA 221 for fire wall design and construction has been expanded to permit the use of the "tied" and "cantilevered" options addressed in the standard.



Topic	2012	2015
Intersections of fire barriers at roof assemblies	707.8, 707.9 The void at the intersection between a fire barrier and a nonfire-resistance rated roof assembly now need only to be protected with an approved material rather than a fire-resistant joint system.	
Horizontal assemblies and vertical openings	712 Significant reformatting in Chapter 7 now places emphasis on the presence of vertical openings rather than on shaft enclosures, recognizing the use of shaft enclosures is just one of many acceptable protective measures that can be utilized to address the hazards related to vertical openings.	711, 712 The reorganization of Section 711 and 712 has been continued such that Section 711 now contains only the construction requirements for floor and roof assemblies, and Section 712 only contains the requirements related to the protection of vertical openings.
Floor penetration of horizontal assembly	714.4.1.2 (714.4.1.1.2) Exception 2 An approved through-penetration fire-stop system used to protect floor penetrations of horizontal assemblies due to the presence of floor, tub, & shower drains is no longer required to have a T rating.	

Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9), Continued		
Membrane penetration		714.4.2 The ceiling of a 1-hour or 2-hour floor/ceiling or roof/ceiling assembly is permitted to be interrupted by double wood top plate of a wall. The wall interrupting the ceiling membrane of the horizontal assembly must be sheathed only with Type X gypsum wallboard. The wall will not require a fire-resistance rating unless needed due to some other code requirement. Items penetrating the top plates must be protected.
L ratings	714.4.4 (714.5), 715.6, 202 An "L" rating identifying the air leakage rate - as defined in Chapter 2 – is now mandated for penetration firestop systems and fire-resistant joint systems that are utilized in smoke barrier construction.	
Marking of fire-rated glazing assemblies, Opening protection ratings and markings, Fire-protection-rated glazing	716.3, 202 Table 716.3 has been added to define and relate the various test standards for fire-rated glazing, now defined in Chapter 2 to the designations used to mark such glazing.	
	Table 716.5 The information previously available in Table 716.5 (715.4 in 2009) addressing the minimum required fire-protection ratings of fire door and fire shutter assemblies has been extensively expanded to also include the maximum size and marking requirements for door vision panels and the minimum assembly rating and glazing marking requirements for sidelights and transoms.	

TABLE 715.4 716.5 Fire Door and Fire Shutter Fire Protection Ratings Opening Fire-Protection Assemblies, Ratings, and Markings

Type of Assembly	Required Wall Assembly Rating (Hours)	Minimum Fire Door and Fire Shutter Assembly Rating (Hours)	Door Vision Panel Size	Fire-Rated Glazing Marking Door Vision Panel ^a	Minimum Sidelight/Transom Assembly Rating (Hours)		Fire-Rated Glazing Marking Sidelight/Transom Panel	
					Fire protection	Fire resistance	Fire protection	Fire resistance
Fire walls and fire barriers having a required fire-resistance rating greater than 1 hour	4	3	Not Permitted	Not Permitted	Not Permitted	4	Not Permitted	W-240
	3	3 ^a	Not Permitted	Not Permitted	Not Permitted	3	Not Permitted	W-180
	2	1½	100 sq. in. ^c	≤100 in. ² = D-H-90 >100 in. ² = D-H-W-90	Not Permitted	2	Not Permitted	W-120
	1½	1½	100 sq. in. ^c	>100 in. ² = D-H-W-90 <100 in. ² = D-H-90	Not Permitted	1½	Not Permitted	W-90
Shaft, exit enclosures, and exit passageway walls	2	1½	100 in. ^{2 c,d}	≤100 in. ² = D-H-T-or D-H-T-W-90	Not Permitted	2	Not Permitted	W-120

continued

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Table 716.5 continued

Type of Assembly	Required Wall Assembly Rating (Hours)	Minimum Fire Door and Fire Shutter Assembly Rating (Hours)	Door Vision Panel Size	Fire-Rated Glazing Marking Door Vision Panel ^a	Minimum Sidelight/Transom Assembly Rating (Hours)		Fire-Rated Glazing Marking Sidelite/Transom Panel	
					Fire protection	Fire resistance	Fire protection	Fire resistance
Fire barriers having a required fire-resistance rating of 1 hour: Enclosures for shafts, exit access stairways, exit access ramps, interior exit stairways, interior exit ramps, and exit passageway walls	1	1	100 in. ^{2 c,d}	≤100 in. ² = D-H-60	Not Permitted	1	Not Permitted	W-60
				>100 in. ² = D-H-T-60 or D-H-T-W-60				
Other fire barriers	1	¾	Maximum size tested	D-H-NT-45	¾	¾	D-H-NT-45	
				D-20				
Fire partitions	0.5	½ ^b	Maximum size tested	D-20	½	½	D-H-OH-20	
Other fire partitions	1	¾	Maximum size tested	D-H-45	¾	¾	D-H-45	
				D-H-20				
Exterior walls	3	1½	100 in. ^{2 c}	≤100 in. ² = D-H-90	Not Permitted	3	Not Permitted	W-180
				>100 in. ² = D-H-W-90				
	2	1½	100 in. ^{2 c}	≤100 in. ² = D-H-90	Not Permitted	2	Not Permitted	W-120
				>100 in. ² = D-H-W-90				
	1	¾	Maximum size tested	D-H-45	¾	¾	D-H-45	
Smoke barriers	1	½ ^b	Maximum size tested	D-20	¾	¾	D-H-OH-45	

- a. Two doors, each with a fire protection rating of 1-½ hours, installed on opposite sides of the same opening in a fire wall, shall be deemed equivalent in fire protection rating to one 3-hour fire door.
- b. For testing requirements, see Section 716.5.3.
- c. Fire-resistance-rated glazing tested to ASTM E 119 per Section 716.2 shall be permitted, in the maximum size tested.
- d. Except where the building is equipped throughout with an automatic sprinkler and the fire-rated glazing meets the criteria established in Section 716.5.5.
- e. Under the column heading "Fire-Rated Glazing Marking Door Vision Panel," W refers to the fire-resistance rating of the glazing, not the frame.

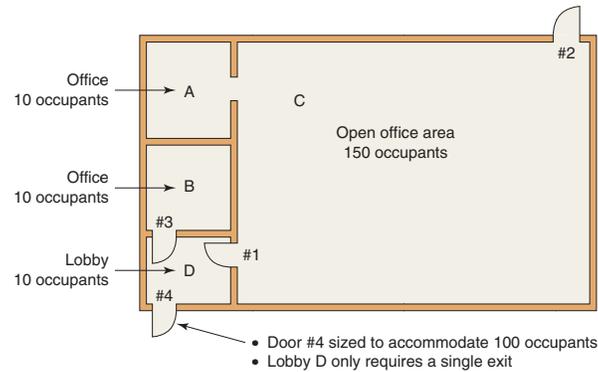
Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9), Continued		
	Table 716.6 In addition to fire window assembly fire protection ratings, Table 716.6 now identifies the markings required on the fire-rated glazing for acceptance in specified applications.	
Wired glass in fire window assemblies	716.6.4 (715.5.4 and 715.5.5 in 2009) The allowance for the use of wired glass without compliance with the appropriate test standards has been deleted.	

Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9), Continued		
Corridor dampers		717.3, 717.5 Where a duct penetration occurs in the ceiling of a fire-resistance-rated corridor where the lid of the corridor is constructed using a corridor wall placed horizontally, a corridor damper is now specifically mandated.
Sprinkler systems – Assembly occupancies on roofs		903.2.1.6 An automatic sprinkler system is now required to be installed in a building when the roof is used for a Group A-2 assembly occupancy with an occupant load exceeding 100, as well as other Group A occupancies where the occupant load exceeds 300.
Multiple fire areas		903.2.1.7 Where small Group A fire areas share a common means of egress, the occupant load of the spaces must now be added together to determine if a sprinkler system is required.
Sprinklers systems – Group R occupancies		903.2.8 Sprinkler requirements for Group R-4 occupancies are now dependent on the capabilities of the occupants. In buildings where occupants required limited assistance when responding to an emergency condition, additional sprinkler protection is required for attic space.
Furniture storage and display in Group F-1, M and S-1 occupancies	903.2.4, 903.2.7, 903.2.9 Automatic sprinkler systems are now required in occupancies where upholstered furniture or mattresses are manufactured, stored, or displayed.	
Sprinkler protection for basements	903.2.11.1.3 Basements provided with walls, partitions, or fixtures that can obstruct water from hose streams now require automatic sprinkler protection.	
Open-ended corridors		903.3.1.2.2 Where an NFPA 13R sprinkler system is installed, the sprinkler protection must now be extended to any open-ended corridors and associated exterior stairways, clarifying that an open breezeway is considered as an interior portion of the building and not an exterior location for the application of sprinkler requirements.
Actuation of multiple fire-extinguishing systems	904.3.2 When two or more alternative automatic fire- extinguishing systems are required to protect a hazard, all of the systems must now be designed to simultaneously operate.	
Portable fire extinguishers in Group R-2 occupancies	906.1 Portable fire extinguishers are no longer required in many public and common areas of Group R-2 occupancies provided a complying extinguisher is provided within each individual dwelling unit.	
Fire alarm systems in Group A occupancies	907.2.1 Requirements for a fire alarm system in a building housing two or more Group A occupancies are now based on whether or not the occupancies are in separate fire areas.	

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Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9), Continued		
Emergency voice/alarm communication captions	907.2.1.2 Mass notification fire alarm signals in large stadiums, arenas, and grandstands now require captioned messages.	
Group E fire alarms		907.2.3 The threshold for alarm systems in Group E occupancies has been increased such that a manual fire alarm is required where the occupant load exceeds 50, and an emergency voice/alarm communication (EVAC) system must only be provided for the occupant load exceeds 100. (2012 had dropped thresholds to 30)
Smoke detection and alarm systems in Group R-2 college buildings	907.2.9.3 A smoke detection system, tied into the occupant notification system, is now required in certain public and common spaces of Group R-2 college and university buildings, and the required smoke alarms within individual dwelling and sleeping units must be interconnected with the building's fire alarm and detection system.	907.2.3 The scope of the fire alarm provisions for Group R-2 college and university buildings has been revised to apply to facilities "operated by" the college or university whether owned by the school or not.
Smoke alarms near cooking appliances and bathrooms		907.2.11.3, 903.2.11.4 Requirements from the NFPA 72 standard addressing the installation of smoke alarms near cooking appliances and bathrooms have been introduced to the IBC in order to provide direct guidance on the placement of smoke alarms.
Wireless interconnection of smoke alarms	907.2.11.5 (907.2.11.3) The smoke alarm interconnection requirements are now applicable to Group I-1 occupancies and include allowances for use of wireless alarms.	
Smoke and heat removal		910 The format and technical requirements for smoke and heat removal systems have been revised, including a new allowance permitting a mechanical smoke removal system as an alternative to smoke and heat vents.
Carbon monoxide alarms	915 (908.7) In new and existing buildings, carbon monoxide (CO) alarms are now required in Group R and I occupancies with fuel-burning appliances or attached garages.	915 The carbon monoxide (CO) alarm provisions have been relocated, reformatted and revised; the scope has been modified to exclude Group I-3 occupancies while adding Group E occupancies.

Topic	2012	2015
Part 4 Means of Egress (Chapter 10)		
Cumulative occupant load		1004.1.1 The determination of the cumulative design occupant load for intervening spaces, adjacent levels and adjacent stories has been clarified.



Topic	2012	2015
Design occupant load – Areas without fixed seating	1004.1.2, Table 1004.1.2 An occupant load factor for museums and exhibit galleries has been established at 30 square feet per occupant.	

TABLE 1004.1.1 1004.1.2 Maximum Floor Area Allowances per Occupant

Function of Space	Occupant Load Factor ^d Floor Area In Sq. Ft. Per Occupant
Assembly	
Gaming floors (keno, slots, etc.)	11 gross
Exhibit gallery and museum	30 net
Mall buildings—covered and open	See Section 402.4.1

For SI: 1 square foot = 0.0929 m².

a. Floor area in square feet per occupant.

Note: (no changes to remainder of table)

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Topic	2012	2015
Occupant load factors		Table 1004.1.2 The mercantile occupant load factor has been revised such that a single factor is now applicable regardless of the story on which the mercantile use is located.

TABLE 1004.1.2 Maximum Floor Area Allowances per Occupant

Function of Space	Occupant Load Factor ^a
Mercantile	60 gross
Areas on other floors	60 gross
Basement and grade floor areas	30 gross
Storage, stock, shipping areas	300 gross

For SI: 1 square foot = 0.0929 m².

a. Floor area in square feet per occupant.

(Remaining portions of table not shown are unchanged.)

Topic	2012	2015
Part 4 Means of Egress (Chapter 10). Continued		
Means of egress capacity determination	1005 Reduced exit width factors have been established for sprinklered building provided with an emergency voice/alarm communication (EVAC) system, and the exit width/capacity requirements are now presented in a more logical and organized layout.	
Means of egress, Numbers of exits and exit access doorways		1006, 1007 Provisions addressing the minimum required number of means of egress and their arrangement for rooms and space as well as stories have been reformatted and relocated. The means of egress requirements for rooms and spaces, along with those for stories, have been consolidated in Chapter 10. Section 1006 will address the number of means of egress required and Section 1007 will address the egress configuration (arrangement/separation).
Exits from dwelling units	Table 1006.3.2 (1021.2(1)) A new section clarifies when a single exit is permitted within or from an individual dwelling unit. Changes to Sec. 1021.2 and the tables will also provide a second option for compliance.	Note: Tables 1021.2(1) and 1021.2(2) in the 2012 code are now Tables 1006.3.2(1) and 1006.3.2(2) in 2015 code due to reformatting of Chapter 10
Spaces with one exit or exit access doorway		Table 1006.2.1 A new table combines the occupant load requirements from 2012 IBC Table 1015.1 along with the provisions for common path of egress travel from Section 1014.3 into a single location. <i>See next page for Table 1006.2.1.</i>

TABLE 1006.2.1 Spaces with One Exit or Exit Access Doorway

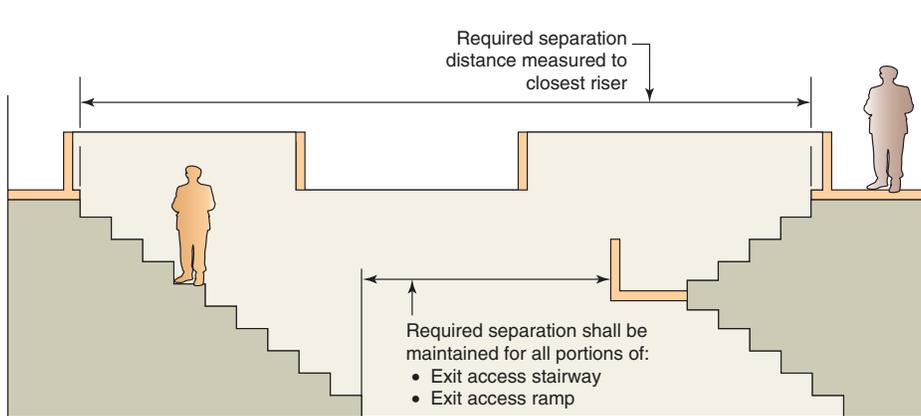
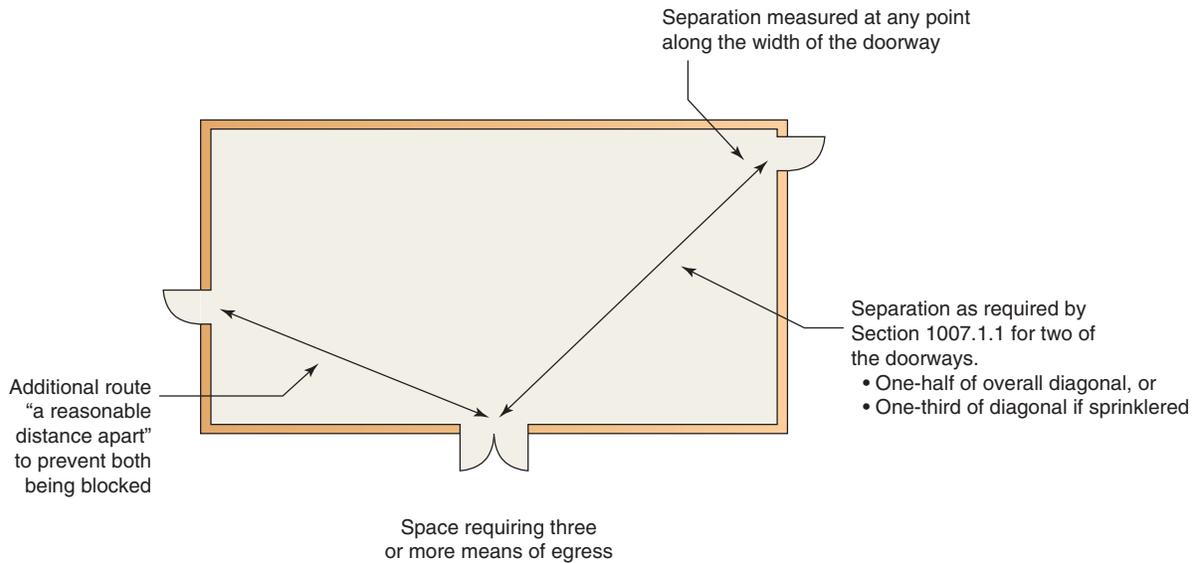
Occupancy	Maximum Occupant Load of Space	Maximum Common Path of Egress Travel Distance (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		OL ≤ 30	OL > 30	
A ^c , E, M	49	75	75	75 ^a
B	49	100	75	100 ^a
F	49	75	75	100 ^a
H-1, H-2, H-3	3	NP	NP	25 ^b
H-4, H-5	10	NP	NP	75 ^b
I-1, I-2 ^d , I-4	10	NP	NP	75 ^a
I-3	10	NP100	NP100	100 ^a
R-1	10	NP75	NP75	75 ^a
R-2	10	NP75	NP75	125 ^a
R-3 ^e	10	NP75	NP75	125 ^a
R-4 ^e	10	75	75	125 ^a
S ^f	29	100	75	100 ^a
U	49	100	75	75 ^a

For SI: 1 foot = 304.8 mm.

NP = Not Permitted

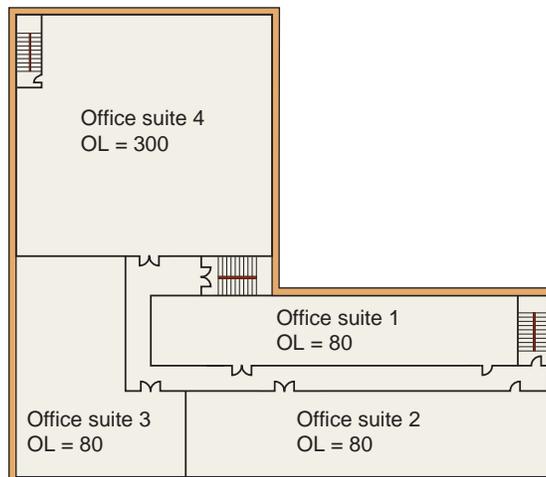
- a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- b. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.
- c. For a room or space used for assembly purposes having fixed seating, see Section 1028.3 1029.8.
- d. For the travel distance limitations in Group I-2, see Section 407.4.
- e. The length of common path of egress travel distance in a Group R-3 occupancy located in a mixed occupancy building or within a Group R-3 or R-4 congregate living facility.
- f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.

Topic	2012	2015
Part 4 Means of Egress (Chapter 10). Continued		
Exit and exit access doorway configuration		<p>1007.1 Specific information is now provided regarding the point where exit separation is to be measured. In addition, where three or more means of egress are required, performance language has been included to ensure the egress paths are adequately separated.</p>

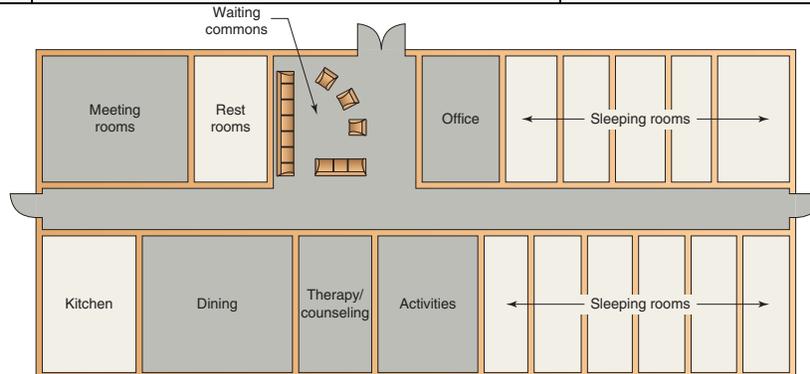


Topic	2012	2015
Door operations – Locking systems		<p>1010.1.9 Numerous revisions throughout the locking provisions now help clarify requirements and their application through the use of consistent terminology.</p>
Application of stairway provisions	<p>1011.1 (1009.1) Stairway provisions have been clarified to apply to any stairway serving occupied portions of a building, including "convenience" stairways that are not a portion of a required means of egress or required means of egress stairways.</p>	

Topic	2012	2015
Part 4 Means of Egress (Chapter 10). Continued		
Floor level exit signs in Group R-1	1013.2 (1011.2) Where general-use exit signs are required in R-1 occupancies, low-level exit signs must also be provided in the means of egress serving the guest rooms.	
Guards at operable windows	1015.1 (1013.1, 1013.8) The guard requirements for operable windows having a sill height more than 72 inches above the finished grade have been relocated from Chapter 14 to the general guard provisions of Chapter 10 and the minimum window sill height at which a guard is not required has been increased from 24 inches to 36 inches.	
Egress through intervening spaces		1016.2 A means of egress is now permitted through an elevator lobby provided access to at least one exit is available without passing through the lobby.
Travel distance increase for Groups F-1 and S-1		1017.2.2 An increased exit access travel distance is now permitted for Groups F-1 and S-1 occupancies where specific requirements are met
Aisles in Groups B and M		1018.3 The required width of aisles in Groups B and M occupancies is now consistent with the widths required for corridors and is no longer limited only to the capacity based on the occupant load served.
Exit access stairways and ramps	1019 (1009, 1010) Revisions have been made throughout the code to coordinate the provisions for unenclosed interior stairways and ramps (exit access stairways and ramps) that can be used as a portion of the means of egress. Relies on the distinction of “exit access” stair versus “exit” stair.	



Topic	2012	2015
Part 4 Means of Egress (Chapter 10). Continued		
Enclosure penetrations of interior exit stairways	1023.5 (1022.5) Penetrations of the outside membrane of a fire barrier utilized to enclose an interior exit stair or ramp are now permitted provided the penetration is properly protected.	
Separation of spaces under grandstands and bleachers	1029.1.1.1 (1028.1.1.1) Spaces beneath grandstands and bleachers are now required to be adequately separated to protect the assembly seating area from any potential hazards.	
Stepped aisle construction tolerances		1029.13.2.2.1 The variation allowed between adjacent risers within a stepped aisle is now limited.
Part 5 Accessibility (Chapter 11)		
Areas in places of religious worship		1103.2.8 Small areas used for religious ceremonies are now exempt from the access requirements.
Employee work areas	1104.3.1 Where an employee work area is less than 1,000 square feet in floor area, the common use circulation path need not meet the accessible route requirements.	
Multistory buildings and facilities, Accessible spaces and routes		1104.4 A distinction has been made between the requirements for access within a story and those with greater level changes, such as between stories or mezzanines.
		1107.3, 1107.4 The provisions for connecting all spaces within a building have been modified to clearly identify the distinction for those with a change of elevation between stories or mezzanines.
Group R – Accessible units		1107.6.1.1 The method by which multiple buildings on a site are reviewed when determining the required number of Accessible units has been revised to consider building size in addition to the total number of units on the site.



Accessible Units in Group I-1 and R-4 Occupancies			
I-1 Occupancies		R-4 Occupancies	
Condition 1	Condition 2	Condition 1	Condition 2
≥4% but not less than 1	≥10% but not less than 1	At least 1	At least 2 units*

* Bedrooms within Group R-4 facilities shall be counted as sleeping units for the purpose of determining the number of units.

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Topic	2012	2015
Part 5 Accessibility (Chapter 11)		
Captioning of public address announcements	1108.2.7.3 The captioning of audible public announcements is now only required for assembly spaces having a public address system and 15,000 or more seats.	
Accessible children's facilities	1109.2, 1109.5 Toilet facilities and drinking fountains "primarily for children's use" may now be installed at a lower height than generally permitted for accessible elements and considered as the required accessible elements.	
Recreational facilities		1110 More detailed scoping requirements for recreational facilities have been included within the new Section 1110 to coordinate with the ADA and provide the scoping for technical requirements found within Chapter 11 of the A 117.1 standard.
Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26)		
Toilet and bathroom requirements	1210 The water closet compartment and urinal partition requirements have been from Chapter 29 to Section 1210.	
Vapor retarders		1405.3 The required types and locations appropriate for each class of vapor retarder have been revised to also indicate where certain vapor retarders are not allowed to be installed.
Roof gardens and landscaped roofs, Roof loads	1507.16 The IBC now provides a reference to a new IFC provisions on roof gardens and landscaped roofs as a means of controlling the potential hazards these combustible materials on the roof could create.	
Photovoltaic systems	1507.17, 3111, 202 Photovoltaic elements (modules/shingles or systems) must now meet the general code requirements for roofing materials and roof top structures.	
Rooftop structures	1510 (1509), 202 In addition to several technical changes, the provisions addressing rooftop structures have been reformatted to better organize and clarify the requirements.	
Construction documents, Special loads		1603 Two additional items related to snow load drifting are now required to be identified on the construction documents.
		1603.1.8 The dead load of any rooftop-mounted photovoltaic (PV) solar panels must now be identified on the construction documents.

Topic	2012	2015
Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued		
Risk category	1604.5 The term “Occupancy category” has been changed to “risk category” to better reflect the intended meaning and to coordinate with the terminology used in ASCE 7-10.	1604.5 In the application of assigning the appropriate risk category for a structure, Section 1604.5 has been revised to clarify that where standards referred to ASCE 7 Table 1.5-1, IBC Table 1604.5 should be used instead. In addition, descriptions for Risk Category III structures have been revised to include occupancy classifications to help clarify the intent.
Minimum Live loads	1607.1 The live loads established in IBC Section 1607 and Table 1607.1 have been modified and updated in order to coordinate with the live loads of Chapter 4 and Table 4-1 in ASCE 7-10.	

2012 CODE:

TABLE 1607.1 Minimum Uniformly Distributed Live Loads, L_o , and Minimum Concentrated Live Loads⁸

Occupancy or Use	Uniform (psf)	Concentrated (lb)
3. Armories and drill rooms	150 ^m	—
4. Assembly areas and theaters		
Fixed seats (fastened to floor)	60 ^m	
Follow spot, projections, and control rooms	50	
Lobbies	100 ^m	
Movable seats	100 ^m	—
Stages and floors	125 150 ^m	
Platforms (assembly)	125 100	
Other assembly areas	100 ^m	
5. Balconies (exterior) and decks ^h	Same as occupancy served	
6. Bowling alleys	75	—
7. 6. Catwalks	40	300
9. 8. Corridors, except as otherwise indicated		
First floor	100	
Other floors	Same as occupancy served except as indicated	—
10. Dance halls and ballrooms	160	—
11. 9. Dining rooms and restaurants	100 ^m	—
13. 11. Elevator machine room grating (on area of 4-in ² 2 inches by 2 inches)	—	300
14. 12. Finish light floor plate construction (on area of 4-in ² 1 inch by 1 inch)	—	200
16. 14. Garages (passenger vehicles only) Trucks and buses	40 ^m	Note a

See Section 1607.7

Table 1607.1 continues

Table 1607.1 continued

Occupancy or Use	Uniform (psf)	Concentrated (lb)
17. Grandstands (see stadium and arena bleachers)	—	—
18. Gymnasiums, main floors and balconies	100	—
19. 15. Handrails, guards and grab bars		See Section 1607.8
16. Helipads		See Section 1607.6
22 19. Libraries		
Corridors above first floor	80	1000
Reading rooms	60	1000
Stack rooms	150 ^{b,m}	1000
23 20. Manufacturing		
Heavy	250 ^m	3000
Light	125 ^m	2000
24. Recreational uses:		
Bowling alleys, poolrooms, and similar uses	75 ^m	
Dance halls and ballrooms	100 ^m	
Gymnasiums	100 ^m	
Reviewing stands, grandstands, and bleachers	100 ^{e,m}	
Stadiums and arenas with fixed seats (fastened to floor)	60 ^{e,m}	
27. 25. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage ^l	10	
Uninhabitable attics with limited storage ^{l, k}	20	
Habitable attics and sleeping areas ^k	30	—
All other areas	40	
Hotels and multiple-family dwellings		
Private rooms and corridors serving them	40	
Public rooms ^m and corridors serving them	100	
28. Reviewing stands, grandstands and bleachers		Note c
29. 26. Roofs:		
All roof surfaces subject to maintenance workers		300
Awnings and canopies:		
Fabric construction supported by a lightweight rigid skeleton structure	5 Nonreducible	
All other construction	20	
Ordinary flat, pitched, and curved roofs (that are not occupiable)	20	
Where primary roof members, are exposed to a work floor, at single panel points of lower chord of roof trusses, or any point along primary structural members supporting roofs:		
Over manufacturing, storage warehouses, and repair garages		2000
All other occupancies primary roof members		300
Roofs used for other special purposes	Note 1	Note 1
Roofs used for promenade purposes	60	
Roofs used for roof gardens or assembly purposes	100	

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Occupancy or Use	Uniform (psf)	Concentrated (lb)
<u>Occupiable roofs:</u>		
Roof gardens	100	
Assembly areas	100 ^m	
All other similar areas	Note l	Note l
32: 29. Sidewalks, vehicular driveways, and yards, subject to trucking	250 ^{d,m}	8000 ^e
33: Skating rinks	100	—
34: Stadiums and arenas		
Bleachers	100 ^o	—
Fixed seats (fastened to floor)	60 ^c	—
35: 30. Stairs and exits		
One- and two-family dwellings	40	300 ^f
All other	100	300 ^f
36: 31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		
Heavy	250 ^m	—
Light	125 ^m	—
37: 32. Stores		
Retail		
First floor	100	1000
Upper floors	75	1000
Wholesale, all floors	125 ^m	1000
38: 33. Vehicle barriers systems		
		See Section 1607.8.3
40: 35. Yards and terraces, pedestrian		
	100 ^m	—

(Portions of table not shown are unchanged)

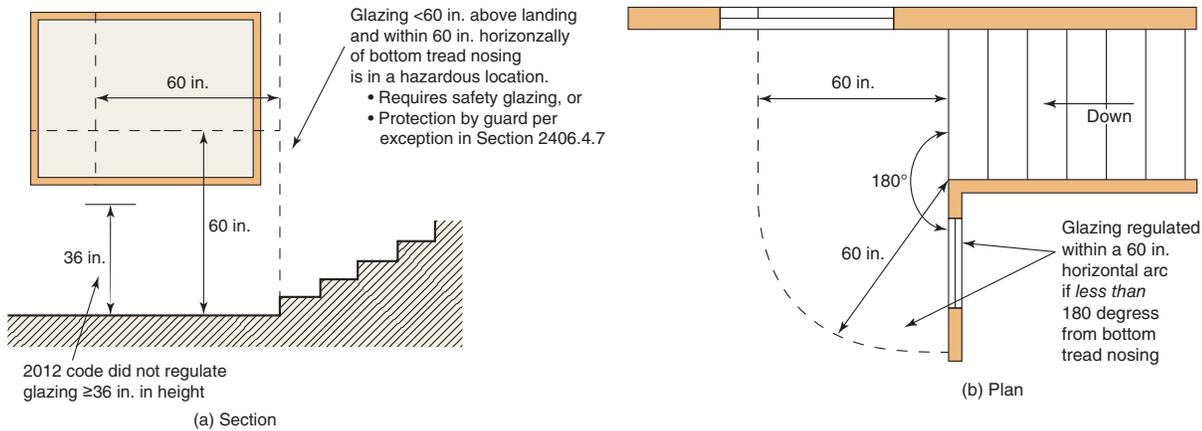
- f. The minimum concentrated load on stair treads (shall be applied on an area of 4 square 2 inches by 2 inches) is 900 pounds. This load need not be assumed to act concurrently with the uniform load.
 - g. Where snow loads occur that are in excess of the design conditions, the structure shall be designed to support the loads due to the increased loads caused by drift buildup or a greater snow design determined by the building official (see Section 1608). For special-purpose roofs, see Section 1607.11.2.2.
 - i. Uninhabitable attics without storage are those where the maximum clear height between the joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
 - j. For attics with limited storage and constructed with trusses, this live load need only be applied to those portions of the bottom chord. Uninhabitable attics with storage are those where the maximum clear height between the joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with the same web configurations capable of containing accommodating an assumed rectangle 42 inches high in height by 24 inches wide in width, or greater, located within the plane of the trusses.
- The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met: The live load need only be applied to those portions of the joists or truss bottom chords where both of the following conditions are met:
- i. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section 1209.2, from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches; and
 - ii. The slopes of the joists or truss shall have a bottom chord pitch less than 2:12 are no greater than 2 units vertical to 12 units horizontal.
- iii. Bottom chords of trusses shall be designed for the greater of actual imposed dead load or 10 psf, uniformly distributed over the entire span. The remaining portions of the joists or bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 lb/ft².
- k. Attic spaces served by a fixed stair stairways other than pull-down type shall be designed to support the minimum live load specified for habitable attics and sleeping rooms.
 - l. Roofs used for other special purposes. Areas of occupiable roofs, other than roof gardens and assembly areas, shall be designed for appropriate loads as approved by the building official. Unoccupied landscaped areas of roofs shall be designed in accordance with Section 1607.12.3.
 - m. Live load reduction is not permitted unless specific exceptions of Section 1607.10 apply.

(Footnotes not shown are unchanged)

Topic	2012	2015
Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued		
Photovoltaic panel systems, Ballasted photovoltaic panel systems		1607.12.5 Design requirements for roof structures supporting photovoltaic (PV) solar panels and modules have been added to Section 1607.
		1613.6 Seismic requirements for ballasted roof-mounted photovoltaic (PV) solar panels have been added to section 1613.6.
Determination of wind loads	1609, 202 The wind design requirements of Section 1609 have been updated and coordinated with the latest wind load provisions in ASCE/SEI 7 (ASCE 7-10) and the wind load maps in the IBC are now based on ultimate design wind speeds, V_{ult} , which produce a strength level wind load similar to seismic load effects.	
Mapped acceleration parameters	1613.3.1, 202 The IBC seismic ground motion maps have been updated to reflect the 2008 maps developed by the United States Geological Survey (USGS) National Seismic Hazard Mapping Project and the technical changes adopted for the 2009 <i>NEHRP Recommended Seismic Provisions for New Buildings and Other Structures</i> (FEMA P750).	1613.3.1 The U.S. Geological Survey (USGS) recently developed seismic hazard and Risk-Targeted Maximum Considered Earthquake (MCEER) ground motion maps for Guam and American Samoa, which have now been included in the IBC.
Statement of special inspections	1704.3 The provisions requiring specific items to have special inspection and what information is required to be included in the statement of special inspections have been clarified and coordinated, with previous conflicts between the two being resolved.	
Submittals to the building official		1704.5 Requirements for submittal of reports and certificates related to construction that is subject to special inspections and tests are now clearly specified.

Topic	2012	2015
<p>Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued</p>		
<p>Special inspections</p>	<p>1705 Special inspection requirements for structural steel have been deleted from Chapter 17 because the new standard for structural steel buildings (ANSI/AISC 360-10) includes quality assurance provisions.</p> <p>Requirements pertaining to special inspection of masonry construction were deleted from Chapter 17 because the 2011 edition of TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6 includes requirements for quality assurance of masonry construction.</p>	<p>1705 Steel construction provisions modified to use new terminology that coordinates with Chapter 22 and AISC 360 standard. A new SDI standard addresses inspection of cold-formed steel floor and roof decks (SDI QA/QC) (Section 1705.2) Special inspections required during installation of open web steel joists and joist girders. (Section 1705.2.3) Special inspection of cast-in-place anchors in concrete where allowable loads have been increased or strength design is used have been deleted from Table 1705.3 since specific requirements for design and installation of adhesive anchors is now included in ACI 318. Continuous special inspection is added for these anchors installed horizontally or in upwardly inclined orientations with sustained loads. (Table 1705.3) Periodic special inspection of cold-formed steel special bolted moment frames (CFS-SBMFs) is now mandated. Modifications to the special inspection requirements for seismic resistance have been made to clarify the intent. (Section 1705.12)</p>
	<p>1705.17 (1705.16) Where penetration firestop systems and fire-resistant joint systems are used in high-rise buildings and those building assigned to Risk Category III and IV, it is now mandatory that they be inspected by an approved inspection agency as a part of the special inspection process.</p>	
<p>Structural items moved from code to standards</p>	<p>Chapter 19 Numerous provisions related to concrete construction were deleted from Chapter 19 because they are contained in the 2011 edition of ACI 318. <i>Building Code Requirements for Structural Concrete and Commentary.</i> (e.g. IBC Sections 1905, 1906, and 1907 were deleted because they only provided referencing to the corresponding sections in the ACI 318 standard.)</p>	<p>1901.3 Anchoring to concrete Sections 1908 and 1909 of the 2012 IBC, which contain the requirements for anchorage to concrete, have been deleted because they are obsolete and not consistent with current referenced standards. In their place, no provisions on anchoring to concrete have been added to the general provisions found in Section 1901.</p> <p>1904 Durability requirements The durability requirements for structural concrete have been deleted from the IBC and replaced by a reference to the durability provisions in ACI 318.</p> <p>2101.2 Masonry Design Methods The references in Chapter 21 to specific sections in the Masonry Standards Joint Committee (MSJC) code have been deleted because the 2013 edition of TMS 402/ACI 530/ASCE 5 has been substantially reorganized to be more user-friendly. The charging language of Section 2101.2 has been modified to simply reference TMS 402/ACI 530/ASCE 5 or TMS 403 for the design and construction of masonry structures.</p>

Topic	2012	2015
Part 6 Building Envelope, Structural Systems, and Construction Materials (Chapters 12 through 26), Continued		
Safety glazing – impact test	2406.2 The default impact test criteria have been revised to impose the more restrictive test methodology. The higher impact requirements will apply unless the tables in Section 2406.2 allow for a lower impact test to be used.	
Safety glazing adjacent to bottom stair landing		2406.4.7 The height criteria for regulating glazing at the landing at the bottom of a stair has been revised and the method for measuring the horizontal distance has been clarified, now generally requiring safety glazing if located less than 60 inches above the bottom landing of the stair.



Topic	2012	2015
Water-resistive barriers for stucco applications	2510.6 In order to reduce the likelihood of moisture getting into the building, detailed requirements have been provided for the installation of the two layers of weather-resistive barriers that are required behind stucco-covered exterior walls.	
Foam plastic insulation installed in floor assemblies	2603.4.1.14 The use of 1/2-inch wood structural panels installed on the walking surface side of a floor assembly is now permitted as an alternative to the thermal barrier typically required where foam plastic insulation is installed within a floor assembly.	
Special approval of foam plastics	2603.9 (2603.10, 2603.10.1) The specific approval requirements now ensure that the smoke development of all assemblies that contain foam plastic is evaluated regardless of the test standard used.	
Plastic composites		2612 New definitions and applicable test standards now address the use of plastic composites for use as exterior deck boards, stair treads, handrails and guards.

Topic	2012	2015
Part 7 Building Services, Special Devices, and Special Conditions (Chapters 27 through 34)		
Single-user toilet facilities	2902.2 Where separate sex toilet facilities are required and only one water closet is required in each facility, two family or assisted-use toilet rooms may now be provided as an acceptable alternative.	
Toilet facilities in parking garages	2902.3 Public toilet facilities are no longer required in open and enclosed parking garages and employee toilet facilities are not required in those garages that do not have parking attendants.	
Public toilet facilities		2902.3 Limited-size quick-service tenant spaces are no longer required to provide toilet facilities for the public customers.
Elevator hoistway venting		3004 The elevator hoistway venting provisions of Section 3004 have been deleted; such hoistways are no longer required to be vented to the exterior.
Elevator lobbies and hoistway opening protection		3006 The elevator lobby requirements have been relocated from Section 713.14.1, where they were previously included with the general shaft enclosure requirements, to Chapter 30, which addresses elevators. Provisions now focus on hoistway opening protection, with lobbies being one of three options (enclosed lobbies, additional door, or hoistway pressurization).
Fire service access elevators, Occupant evacuation elevators	3007 Many of the provisions addressing fire service access elevators have now been coordinated with those applicable to occupant evacuation elevators to ensure that the fire service access elevators are able to continue to function and serve their intended purpose during an emergency. 3008 The provisions addressing occupant evacuation elevators are now more closely coordinated with those regulating fire service access elevators	
Existing structures		Chapter 34 Chapter 34 has been deleted from the IBC in its entirety, and existing buildings will now be solely regulated by the <i>International Existing Building Code (IEBC)</i> .
Type B units in existing buildings	IEBC 410 (3411) Type B units are now required in existing buildings when there is a change of occupancy or an alteration and more than 50 percent of the building is affected. Note: Because the 2015 IBC deleted Chapter 34, this provision is no longer found within the IBC. However, this requirement is located in the IEBC which is adopted by reference in IBC Section 101.4.7. In addition, because this requirement is more restrictive than the requirements of the federal Fair Housing Act, it is important code users are aware of this change.	

Notes:

Notes:

2018 IBC Update

Based on the 2018 International Building Code,® (IBC®)

ICC LEARNING CENTER

The *International Building Code*® (IBC®), establishes minimum regulations for building safety.

This handout will identify important changes in the IBC from 2015 to 2018 edition. Participants will be presented with those changes that will most impact their use of the code when they adopt these I-Codes. The learner will receive an overview of the most important code changes.

Goal

Participants will be able to use this document to identify changes between the 2015 and 2018 IBC allowing them to apply these code requirements to design, plan submittals and/or inspection.

The lecture and activity format allows participants to discuss the changes, reasons for the changes, and answer knowledge review questions. Information presented will allow participants to apply these new code requirements to design, plan review, and/or inspection.

Objectives

Upon completion, participants will be better able to:

- Identify the most significant differences between the 2015 and the 2018 IBC.
- Explain the differences between the current and previous edition.
- Identify changes in organization and code requirements.
- Identify the applicability of design, plan review and inspection requirements.

Content

Chapters of the IBC included in this handout:

- Chapter 2, Definitions
- Chapter 3, Use and Occupancy Classification
- Chapter 4, Special Detailed Requirements Based on Use and Occupancy
- Chapter 5, Building Heights and Areas
- Chapter 6, Types of Construction
- Chapter 7, Fire and Smoke Protection Features
- Chapter 8, Interior Finishes
- Chapter 9, Fire Protection Systems
- Chapter 10, Means of Egress
- Chapter 11, Accessibility
- Chapter 12, Interior Environment
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- Chapter 16, Structural Design
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- Chapter 18, Soils and Foundations
- Chapter 19, Concrete
- Chapter 22, Steel
- Chapter 23, Wood
- Chapter 26, Plastic
- Chapter 30, Elevators and Conveying Systems
- Chapter 31, Special Construction
- Appendix G, Flood-Resistant Construction
- Appendix N, Replicable Buildings

Chapter 2: Definitions			
Code Section		Section Title	Description of Change
2018	2015		
202	202	<p>Definitions</p> <p>(Several definitions have been added to this edition of the IBC, as well as deleting and revising existing definitions.)</p>	<p>New definitions include “Greenhouse” and “Repair garage”.</p> <p>The definition for “Sleeping unit” has been clarified while “Ambulatory care facility” and “Clinic, outpatient” have been deleted.</p> <p>GREENHOUSE. A structure or thermally isolated area of a building that maintains a specialized sunlit environment used for, and essential to, the cultivation, protection or maintenance of plants.</p> <p>REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles.</p> <p>SLEEPING UNIT. A room or space in which people sleep, which can also include single unit providing rooms or spaces for one or more persons that includes permanent provisions for sleeping, and can include provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.</p> <p>AMBULATORY CARE FACILITY.</p> <p>CLINIC, OUTPATIENT.</p>

Chapter 3: Use and Occupancy			
Code Section		Section Title	Description of Change
2018	2015		
302.1 Clarification	302.1	Classification of Outdoor Areas	It has been clarified that occupied roofs are to be assigned one or more occupancy classifications in a manner consistent with the classification of uses inside the building, based upon the fire and life safety hazards posed by the rooftop activities.
303.4 Clarification	303.4	Assembly Use of Greenhouses Classification	Where the use of the greenhouse is assembly in nature due to public access for the viewing of plants, classification as a Group A-3 occupancy is appropriate.
309.1 Clarification	309.1	Mercantile Use of Greenhouses Classification	Where a greenhouse is provided with public access for the purpose of the display and sale of plants, a Group M occupancy shall be assigned.
310.3, 310.4 Clarification	310.3, 310.4	Classification of Congregate Living Facilities	Dormitories and similar nontransient uses now are to be considered as Group R-3 occupancies where the occupant load is 16 or less. In addition, transient lodging houses, such as bed-and-breakfast establishments, can only be considered as Group R-3 occupancies where their total occupant load is 10 or less.

Chapter 3: Use and Occupancy, Continued			
Code Section		Section Title	Description of Change
2018	2015		
310.4.2 Modification	310.4.2	Owner-Occupied Lodging Houses	The criteria permitting compliance with the IRC for the design and construction of owner-occupied lodging houses has been expanded by now also requiring that the total number of lodging house occupants be limited to 10.
311.1.1 Modification	311.1.1	Classification of Accessory Storage Spaces	Regardless of size, storage rooms and spaces that are accessory to other uses are to be classified as part of the occupancy to which they are accessory.
312.1.1 Clarification	312.1.1	Classification of Agricultural Greenhouses	Because a Group U occupancy includes those low-hazard structures that do not conform to any other specific occupancy classification, it has been clarified that greenhouses are only to be considered as Group U where they are not more appropriately classified as one of the other occupancies established in the IBC.

Chapter 4: Special Requirements for Use and Occupancy			
Code Section		Section Title	Description of Change
2018	2015		
403.2.1.1 Modification	403.2.1.1	Type of Construction in High-Rise Buildings	The reduction in the minimum required fire-resistance ratings for certain building elements of high-rise buildings is no longer applicable to Group H-2, H-3 and H-5 occupancies due to the high physical hazard level such uses pose.
404.6 Modification	404.6	Enclosure of Atriums	The requirement that those spaces not separated from an atrium be accounted for in the design of the smoke control system now applies only in those cases where the atrium is provided with a smoke control system.
406.1 Clarification	406.1	Motor Vehicle-Related Occupancies	Provisions specific to motor-vehicle-related uses have been reformatted in a manner such that those requirements that apply to all such uses have been relocated in a single Section 406.1.
407.5 Modification	407.5	Maximum Smoke Compartment Size	The allowance for larger smoke compartments in hospitals and other Group I-2, Condition 2 occupancies has now been modified to only include compartments containing single-patient sleeping rooms and suites, as well as those compartments without patient sleeping rooms.
407.5.4 Modification	407.5.4	Required Egress from Smoke Compartments	In Group I-2 occupancies, any smoke compartment that does not have an exit from the compartment must now provide direct access to a minimum of two adjacent smoke compartments.
420.7 Modification	420.7	Corridor Protection in Assisted Living Units	Shared living spaces, group meeting spaces and multipurpose therapeutic spaces are now permitted to be open to fire-rated corridors in Group I-1 assisted living housing facilities provided specific conditions are met.
420.8 Addition		Group I-1 Cooking Facilities	A room or space containing a cooking facility with domestic cooking appliances is now permitted to be open to a corridor in Group I-1 occupancies provided nine specific conditions are met.
420.10 Addition		Dormitory Cooking Facilities	The installation and use of domestic cooking appliances are now regulated in both common areas and sleeping rooms of Group R-2 college dormitories.

Chapter 4: Special Requirements for Use and Occupancy, Continued			
Code Section		Section Title	Description of Change
2018	2015		
427 Addition		Medical Gas Systems	In order to provide a more comprehensive and efficient compilation of construction regulations, those IFC medical gas system requirements related directly to building construction have now been replicated in the IBC.
428 Addition		Higher Education Laboratories	Higher education laboratories using hazardous materials can now be considered Group B occupancies provided such laboratories comply with new Section 428 which provides an alternative approach to the existing control area provisions.

Chapter 5: Heights and Areas			
Code Section		Section Title	Description of Change
2018	2015		
503.1, 706.1 Modification	503.1, 706.1	Scope of Fire Wall Use	The use of fire walls is now strictly limited to only the determination of permissible types of construction, based upon allowable building area and height.
503.1.4 Addition		Allowable Height and Area of Occupied Roofs	New criteria is now provided establishing the appropriate methodology in the regulation of building height in stories above grade plane where one or more occupancies is located on the roof.
Table 506.2, Note i Modification	Table 506.2, Note i	Allowable Area of Type VB Greenhouses	The tabular allowable area for nonsprinklered single-story greenhouses classified as Group U occupancies has been substantially increased for Type VB buildings to be consistent with those greenhouses classified as Group B, M, F-2 and E.
507.4 Clarification	507.4	Sprinklers in Unlimited Area Group A-4 Buildings	The sprinkler omission permitted for indoor participant sport areas of unlimited area Group A-4 buildings is now clearly not applicable to storage rooms, press boxes, concession areas and other ancillary spaces.
508.4.1, Table 508.4 Modification	508.4.1, Table 508.4	508.4.1, Table 508.4 Separated Occupancies vs. Fire Area Separations	New provisions in Section 508.4.1 and Table 508.4 clarify that the fire separations used for mixed occupancy purposes and those used for fire area purposes address different concerns, and as such the most restrictive fire-resistance-rated conditions shall apply.
510.2 Clarification	510.2	Horizontal Building Separation	Vertical offsets are permitted in the horizontal fire-resistance-rated separation mandated for "podium buildings" provided the minimum required fire-resistance rating is maintained for the offsets and their supporting elements.

Chapter 6: Types of Construction			
Code Section		Section Title	Description of Change
2018	2015		
Table 601, Note b Modification	Table 601, Note b	Fire Protection of Structural Roof Members	All portions of the roof construction, including primary structural frame members such as girders and beams, are now selectively exempted from fire-resistance requirements based on Table 601 where every portion of the roof construction is at least 20 feet above any floor below.
602.3, 602.4.1 Clarification	602.3, 602.4.1	FRT Wood Sheathing in Exterior Wall Assemblies	It has now been clarified that wood sheathing, as well wood framing, is permitted in exterior walls of Type III and IV buildings where fire-retardant-treated wood is used.

Chapter 7: Fire and Smoke Protection Features			
Code Section		Section Title	Description of Change
2018	2015		
704.2, 704.4.1 Modification	704.2, 704.4.1	Column Protection in Light-Frame Construction	In walls of light-frame construction where primary structural frame members require fire-resistive protection, columns extending only between the bottom and top plates do not need to be provided with individual encasement protection.
Modification 705.2.3, 705.2.3.1, 705.2.4	1406.3, 1406.4	Combustible Balconies, Projections, and Bay Windows	Construction requirements for balconies, porches, decks, bay windows and oriel windows have been relocated from Section 1406 (Combustible Materials on the Exterior Side of Exterior Walls) to Section 705.2.3 (Combustible Projections).
706.1.1 Modification	706.1.1	Party Walls Not Constructed as Fire Walls	Construction as a fire wall is no longer required for a party wall provided the aggregate height and area of the buildings on each side of the party wall are compliant with Chapter 5 and applicable easements and agreements are established addressing the maintenance of all fire and life safety systems of both buildings.
706.2 Modification	706.2	Structural Continuity of Double Fire Walls	In Seismic Design Categories D through F, floor and roof sheathing is permitted to continue through light-frame double fire wall assemblies where the sheathing does not exceed a thickness of 3/4 inch.
708.4 Clarification	708.4	Continuity of Fire Partitions	The continuity requirements for fire partitions have been reformatted to provide for increased clarity of their construction requirements.
708.4.2 Clarification	708.4.2	Fireblocking and Draftstopping at Fire Partitions	Fireblocking and draftstopping requirements for fire partitions of combustible construction have been consolidated and modified.
713.8.1 Modification	713.8.1	Membrane Penetrations of Shaft Enclosures	Membrane penetrations not related to the purpose of a shaft enclosure are no longer prohibited from penetrating the outside of the enclosure.
716.2.6.5 Addition		Delayed-Action Self-Closing Doors	Self-closing doors that are not also required to be automatic-closing are now permitted to be equipped with delayed-action closers.

Chapter 8: Interior Finishes			
Code Section		Section Title	Description of Change
2018	2015		
803.3 Modification	803.3	Interior Finish Requirements for Heavy Timber Construction	Materials considered heavy timber construction must now comply with interior finish requirements where exposed in interior exit stairways and exit passageways.
803.11, 803.12 Addition		Flame Spread Testing of Laminates and Veneers	Specific flame-spread testing provisions have been added to the IBC to address the use of factory-produced laminated products with a wood substrate as well as facings and wood veneers applied over a wood substrate on site.

Chapter 9: Fire Protection Systems			
Code Section		Section Title	Description of Change
2018	2015		
901.6.2 Addition		Integrated Fire Protection System Testing	Test criteria have been added to the code with a reference to new NFPA 4, <i>Standard for Integrated Fire Protection and Life Safety System Testing</i> , to ensure that where multiple fire protection systems or life safety systems are integrated, the acceptance process and subsequent testing must evaluate all of the integrated systems as a whole.
902.8 Addition		Fire Pump and Fire Sprinkler Riser Rooms	A number of prescriptive requirements have been added regulating the design and construction of automatic sprinkler system riser rooms and fire pump rooms.
903.2.1 Clarification	903.2.1	Sprinklers Required in Group A Occupancies	The extent to which automatic sprinkler systems are required in multi-story Group A occupancies has been clarified.
903.2.3 Modification	903.2.3	Sprinklers in Group E occupancies	Criteria for occupant load threshold and location within the building have been added as conditions that could require sprinkler protection in an Group E educational occupancy.
903.3.1.2.1 Modification	903.3.1.2.1	Sprinkler Protection at Balconies and Decks	Where nonrated balconies and similar combustible projections of dwelling and sleeping units are permitted in Type IIIA and VA buildings, it has been clarified that the sprinkler protection is to be extended to the area of the projections.
903.3.1.2.3 Addition		Protection of Attics in Group R Occupancies	Sprinkler protection or acceptable alternative methods for the protection of attics are now addressed for mid-rise buildings housing multi-family occupancies and equipped with an NFPA 13R sprinkler system.

Chapter 9: Fire Protection Systems, Continued			
Code Section		Section Title	Description of Change
2018	2015		
904.13 Modification	904.13	Domestic Cooking Protection in Institutional and Residential Occupancies	Where domestic-type cooking operations are present in Group I-1 occupancies and college dormitories classified as Group R-2, an automatic fire-extinguishing system is now mandated in conjunction with the required hood over any cooktop or range.
904.14 Addition		Aerosol Fire Extinguishing Systems	The installation, inspection, testing and maintenance of aerosol fire extinguishing systems are now addressed through applicable references to Sections 901 and 904.4 of the IBC and NFPA 2010, as well as the system's listing and manufacturer's instructions.
905.3.1 Modification:	905.3.1	Class III Standpipes	Standpipe system protection is now required in those buildings having four or more stories above or below grade plane regardless of the vertical distance between the floor level of the highest story and the level of the fire department vehicle access.
905.4 Modification	905.4	Class I Standpipe Connection Locations	Modifications have been made regarding the location of hose connections within interior exit stairway enclosures as well as the minimum number of connections required where open breezeways and open stairs are provided.
907.2.1 Modification	907.2.1	Fire Alarms in Group A Occupancies	An additional criterion now mandates the installation of a manual fire alarm system where there is a Group A occupant load of more than 100 located above or below the level of exit discharge.
907.2.10 Deletion	907.2.10	Group R-4 Fire Alarm Systems	The installation of a manual fire alarm system and an automatic smoke detection system are no longer required in Group R-4 occupancies.

Chapter 10: Means of Egress			
Code Section		Section Title	Description of Change
2018	2015		
1004.8, Table 1004.5 Modification	1004.8, Table 1004.5	Occupant Load Calculation in Business Use Areas	The method of calculating occupant load in business areas has been revised which will typically result in reduced design occupant loads. However, higher design occupant loads can be now be assigned to concentrated business areas such as telephone call centers and similar uses.
1006.2.1, Table 1006.2.1 Modification	1006.2.1, Table 1006.2.1	Group R Spaces with One Exit or Exit Access Doorway	Allowances for single-exit Group R spaces have been reformatted and the approach to accumulating occupant loads from adjacent rooms discharging through foyers and lobbies has been clarified.

Chapter 10: Means of Egress, Continued			
Code Section		Section Title	Description of Change
2018	2015		
1006.3 Clarification	1006.3	Egress Through Adjacent Stories	The determination of means of egress requirements has been clarified where the occupants must travel to an adjacent story to reach a complying exit or exits.
1010.1.1 Clarification	1010.1.1	Size of Doors	Provisions addressing limits to the width and height of door openings have been selectively reformatted and revised as necessary to correlate with the technical accessibility requirements of ICC A117.1.
1010.1.4.4 Addition		Locking Arrangements in Educational Occupancies	Guidance has been provided to allow for enhanced security measures on educational classroom egress doors and yet still continue to comply with applicable means of egress requirements.
1010.1.9.8 Modification	1010.1.9.8	Use of Delayed Egress Locking Systems in Group E Classrooms	The allowance for the use of delayed egress locking systems has been expanded to also include egress doors serving Group E classrooms with an occupant load of less than 50, as well as secondary exits or exit access doors serving courtrooms.
1010.3.2 Addition		Security Access Turnstiles	New conditions of use are now provided to the building official with criteria to evaluate security access turnstiles that are located in a manner to obstruct a means of egress.
1013.2 Modification	1013.2	Floor Level Exit Sign Location	The permitted location for low-level exit signs selectively required in Group R-1 occupancies has been expanded to now allow the bottom of such sign to be mounted up to 18 inches above the floor.
1023.3.1 Modification	1023.3.1	Stairway Extensions	Fire-resistance-rated separation is not required between an interior exit stairway and its exit passageway extension where both the stair enclosure and exit passageway are pressurized.
1026.4 Modification	1026.4	Refuge Areas for Horizontal Exits	The method for determining the minimum required refuge area size where a horizontal exit has been provided has been modified to allow for a more appropriate determination of the occupant load assigned to the refuge area.
1030.1 Clarification	1030.1	Required Emergency Escape and Rescue Openings	The occupancies where emergency openings are required have been clarified and the minimum number of required openings in a residential basement has been revised.

Chapter 11: Accessibility			
Code Section		Section Title	Description of Change
2018	2015		
1103.2.14 Modification	1103.2.14	Access to Walk-In Coolers and Freezers	Revised conditions have now been placed on the use of walk-in cooler and freezers exempted from accessibility provisions by requiring them to be accessed from only employee work areas and limiting the scope to only pieces of equipment.
1109.2.1.2 Modification	1109.2.1.2	Fixtures in Family or Assisted-Use Toilet Rooms	Family or assisted-use toilet rooms may now also contain a child height water closet and lavatory in order to provide a higher level of accommodation.

Chapter 12: Interior Environment			
Code Section		Section Title	Description of Change
2018	2015		
1206.2, 1207.3 Modification	1206.2, 1207.3	Engineering Analysis of Sound Transmission	A performance-based alternative approach for meeting the required sound transmission class ratings for unit separation walls and floor/ceiling assemblies in residential buildings has been introduced which allows for the use of an engineering analysis based upon a comparison to previously-tested assemblies.

Chapter 14: Exterior Walls			
Code Section		Section Title	Description of Change
2018	2015		
Modification Table 1404.2	Table 1404.2	Weather Covering Minimum Thickness	The minimum required thicknesses of masonry and stone veneer weather coverings have been updated to align with current industry standards.

Chapter 15: Roof Assemblies and Rooftop Structures			
Code Section		Section Title	Description of Change
2018	2015		
1504.3.3 Addition		Metal Roof Shingles	Metal roof shingles are now addressed separately from other metal panel roof systems with reference made to applicable standards for the labeling and testing of wind resistance for the shingles.
1507.1 Clarification	1507.1	Underlayment	Reorganization: Underlayment and ice barrier requirements have been relocated from sections describing each type of roofing material and placed into one new section describing the type, attachment and application of underlayment.

Chapter 16: Structural Design			
Code Section		Section Title	Description of Change
2018	2015		
1603.1 Modification	1603.1	Construction Documents	The construction document requirements for environmental and special loads have been updated for rain, snow and wind forces and their components.
1604.3.7 Addition		Deflection of Glass Framing	Limits to the deflection of framing which supports glazing has been added to Section 1604.3.
1604.10 Addition		Storm Shelters	The development of loads for storm shelters is to be based on ICC 500 which provides wind speeds for tornado and hurricane shelter design using ASCE 7 load combinations.
Table 1607.1 Modification	Table 1607.1	Deck Live Load	Table 1607.1 is now consistent with the provisions in the 2010 and 2016 editions of ASCE 7 for minimum uniformly distributed live loads on decks and balconies by increasing the deck live load to one and one-half times the live load of the area served.
1607.14.2 Addition		Minimum Fire Load	The minimum lateral load that fire walls are required to resist has been established at five pounds per square foot.
1609 Modification	1609	Wind Loads	Section 1609 now has updated wind speed maps, including maps for the state of Hawaii. Terminology for describing wind speeds has been changed again with ultimate design wind speeds now called basic design wind speeds.
1613 Modification	1613	Earthquake Loads	The site coefficients contained in the IBC have now been brought into alignment with the newest generation of ground motion attenuation equations.
1613.3.1 Modification	1613.3.1	Seismic Maps	The IBC seismic maps have been updated to match new maps in the 2015 NEHRP Provisions and 2016 ASCE 7 standard.
1615 Addition		Tsunami Loads	There are many coastal communities in the western United States and on islands in the Pacific Ocean which need tsunami-resistant design of critical infrastructure and essential facilities. New IBC Section 1615, Tsunami Loads, has been added to address design of these facilities.

Chapter 17: Special Inspections and Tests			
Code Section		Section Title	Description of Change
2018	2015		
1704.6 Modification	1704.6	Structural Observations	Section 1704.6.1 has been added requiring structural observation of buildings that are considered a high-rise or assigned to Risk Category IV.
1705.2.2 Modification	1705.2.2	Metal-plate-connected Wood Trusses	Five-foot tall wood trusses requiring permanent bracing now require a periodic special inspection to verify that the required bracing has been installed.
1705.12.6 Item 6 Addition		Designated Seismic Systems	Section 1705.12.6 adds a provision for minimum clearance of fire sprinkler components considered as a designated seismic system.

Chapter 18: Soils and Foundations			
Code Section		Section Title	Description of Change
2018	2015		
1807.2 Modification	1807.2	Retaining Walls	The requirement for consideration of a keyway in the sliding analysis of retaining walls has been deleted from Section 1807.2.1.
1810.3.8.3 Modification	1810.3.8.3	Precast Prestressed Piles	Equations in Section 1810.3.8.3 addressing precast prestressed piles have been updated.

Chapter 19: Concrete			
Code Section		Section Title	Description of Change
2018	2015		
1901.2 Modification	1901.2	Seismic loads for precast concrete diaphragms	New language adds a requirement for the design of precast concrete diaphragms in high seismic regions to use ASCE 7 Section 14.2.4.

Chapter 22: Steel			
Code Section		Section Title	Description of Change
2018	2015		
2207.1, Chapter 35 Modification	2207.1, Chapter 35	SJI standard	The 2015 edition of the combined SJI-100, Standard Specification for K-Series, LH-Series, and DLH-Series Open Web Steel Joists and Joist Girders, is the new referenced standard for steel joists.
2211 Modification	2211	Cold-formed Steel Light-frame Construction	The 2015 editions of the AISI standards for cold-formed steel are adopted in the 2018 IBC. These new standards include AISI S240, AISI S400 and AISI S202.

Chapter 23: Wood			
Code Section		Section Title	Description of Change
2018	2015		
2303.2.2 Modification	1203.2.2	Fire-retardant treated wood	The types of chemical treatment allowed for fire-resistant-treated lumber are clarified.
2303.6 Modification	2303.6	Nails and Staples	Nails and staples are required to conform to the standard ASTM F 1667 including Supplement 1. Minimum average bending moment values are added for staples.

Chapter 23: Wood			
Code Section		Section Title	Description of Change
2018	2015		
Table 2304.9.3.2 Addition		Mechanically Laminated Decking	A new alternative fastener schedule for construction of mechanically laminated decking is added to the 2018 IBC giving equivalent power-driven fasteners for the 20 penny nail.
Table 2304.10.1 Modification	Table 2304.10.1	Ring Shank Nails	The 2018 IBC and IRC are now aligned by requiring an 8-penny common or ring shank nail when nailing 6:12 on center for roof sheathing.
2304.12.2.5, 2304.12.2.6 Modification	2304.12.2.5, 2304.12.2.6	Supporting members for permeable floors and roofs	The provisions for permeable floors and roofs are modified to require positive drainage of water and ventilation below the floor or roof to protect supporting wood construction.
Table 2308.4.1.1 (1) Modification	Table 2308.4.1.1 (1)	Header and Girder Spans – Exterior Walls	The header and girder spans for the exterior bearing wall table are updated to allow #2 Southern Pine design values rather than #1 Southern Pine thereby reducing span lengths.
Table 2308.4.1.1 (2) Modification	Table 2308.4.1.1 (2)	Header and Girder Spans – Interior Bearing Walls	The header and girder spans for the interior bearing walls table are updated to allow No. 2 Southern Pine design values for spans rather than No. 1 Southern Pine thereby reducing span lengths.

Chapter 26: Plastic			
Code Section		Section Title	Description of Change
2018	2015		
2603.13 Addition		Cladding attachment over foam sheathing to wood framing	Requirements for cladding over foam sheathing and wood framing are added to the <i>International Building Code</i> to match the <i>International Residential Code</i> and cold-framed steel stud requirements.

Chapter 30: Elevators and Conveying Systems			
Code Section		Section Title	Description of Change
2018	2015		
3001.2 Addition		Emergency Elevator Communication Systems	Additional communication capabilities are now required in accessible elevators to enhance the usability of the two-way communication system by individuals with varying degrees of hearing or speech impairments.

Chapter 30: Elevators and Conveying Systems			
Code Section		Section Title	Description of Change
2018	2015		
3007.1 Modification	3007.1	Extent of Fire Service Access Elevator Travel	Fire service access elevators, where required, now only need to provide access to those floor levels at and above the lowest level of fire department access. In addition, elevators that only connect a parking garage to a building's lobby need not serve as fire service access elevators.
3008.1 Modification	3008.1	Required Number of Occupant Evacuation Elevators	A reduction in the minimum number of elevators that must be considered as occupant evacuation elevators now reflects a more reasonable performance-based approach while still retaining the capacity to evacuate a high-rise building more quickly than stairs alone.

Chapter 31: Special Construction			
Code Section		Section Title	Description of Change
2018	2015		
3112 Addition		Relocatable Buildings	A process of acceptance for relocatable modular buildings has been established in order to provide clear and consistent direction in the relocation, reuse and/or repurposing of such buildings.

Chapter 33: Safeguards During Construction			
Code Section		Section Title	Description of Change
2018	2015		
3310.1 Modification	3310.1	Stairways in Buildings under Construction	At least one temporary or permanent stairway must now be provided in a building under construction once the building has reached a height of 40 feet as measured from the lowest level of fire department vehicle access.
3314 Addition		Fire Watch During Construction	In order to protect adjacent properties from fire in a building of considerable height when under construction, new provisions have been established to give authority to the fire code official to require a fire watch during those hours where no construction work is being done.

Appendix G: Flood-Resistant Construction			
Code Section		Section Title	Description of Change
2018	2015		
G103.6 Modification	G103.6	Watercourse Alteration	Notification of a watercourse alteration should be given to all adjacent building departments, not just those a building department believes will be affected.

Appendix N: Replicable Buildings			
Code Section		Section Title	Description of Change
2018	2015		
Appendix N Addition		Replicable Buildings	Guidelines for replicable buildings have been added to the appendix in order to give jurisdictions a tool they can adopt to help streamline the plan review process in regard to code compliance.



CODE COUNCIL
TRAINING

2009
2012
2015

2015 IRC[®] Transition from the 2009 IRC[®]

Based on the International Residential Code[®] (IRC[®])



2015 IRC Transition from the 2009 IRC

Second Printing: May 2015

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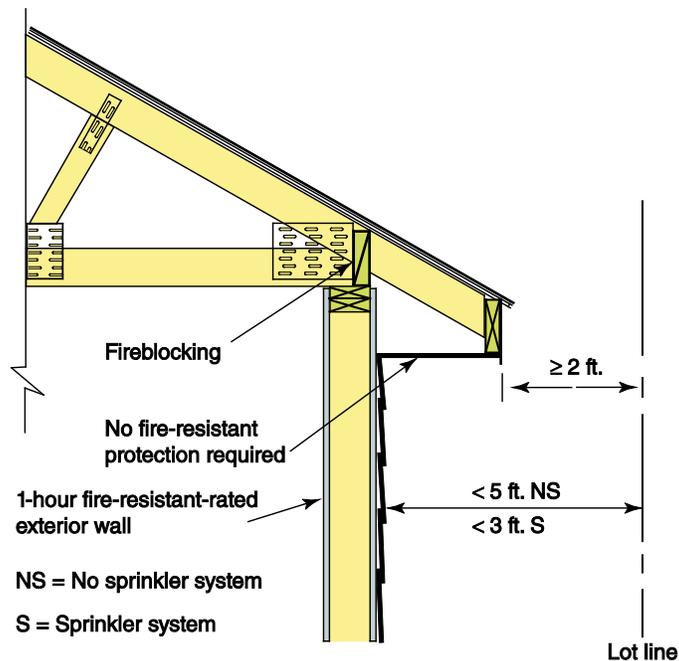
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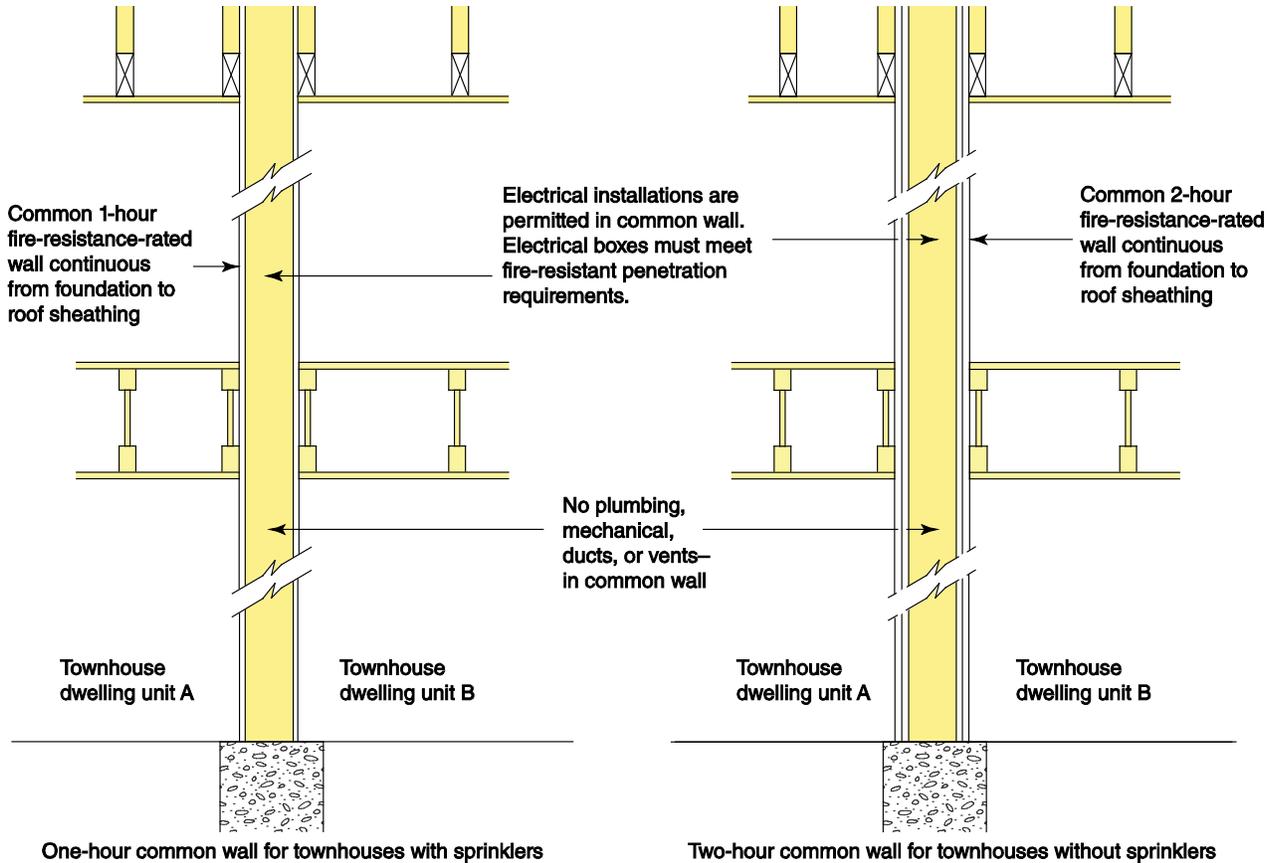
2015 International Residential Code –Transition from the 2009 IRC

Topic	2012	2015
Part 1 Scope and Administration (Chapter 1)		
Scope – Accessory Structures		<p>R101.2 The maximum height for accessory structures has been increased from two to three stories above grade plane. Technical requirements have been removed from the definition, and accessory structures are now permitted to be unlimited in area.</p>
Alternative Materials, Design, and Methods of Construction and Equipment		<p>R104.11 When proposed alternatives are not approved, the reason for the disapproval must be stated in writing by the building official.</p>
Fences Exempt from Permit	<p>R105.2 Fences up to 7 feet high are exempt from permit requirements.</p>	
Existing Buildings in Flood Hazard Areas		<p>R105.3.1.1 Determination of substantial improvement for existing buildings in flood hazard areas is the responsibility of the building official. The related provisions are now consolidated in Section R105.3.1.1.</p>
Information for Construction in Flood Hazard Areas		<p>R106.1.4 Construction documents for dwellings in Coastal A Zones shall include the elevation of the bottom of the lowest horizontal structural member.</p>
Part 2 Building Planning (Chapter 3)		
Climatic and Geographic Design Criteria		<p>Table R301.2(1) The jurisdiction must indicate if it contains special wind regions or wind borne debris zones.</p>
Wind Design Criteria	<p>R301.2.1 A new map indicates the geographic locations that require wind design, which means an engineered design in accordance with the IBC or ASCE 7, or a design in accordance with the applicable provisions of ICC-600, the WFCM, or AISI S230.</p>	<p>R301.2 Ultimate design wind speed values replace basic wind speed values for 3-sec gust wind speeds in Section R301.2.2. A wind speed conversion table has been added for conversion from ultimate design to nominal design wind speeds.</p>
Sunrooms		<p>R301.2.1.1.1 The 2015 IRC requires sunrooms to comply with AAMA/NPEA/NSA 2100-12. The standard contains requirements for habitable and non-habitable sunrooms.</p>
Protection of Openings in Wind Borne Debris Regions		<p>R301.2.1.2 The mean roof height limit has been increased from 33 feet to 45 feet for the prescriptive attachment provisions for wood structural panels protecting glazing. The ASTM E 1996 standard has been modified to classify wind zones according to ultimate design wind speed.</p>
Wind Exposure Category		<p>R301.2.1.4 Wind Exposure Category A has been deleted because it no longer exists in the IBC and ASEC 7, which is the basis for determination of wind exposure categories. Wind Exposure Category D now applies to open water, mud and salt flats, and unbroken ice fields, which includes hurricane-prone regions.</p>

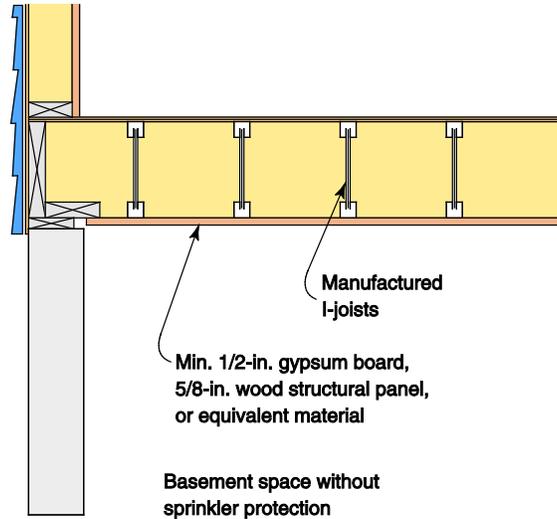
Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Floodplain Construction		R301.2.4 Buildings located in a flood hazard area must comply with the provisions for the most restrictive flood hazard area and may use ASCE 24 for design.
Story Height		R301.3 Story height of wood and steel wall framing, insulated concrete, and SIP walls may not exceed 11ft, 7in. Masonry wall height is limited to 13ft 7in.
Exterior Walls	R302.1 The minimum clearances to lot lines have been reduced from 5 feet to 3 feet for unrated exterior walls when the dwelling is protected with a fire sprinkler system. The code now permits construction of unrated exterior walls on the lot line when all dwellings in the subdivision are protected with automatic fire sprinkler systems and the opposing lot maintains a minimum 6-foot clearance from the common lot line.	R302.1 Unprotected roof overhangs are now permitted to project to within 2ft of the property line when fireblocking is installed between the top of the wall and the roof sheathing. In most cases, projections are not permitted less than 2ft from the property line. For dwellings with or without fire sprinkler protection, penetrations of exterior walls do not require fire-resistant protection unless they are located less than 3ft from the property line.



Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Townhouse Separation R302.2.2 Parapet Exception	<p>R302.2 When a parapet is not installed, openings and penetrations of the roof are no longer permitted within 4 feet of the separating wall between townhouse dwelling units.</p>	<p>R302.2 The provisions for separating townhouses with structurally independent fire-resistant-rated walls in accordance with Section R302.1 have been removed in favor of the common wall provisions of Section R302.2. Common walls separating townhouses must now be rated for 2hrs when an automatic fire sprinkler system is not installed in the townhouse dwelling units.</p>



Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Garage Opening Protection	R302.5.1 Doors between the garage and dwelling unit now require self-closing devices.	
Fire Protection of Floors	R302.13 (R501.3) With some exceptions, the code now requires 1/2-inch gypsum board or equivalent material to be applied to the underside of floor assemblies in buildings regulated by the IRC.	R302.13 The provisions for fire protection of floors have been relocated from Chapter 5 to the fire-resistant construction provisions of Section R302. New language clarifies that the code does not regulate penetrations or openings in the fire protection membrane.



Fire protection of floors

Topic	2012	2015
Mechanical Ventilation	R303 When used for satisfying the ventilation requirements for dwellings, mechanical ventilation must now comply with new provisions in Section M1507 for whole-house ventilation of habitable rooms and local exhaust of bathrooms. A whole-house mechanical ventilation system is now required for any dwelling that is tested with a blower door test and determined to have an air infiltration rate of less than 5 air changes per hour. Definitions for whole-house mechanical ventilation system and local exhaust have been added to Section R202.	
Ventilation Intake Openings	R303.5 The minimum vertical clearance between a contaminant source and an outdoor air intake below has increased from 2 feet to 3 feet.	
Stairway Illumination		R303.7, R303.8 Interior and exterior stairway illumination provisions have been placed in separate sections. Conflicting language has been removed to clarify the requirements.
Minimum Habitable Room Area		R304.1 The requirement for one habitable room with a minimum floor area of 120sf has been removed from the code.

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Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Ceiling Height		<p>R305 The minimum ceiling height for bathrooms, toilet rooms, and laundry rooms has been reduced to 6ft 8in. The exception for allowing beams, girders, ducts or other obstructions to project to with 6ft 4in of the finished floor has been expanded to include basement with habitable space.</p>
Hazardous Locations for Glazing	<p>R308.4 The provisions for hazardous locations related to the installation of glazing have been reorganized for ease of use and consistent application. Each item in the numbered list of hazardous locations has been placed in a separate subsection and given a descriptive title.</p>	
Glazing Adjacent to Doors		<p>R308.4.2 Glazing installed perpendicular to a door in a closed position and within 24in of the door only requires safety glazing if it is on the hinge side of an in-swinging door.</p>
Glazing and Wet Surfaces	<p>R308.4.5 The separate provisions regulating glazing near tubs and swimming pools have been consolidated into one subsection titled Glazing and Wet Surfaces.</p>	<p>R308.4.5 The exception from the safety glazing requirement for glazing that is 60 in. or greater from the water’s edge of a bathtub, hot tub, spa, whirlpool, or swimming pool has been expanded to include glazing that is an equivalent distance from the edge of a shower, sauna, or steam room.</p>
Glazing Adjacent Stairs and Ramps	<p>R308.4.6 The glazing that is not considered to be in a hazardous location, the rule for the minimum height above a tread at the side of a stairway is now 36 inches to correspond to the height of a guard as previously found in the exception. Other revisions to the test clarify the meaning and application of the glazing requirements at stairways.</p>	
Glazing Adjacent to the Bottom Stair Landing	<p>R308.4.7 The provisions for glazing installed near the landing at the bottom of a stairway have been revised to clarify the application. The threshold for the minimum height above the walking surface is now 36 inches for determining that the glazing is not in a hazardous location.</p>	<p>R308.4.7 Glazing adjacent to the bottom stair landing is now defined as the area in front of the plane of the bottom tread.</p>
Garage Fire Sprinklers	<p>R309.5 In a subdivision where all homes are protected with dwelling fire sprinkler systems, nonrated exterior walls of garages are permitted to be constructed on a lot line when the garage is protected with a fire sprinkler system and meets the other conditions of Section R302.1.</p>	
Emergency Escape and Rescue Openings		<p>R310 The emergency escape and rescue openings provisions have been reorganized. Separate provisions spell out the requirements for windows and doors used for emergency escape and rescue.</p>

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Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Window Well Drainage	R310.2.2 Except for locations with well-drained soils, window wells serving emergency escape and rescue openings now require a means to drain surface water to the foundation drainage system.	
Emergency Escape and Rescue Openings for Additions, Alterations and Repairs		R310.5, R310.6 The basement of a dwelling addition does not require an emergency escape and rescue opening if there is access to a basement that does have an emergency escape and rescue opening. Remodeling of an existing basement does not trigger the emergency escape and rescue opening requirements unless a new bedroom is created.
Stair Risers		R311.7.3, R311.7.5.1 The total vertical rise in a stairway without an intermediate landing has increased from 144in to 147 in. The provision for allowing open risers has been clarified. It is based on the distance above grade or the floor below, not on the total rise of the stair. A new exception clarifies that open risers are permitted on spiral stairways.
Landing for Stairways	R311.7.6 For a turn in a stairway, the IRC now specifically permits angular and curved stair landing with certain dimensions less than 36 inches if the prescribed depth is provided at the walk line and minimum area criteria are satisfied. The maximum vertical rise requirement of 12 feet has been moved from the exception to a new Section R311.7.3.	
Spiral Stairways		R311.7.10.1 The code adds a definition of spiral stairway that omits any requirement for a center post to allow for design flexibility. The code now limits the size of spiral stairways by restricting the radius at the walk line to a dimension not greater than 24 ½ ins. The method of measurement for tread depth now matches the winder provisions and measures at the intersection of the walk line and the tread nosing rather than perpendicular to the leading edge of the tread.
Alternating Tread Devices and Ship Ladders		R311.7.11, R311.7.12 Alternating tread devices and ship ladders have been added to the stair provisions. Neither device is approved for use as a means of egress.
Ramps		R311.8 Ramps that do not serve the required egress door are now permitted to have a slope not greater than 1 unit vertical in 8 units horizontal.
Guard Height		R312.1.2 The provision requiring that the guard height be measured from the surface of adjacent fixed seating has been removed from the code.

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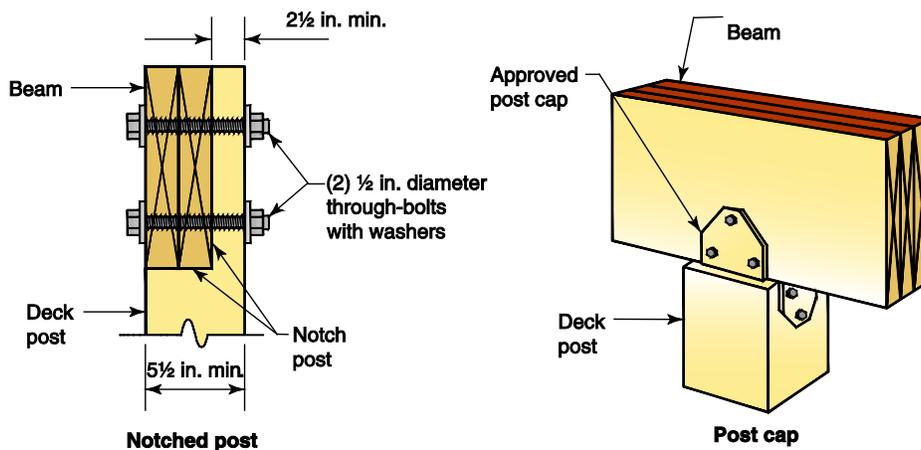
Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Window Fall Protection	<p>R312.2 The provisions for window fall protection have been relocated from Chapter 6 to Chapter 3. The terminology for window opening control devices has been updated for consistency with the referenced standard ASTM F 2090. Operation criteria found in the 2008 edition of the standard have been deleted from the prescriptive provisions of the IRC.</p>	<p>R312.2 The window fall protection provisions have been revised to clarify the meaning, remove redundant language, and achieve consistency with the IBC provisions.</p>
Smoke Alarms	<p>R314 The code now specifically recognizes wireless technology in lieu of interconnection for smoke alarm installation in both new and existing dwelling units. The interconnection provisions have been moved out of the sections related to location and power source and placed in a new section.</p>	<p>R314 Battery-operated smoke alarms are permitted for satisfying the smoke alarm power requirements when alternations, repairs, and additions occur. Household fire alarm systems no longer require monitoring by an approved supervising station. New provisions address nuisance alarms related to devices installed near bathrooms and cooking appliances.</p>
Carbon Monoxide Alarms	<p>R315 The code now specifically recognizes carbon monoxide detection systems with separate detectors and notification appliances installed in accordance with NFPA 720.</p>	<p>R315 Carbon monoxide alarms now require connection to the house wiring system with battery backup. Exterior work such as roofing, siding, windows, doors, and decks and porch additions no longer trigger the carbon monoxide alarm provisions for existing buildings. An attached garage is one criterion for requiring carbon monoxide alarms, but only if the garage has an opening into the dwelling. A carbon monoxide alarm is required in bedrooms when there is a fuel-fired appliance in the bedroom and adjoining bathroom. Carbon Monoxide detection systems only require detectors installed in the locations prescribed by the code and not those locations described in NFPA 720.</p>
Thermal Barrier	<p>R316.4 Reference to a new standard, NFPA 275, replaces references to previous standards for determining an acceptable thermal barrier material other than 1/2–inch gypsum wallboard.</p>	<p>R316.4 23/32-inch wood structural panels satisfy the thermal barrier requirements for foam plastic insulation.</p>
Thermal Barrier for Floors	<p>R316.5.13 New provisions allow the installation of structural insulated panels and other materials containing foam plastic insulation as part of a floor system without requiring a thermal barrier on the upper surface. The code requires a minimum ½-inch wood structural panel or equivalent material to protect the foam plastic insulation.</p>	
Flood Hazards		<p>R322.1, R322.2 Section R322.1 is modified to emphasize that the provision applies to existing buildings in flood hazard areas where 50% or more of the structure has damage and requires restoration. Section R322.2 limits the minimum elevation allowed for dwellings in flood hazard areas and defines a Coastal A Zone.</p>
Coastal High-Hazard Areas		<p>R322.3 Coastal A Zones are defined and an exception for foundation types in Coastal A Zones is added.</p>

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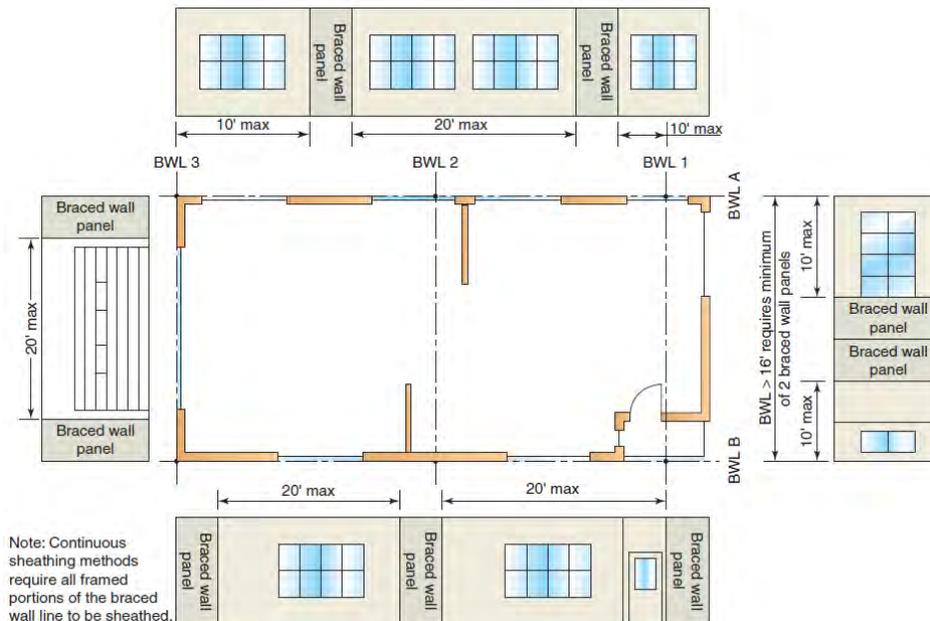
Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10)		
Mezzanines		R325 New provisions place limitations on the construction of mezzanines related to ceiling height and openings consistent with the IBC.
Swimming Pools, Spas and Hot Tubs		R326 The design and construction of pools and spas shall comply with the International Swimming Pool and Spa Code (ISPSC). Appendix G, Swimming Pools, Spas and Hot Tubs, has been deleted.
Minimum Footing Size		R403.1.1 The table for minimum footing size and thickness is divided into three expanded tables based on the type of construction being supported: light frame, light frame with veneer, and concrete or masonry. The values are also based on the type of foundations: slab on grade, crawl space, or basement.
Footing and Stem Wall Reinforcing in Seismic Design Categories D _o , D ₁ , and D ₂		R403.1.3 Updated figures and code provisions in Section R403.1.3 now clearly define minimum required reinforcement in footings and stem walls located in Seismic Design Categories (SDC) D _o , D ₁ , and D ₂
Foundation Anchorage		R403.1.6 Anchor bolts are now required to be placed in the middle third of the sill plate.
Masonry Foundation Walls in SDC D _o , D ₁ , and D ₂		R404.1.4.1 Minimum vertical reinforcement in masonry stem walls has been increased from No. 3 bars to No. 4 bars spaced in maximum of 4ft on center in grouted cells.
Isolated Masonry Piers	R404.1.9 The IRC now includes prescriptive provisions for the construction of isolated masonry pier foundations supporting raised floor systems.	
Retaining Walls		R404.4 Retaining walls, freestanding walls not supported at the top, with more than 48ins of unbalanced backfill must be designed by an engineer. Retaining walls resisting additional lateral loads and with more than 24ins of unbalanced backfill must also be designed in accordance with accepted engineering practice.
Foundation Drainage	R405.1 A filter membrane is now required for perforated foundation drains.	
Floor Joist Spans for Common Lumber Species		Tables R502.3.1(1), R502.3.1(2) Changes to Southern Pine (SP), Douglas Fir-Larch (DFL), and Hemlock Fir (HF) lumber capacities have changed the floor joist span length in the prescriptive tables of the IRC. Span lengths for Southern Pine have decreased: lengths for DFL and HF joists have increased.

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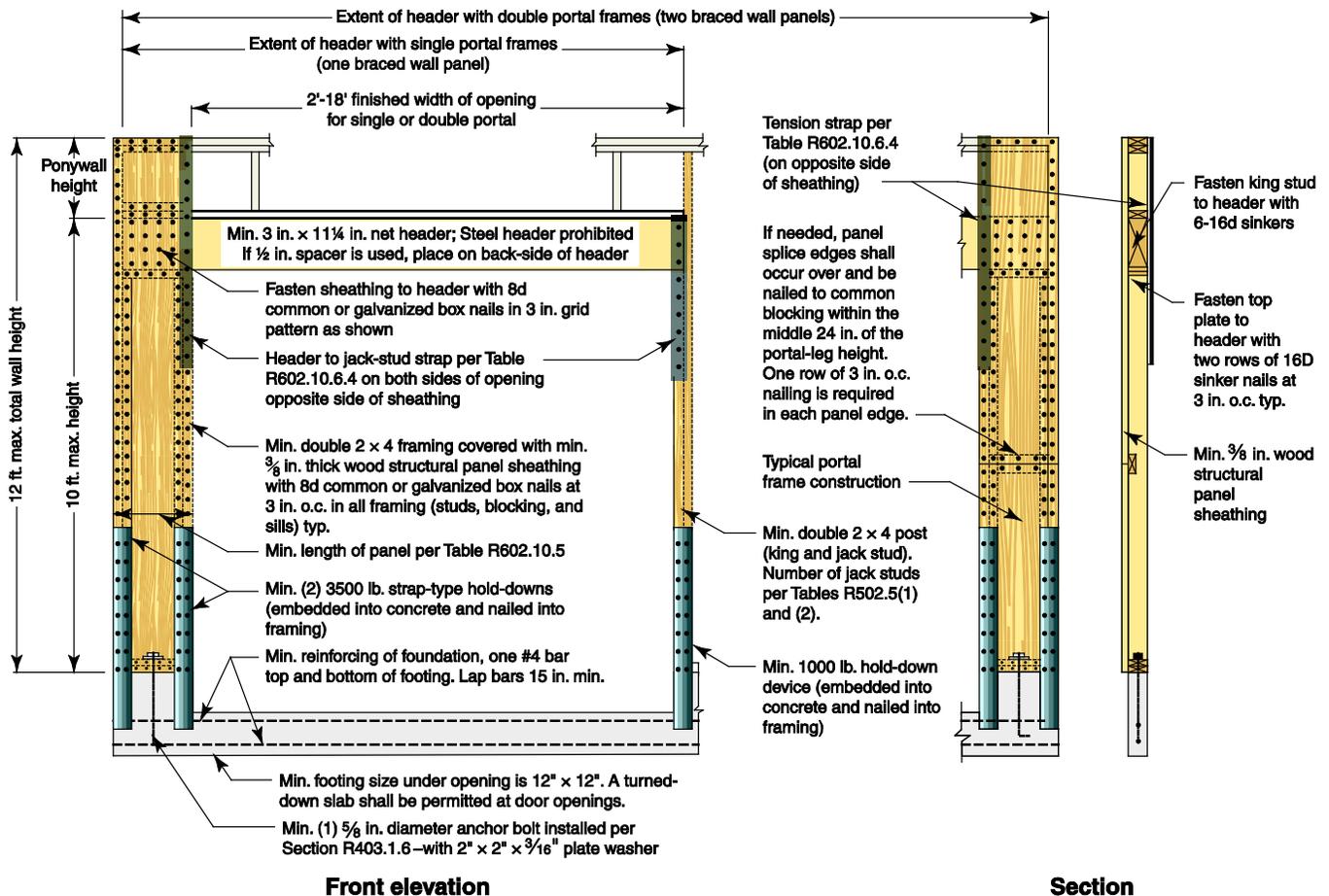
Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10), Continued		
Framing of Floor Openings		R502.10 Requirements for header joist and trimmer connections in the framing of floor openings have been deleted. This section conflicted with Section R502.6, which contains minimum bearing lengths for all joists and headers.
Decks	R507 All deck provisions have been relocated to a new section. The prescriptive provisions related to the placement of bolts and lags for deck ledger attachment to the band joist have been revised to correlate with the National Design Specifications (NDS) for Wood Construction.	
Deck Ledger Connection to Band Joist		R507.2 The deck ledger section is reorganized to better describe the minimum requirements for connection of deck ledgers to band joists.
Alternative Deck Lateral Load Connection		R507.2.4 When the prescriptive deck lateral load connection that has appeared in the previous editions of the code is chosen as a design option, the code now requires the two hold-down devices to be within 2 feet of the ends of the deck. A new lateral load connection option prescribes four hold-downs installed below the deck structure.
Decking		R507.4 The code sets the maximum allowable spacing for deck joists supporting the various types of common decking materials.
Deck Joists and Beams		R507.5, R507.6, R507.7 New sections and tables provide prescriptive methods for joists and beams in deck construction. Section R507.5 describes requirements for deck joists, Section R507.6 lists requirements for deck beams, and Section R507.7 describes minimum bearing requirements for joists and beams.



Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10), Continued		
Deck Posts		R507.8 New Section R507.8 establishes minimum sizes of wood posts supporting wood decks and describes the requirements for connection of deck posts to the footing.
Fastener Schedule for Structural Members	Table R602.3 (1) Table R602.3 (1) now includes requirements for nailing roof trusses to plates, abutting studs at intersecting wall corners, and connection of rim board to sill plates.	Table R602.3 (1) The Fastening Schedule now contains multiple nail size options. Roof rafter connections at ridge, valley, and hip are revised. Double top plate splicing is clarified. Clarification of the joist-to-band-joint (rim board) connection is added.
Stud Size, Height, and Spacing		R602.3.1 Table R602.3.1 is deleted and the exception for walls greater than 10ft tall is added to the text of Section R602.3.1. If studs in a tall wall meet Exception 2, they meet the requirements of the IRC and do not need engineering or use of an alternate standard.
Headers	R602.7, Table R602.7.1 The code now includes prescriptive provisions for single member headers under limited conditions.	R602.7, Tables R602.7(1), R602.7(2), R602.7(3), R602.7.5 The girder and header span tables of Chapter 5 have been moved to the header section in Chapter 6, Multi-ply and single header tables are combined. A new section describing rim board headers is added.
Braced Wall Lines	R602.10.1 The section has been reorganized to address braced wall lines only, including provisions for spacing and offsets.	
Braced Wall Panels	R602.10.2 Information on braced wall panels has been placed in one section. Braced wall panels now may be located up to 10 feet from both ends of the braced wall line. Maximum braced wall panel spacing is 20 ft measured edge to edge.	



Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10), Continued		
Required Length of Bracing	R602.10.3 Information on the required length of wall bracing is consolidated into one section. Wind wall bracing adjustments have been placed in a separate table from the bracing requirements based on wind speed.	Table R602.10.3(1) Table values for bracing requirements based on wind speed have changed slightly due to use of ultimate design wind speed values to calculate required bracing length.
Construction Methods for Braced Wall Panels	R602.10.4 Bracing construction methods and the allowable mixing of bracing methods have been grouped into a single section. Braced wall lines that change from exterior to interior wall lines may now mix bracing methods along the braced wall line.	
Minimum Length of a Braced Wall Panel	R602.10.5 Braced wall panel minimum lengths are combined in Table R602.10.5. Other braced wall panel length information also is placed in this section.	Table R602.10.5 The contributing length of continuously sheathed portal frames (Method CS-PF) in low-seismic regions has increased by 50%
Construction of Methods ABW, PFH, PFG, CS-PF, and BV-WSP	R602.10.6 This change places all of the alternate braced wall panel methods into one section and adds a new Method BV-WSP, Wall Bracing for Dwellings with Stone and Masonry Veneer in Seismic Design Categories D ₀ , D ₁ , and D ₂ .	R602.10.6.2 Due to recent testing of Method PFH (Portal Frame with Hold-downs), the minimum required capacity of the hold-downs is lowered to 3500lbs in the 2015 IRC. Additionally, the new testing confirms that two sill plates are sufficient under each braced wall panel of the portal rather than the three plates used in Method PFH for the 2012 IRC.



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Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10, Continued)		
Ends of Braced Wall Lines with Continuous Sheathing	R602.10.7 Braced wall line end conditions for continuous sheathing have been placed in one section. A fifth end condition is defined for braced wall panel connections. When a 48-inch braced wall panel is at the end of a wall line, the code does not require a return panel or hold-down at the corner.	
Braced Wall Panel Support	R602.10.9 Concrete stem walls 48 inches long or less and that are less than 6 inches thick require reinforcement similar to narrow masonry stem walls for supporting braced wall panels.	
Cripple Wall Bracing		R602.10.11 A reduction is no longer required in determining the maximum distance between braced wall panels in a cripple wall. References to the bracing length adjustment tables clarify that increased bracing is required if gypsum wall finish is not applied to the cripple wall.
Simplified Wall Bracing	R602.12 This new section offers an alternative method to braced wall lines for detached dwellings located in SDC A, B, C and townhouses in SDC A or B. The code also places limitations on wind speed, exposure category, building size and other criteria.	R602.12 Simplified wall bracing is now allowed for one-to three-story dwellings and townhouse in Wind Exposure Category B or C with ultimate design wind speeds (<i>V_{ult}</i>) of 130 mph or less.
Structural Sheathing over Steel Framing for Stone and Masonry Veneer		R603.9.5 Section R603.9.5 addressing the bracing requirements for cold-formed steel framing with stone or masonry veneer has been expanded to include the higher seismic design categories. This section directs the user to increase bracing length when a structure is located in SCD C, D ₀ , D ₁ , and D ₂ and has stone or masonry veneer.
Grouting Requirements for Masonry Construction		R606.3.5 With reorganization of the masonry wall provisions in the 2015 IRC, the section covering provisions for grouting above-ground masonry walls now combines all the requirements for single, multiwythe, and reinforced masonry construction in one section. Clarified provisions address grout placement, cleanouts, and construction for all three types of masonry construction.
Drilling and Notching in Structural Insulated Panels		R610.7 Drilling and notching provisions for structural insulated panels (SIP) are clarified.
Siding Material Thickness and Attachment		R703.3 New code language clarifies limitations of use of Table R703.4 and describes fastener type, length, and penetration criteria. Table R703.4, Weather Resistant Siding Attachment and Minimum Thickness, is simplified.

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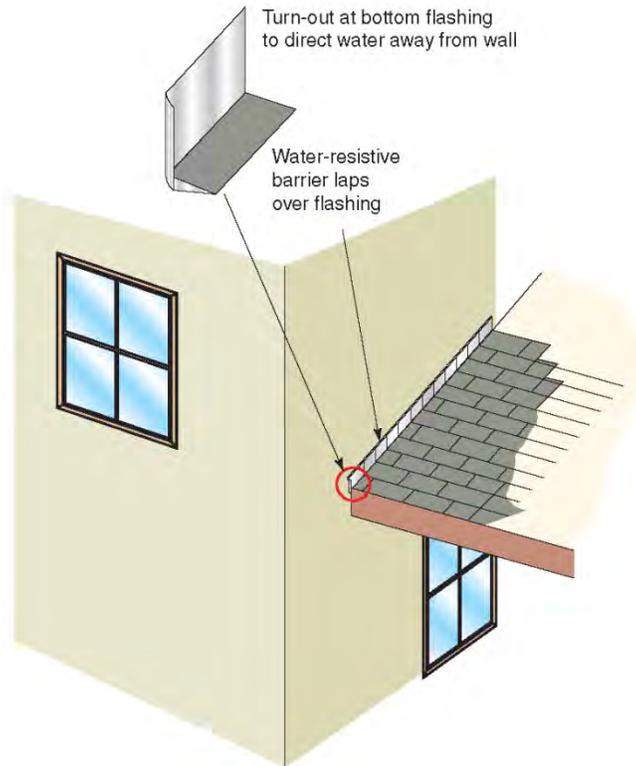
Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10, Continued)		
Wood, Hardboard, and Wood Structural Panel Siding		R703.5 Minimum spacing based on siding thickness has been moved from 2012 IRC Table R703.4 footnote i, siding attachment and minimum thickness, to 2015 IRC Section R703.5.2, panel siding. Requirements for vertical wood siding have moved from 2012 IRC footnote j to 2015 IRC Section R703.5.1 vertical wood siding.
Wood Shakes and Shingles on Exterior Walls		R703.6 The provisions for the application of wood shakes and shingles on exterior walls have been reorganized to give more information and for ease of use.
Masonry Veneer Lintel	R703.7.3.2 Minimum and Maximum heights of masonry veneer are established for masonry lintels spanning not greater than 18 feet 3 inches.	
Masonry Veneer Anchorage	R703.7.4 The fastener and air space requirements for anchored veneer have been placed in a new table for ease of use. The veneer tie spacing requirements have been modified for consistency with Building Code Requirements and Specification for Masonry Structures (TMS 402/ACI 530/ASCE 5).	
Grout Fill Behind Masonry Veneer	R703.7.4.2 Mortar is no longer permitted to fill the air space behind anchored masonry veneer.	
Exterior Insulation and Finish Systems		R703.9 Limitations for exterior insulation and finish systems (EIFS) with and without drainage have been added to the 2015 IRC. EIFS with drainage is required over all wall assemblies except concrete and masonry.
Vinyl Siding Attachment		R703.11.1 This clarifies nailing penetration and spacing requirements for horizontal and vertical vinyl siding.
Adhered Masonry Veneer	R703.12 Minimum clearance and flashing requirements have been added to apply to the base of adhered masonry veneer on exterior walls.	
Insulated Vinyl Siding and Polypropylene Siding		R703.13, R703.14 New sections set minimum requirements for insulated vinyl siding and polypropylene siding. Polypropylene siding requires a minimum 5-ft fire separation distance and must maintain 10-ft separation from buildings on other lots.
Cladding Attachment over Foam Sheathing		R703.15, R703.16, R703.17 Three new sections set minimum requirements for cladding attachment over foam sheathing to wood framing (R703.15), cold-formed steel framing (R703.16), and masonry or concrete walls (R703.17). For light-frame construction, prescriptive requirements are given. Connection to concrete and masonry construction continues to require engineered design in most cases when placing foam over the concrete or masonry wall.

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Topic	2012	2015
Part 3 Building Construction (Chapters 4 – 10), Continued		
Ceiling Joist and Rafter Span Tables		Tables R802.4, R802.5 Changes to Southern Pine, Douglas Fir-Larch, and Hemlock Fir capacities have changed the maximum spans for lumber in the ceiling joist and rafter span tables of the IRC.
Cutting, Drilling, and Notching of Roof Members	R802.7 Text in Section R802.7 has been deleted in favor of referencing Section R502.8.1 for provisions related to cutting, drilling, and notching of solid lumber. Provisions for notching of cantilevered rafters are placed in a new section, and the nominal dimension is replaced by the actual minimum dimension of 3 ½ inches for the remaining portion of the rafter. A new section clarifies the limits for taper cuts on the ends of ceiling joists. Two new figures aid in determine the correct application of cantilevered rafters and ceiling joist taper cut requirements.	
Roof Uplift Resistance	802.11 The provisions for roof connections to resist wind uplift forces have been updated to current standards and simplified for ease of use. Table R802.11 has been replaced to provide accurate values for both low- and high-slope roofs in Wind Exposure Categories B and C.	
Roof Ventilation	R806 The provisions for minimum vent area have been revised by placing two exceptions after the general rule to clarify the meaning. The exception for reducing the ventilation area when a vapor retarder is installed on the ceiling now only applies to cold-weather climates. The reduction in vent area based on cross ventilation now requires no less than 40% and no more than 50% (previously 50% and 80%) of the required ventilating area to be placed in the upper portion of the roof and no more than 3 feet below the ridge. The requirement for the upper vents to be at least 3 feet below the ridge. The requirement for the upper vents to be a least 3 feet above the eave vents has been removed.	
Unvented Attic Assemblies	R806.5 The unvented attic provisions apply to rafter assemblies typically used for vaulted or cathedral ceilings in addition to conventional attics. References to vapor retarders now specify the applicable class as defined in Section R202. Insulation board installed as an air-impermeable barrier must have the edges sealed to provide a continuous barrier.	Table R806.5 For unvented attics and unvented rafter spaces, Table R806.5 has a new footnote allowing calculation of insulation thickness when the insulation is placed above the structural roof sheathing.

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Topic	2012	2015
Part 3 Building Construction (Chapters 4 – 10), Continued		
Roof Flashing Locations	<p>R903.2.1 The general roof flashing provisions for Chapter 9 now require a kick-out flashing where the eave of the roof intersects a wall to prevent water intrusion into the wall assembly.</p>	



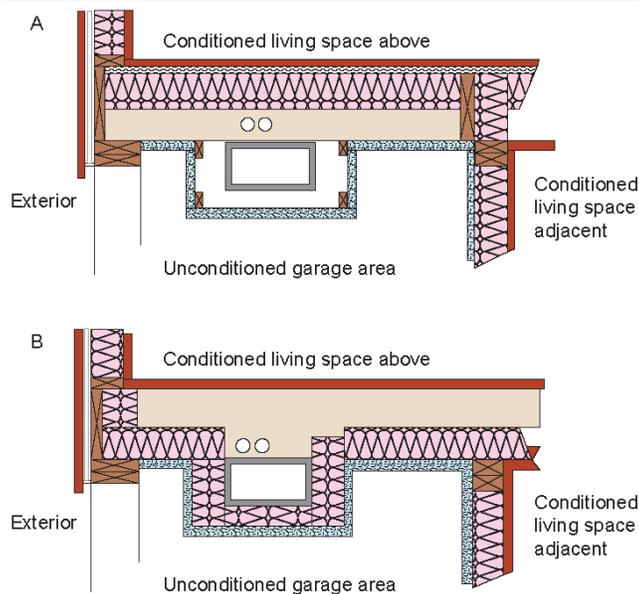
Topic	2012	2015
Crickets and Saddles	<p>R903.2.2 Unit skylights or roof windows must be installed in accordance with the manufacturer’s installation instructions, which may not require a cricket even when they exceed 30 inches in width.</p>	
Underlayment	<p>R905.2.7.2 The requirements for installation of roof covering underlayment have been added for high-wind areas. Adhered underlayment that conforms to ASTM D1970 is exempt from the fastening requirements.</p>	<p>R905.1.1, R905.1.2 Roof underlayment provisions have been combined into Section R905.1.1 with three tables listing underlayment type, application, and attachment. Sections on ice barriers from the 2012 IRC are reorganized and combined into Section R905.1.2</p>

2015 International Residential Code –Transition from the 2009 IRC

Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10), Continued		
Sidewall Flashing	R905.2.8.3 For asphalt shingles, the IRC now recognizes both step and continuous base flashings where sloped roofs meet walls. Where the wall has anchored or adhered masonry veneer, or stucco, the provisions are clarified by referencing the applicable section of the code for counterflashing.	
Roof Drip Edge	R905.2.8.5 A roof drip edge is now required for asphalt shingles.	
Wood Shingle Application		R905.7.5 The minimum requirements for application of wood shingles are expanded. Fastener type is clarified and a new table lists minimum sizes for box nails. Labeling requirements for fastener packaging have also been added.
Wood Shake Installation		R905.8.6 The minimum requirements for application of wood shakes are expanded. Fastener type is clarified, and a new table lists minimum sizes for box nails. Labeling requirements for fastener packaging have also been added.
Photovoltaic Shingles		R905.16 Additional requirements and limits for photovoltaic shingles have been added to Section R905.16
Rooftop-Mounted Photovoltaic Systems		907 This code provision describes the requirements and limits of rooftop-mounted photovoltaic.
Recovering versus Replacement of Roofing	R907.3 The hail exposure map, related definitions, and the limitations on reroofing in hail zones have been deleted from the code. A new exception clarifies that the reroofing provisions do not require the removal of self-adhered ice barrier underlayment.	
Masonry Chimney Caps and Rain Caps	R1003.9.1, R1003.3.3 New language includes provisions for commonly used masonry chimney caps and rain caps consistent with ASTM C 1283.	
Factory-Built Chimney Offsets	R1005.7 Factory-built chimney assemblies must be installed vertically with no offsets greater than 30 degrees. No more than four elbows are permitted within the entire length of chimney assembly.	
Part 4 Energy Conservation (Chapter 11)		
Energy Efficiency	Chapter 11 The IRC energy efficiency provisions have been replaced with the applicable residential requirements of the IECC.	
Compliance Paths		N1101.13 The compliance paths in the energy provisions have been clarified. The mandatory provisions combined with either the prescriptive provisions or the performance provisions are deemed to comply with the code.

2015 International Residential Code –Transition from the 2009 IRC

Topic	2012	2015
Part 4 Energy Conservation (Chapter 11), Continued		
Permanent Energy Certificate	N1101.14 (N1101.16) The permanent certificate must list the results of the blower door test for air leakage of the building envelope and the results of required duct system testing.	N1101.14 The code now requires the permanent energy certificate to be placed on a wall in proximity to the furnace, in a utility room, or in another approved location inside the building.
R-Value Computation-Insulated Siding		N1102.1.3 The code now allows insulated siding to be used in the calculation for satisfying the wall insulation R-value. The labeled R-value for the siding must be reduced by R-0.6 for calculation purposes.
Access Hatches and Doors		N1102.2.4 Vertical doors that access unconditioned attics and crawl spaces do not require an R-value to match the required wall insulation. Such doors must comply with the fenestration U-factor requirements of Table N1102.1.2.
R-Value Reduction for Walls with Partial Structural Sheathing		N1102.2.7, Table N1102.1.2 The allowed R-value reduction for portions of walls with structural sheathing and requiring continuous insulation has been moved from footnote h of Table N1102.1.2 and placed in a new section to clarify the application.
Floor Framing Cavity Insulation		N1102.2.8, Table N1102.4.1.1 The code now permits an air space above required insulation installed in a floor framing cavity above unconditioned space. Table N1102.4.1.1 has been reformatted into three columns to separate the air barrier requirements from the insulation requirements.
Insulation at Wall Corners and Headers		Table N1102.4.1.1 Insulation requirements at framed wall corners and headers only apply when there is space to install insulation. The minimum insulation thermal resistance is R-3 per inch of insulation.

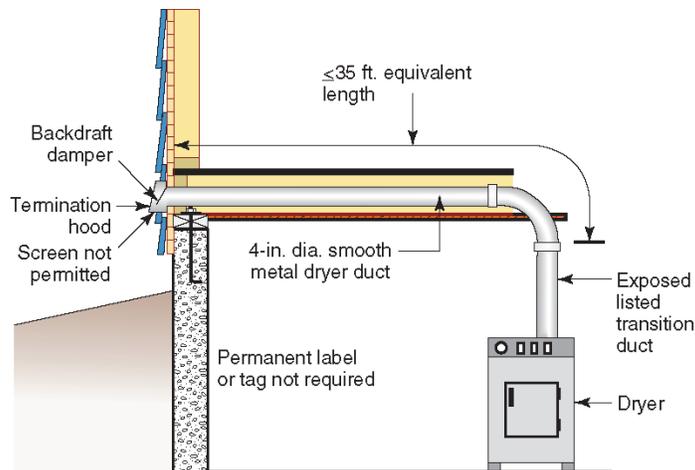
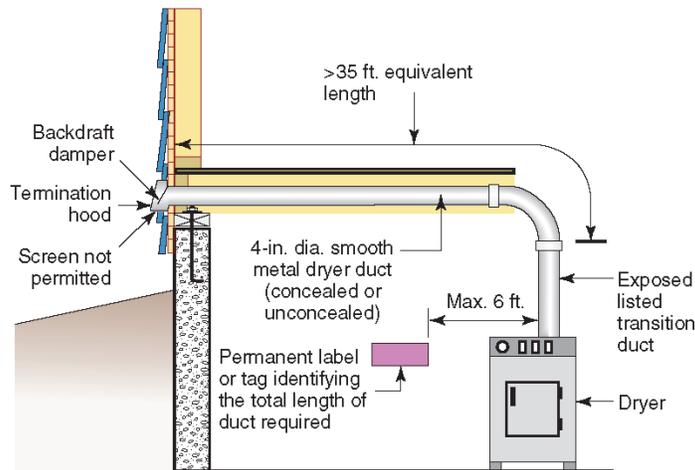


Two options for floor insulation above unconditioned space

2015 International Residential Code –Transition from the 2009 IRC

Topic	2012	2015
Part 4 Energy Conservation (Chapter 11), Continued		
Building Thermal Envelope Testing	N1102.4.1.2 The code requires a blower door test to be performed on all dwelling units to determine compliance with the maximum air leakage rate for the applicable climate zone.	
Wood-burning Fireplace Doors		N1102.4.2, Table N1102.4.1.1 Doors on wood-burning fireplaces must be listed for the application. The requirement for gasketed doors on fireplaces has been removed.
Duct Sealing and Testing		N1103.3 The duct sealing and testing provisions have been reorganized to clarify the application. The maximum duct leakage rates are now prescriptive rather than mandatory provisions to accommodate design flexibility.
Building Cavities	N1103.3.5 (N1103.2.3) Building framing cavities are no longer permitted to be used for ducts or plenums.	
Heated Water Circulation and Temperature Maintenance Systems		N1103.5 The code now requires automatic controls to maintain hot water temperature for heated water circulation systems and for heat trace temperature maintenance systems when such systems are installed. To save energy, continuously operating circulation pumps are no longer permitted. Heat trace systems must comply with one of the referenced standards.
Hot Water Pipe Insulation	N1103.5.3 (N1103.4.2) The code sets minimum insulation requirements for hot water piping.	
Lighting Equipment	N1104.1 High-efficacy lamps are required in at least 75 percent of permanent lighting fixtures.	
Part 5 Mechanical (Chapters 12 through 23)		
Identification and Certification of Pipe, Tubing, and Fittings	M1301 All pipe, tubing, and fittings used in mechanical systems now require a manufacturer's mark and third-party testing or certification. New definitions supplement the provisions.	
Locking Access Port Caps	M1411.6 The code now recognizes any approved means to prevent unauthorized access to outdoor refrigerant ports.	

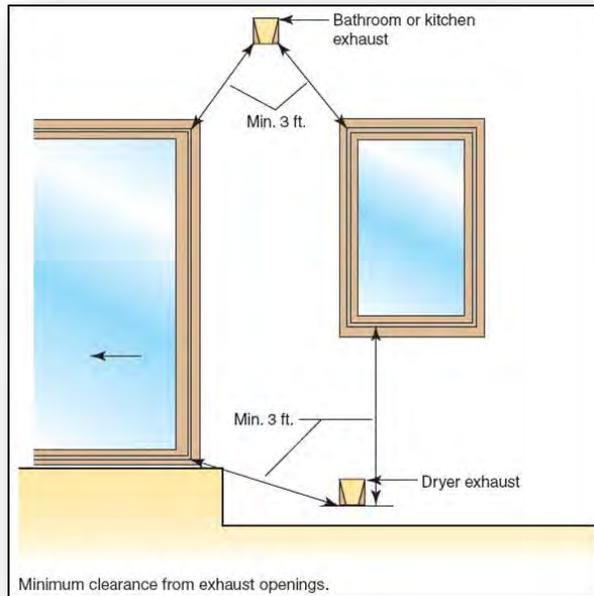
Topic	2012	2015
Part 5 Mechanical (Chapters 12 through 23), Continued		
Dryer Exhaust Duct	<p>M1502.4 The maximum support spacing for dryer exhaust ducts has increased from 4 feet to 12 feet. Dryer exhaust ducts now specifically require mechanical fastening. Screw fasteners are permitted to penetrate the exhaust duct no more than 1/8 inch. The maximum specified length of dryer exhaust duct has been increased from 25 to 35 feet and now matches the corresponding dryer exhaust provisions of the IMC, IFGC, and the IRC fuel-gas provisions.</p>	
Dryer Exhaust Duct Power Ventilators		<p>M1502.4.4, M1502.4.5 The code now recognizes the use of dryer exhaust duct power ventilators (DEDPVs) to increase the allowable exhaust duct length for clothes dryers.</p>
Dryer Duct Length Identification		<p>M1502.4.6 A permanent label identifying the concealed length of the dryer exhaust duct is no longer required where the equivalent duct length does not exceed 35ft. For the dryer exhaust duct exceeding 35ft, a label or tag is required whether the duct is concealed or not.</p>



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A permanent label or tag is only required when the equivalent length of the dryer exhaust duct exceeds 35 feet.

Topic	2012	2015
Part 5 Mechanical (Chapters 12 through 23), Continued		
Makeup Air for Range Hoods		M1503.4 Automatic operation of a mechanical damper is no longer required for supplying makeup air for kitchen exhaust systems exceeding a rating of 400 cubic feet per minute (cfm). Transfer openings are permitted to obtain makeup air from rooms other than the kitchen.
Exhaust Openings	M1506 A minimum clearance of 3 ft is required between air exhaust terminations and openings into the building.	



Topic	2012	2015
Exhaust Duct Length		M1506.2 The code establishes maximum exhaust duct lengths based on duct diameter, type of duct and the exhaust fan airflow rating.
Mechanical Ventilation	M1507 Prescriptive design criteria for whole-house ventilation systems have been added to the mechanical ventilation provisions. Mechanical ventilation of kitchens and bathrooms is now described as local exhaust. New definitions for whole-house ventilation and local exhaust have been added to Section R202.	
Above-Ground Duct Systems	M1601.1 Stud cavities of exterior walls are no longer permitted to be used for return air plenums.	
Above-Ground Duct Systems		M1601.1.1, Table M1601.1.1, M1601.2 The list of duct system requirements has been revised to reference the applicable standards and delete redundant language. The table for material thickness of metal ducts was replaced with what is

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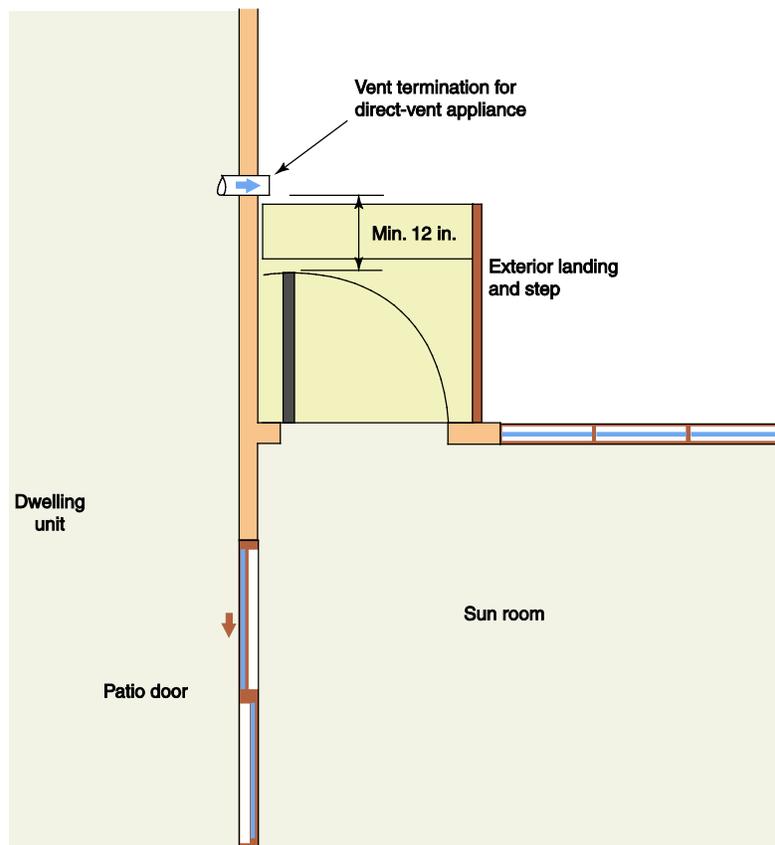
Topic	2012	2015
		currently consistent with the SMACNA sheet metal construction standard.
Part 5 Mechanical (Chapters 12 through 23), Continued		
Duct Installation		M1601.4 Tapes and mastics used to seal sheet metal ducts must be listed to UL 181 B as has been required for sealing flexible ducts. Snap-lock and button-lock seams are no longer exempt from the sealing requirements.
Duct Joints, Seams and Connections	M1601.4.1 The IRC provisions for duct connections have been replaced with language from the IMC and now reference the SMACNA HVAC Duct Construction Standards. Unlisted duct tape is not permitted for sealing joints or seams of ductwork.	
Return Air		M1602 The provisions for return air have been simplified and clarified to improve understanding while preserving the intent of keeping contaminants out of the airstream of the heating, ventilation and air-conditioning (HVAC) system. The provisions for outdoor air openings have been removed and the code now references the applicable provisions for outdoor air in Chapter 3.
Prohibited Sources of Outdoor and Return Air	M1602.2 The prohibition on taking return air from a garage does not apply to an HVAC system that serves the garage only. Mechanical rooms are no longer listed as prohibited sources of return air. Modifications of the 10-foot rule for separation of return air inlets and fuel-burning appliances clarifies that the requirement applies to the draft hood and open combustion chamber of atmospheric burner appliances, not direct vent appliances with sealed combustion chambers.	
Ranges and Ovens	M1901 The provisions for kitchen ranges have been updated to match those for gas-fired ranges in Section G2447. References in Sections M1504.1 and M1505.1 alert the code user to specific provisions related to installation of cooking appliances above ranges and clearances for open-top broiler units. Mandatory code language now clarifies that cooking appliances used in swellings must be listed and labeled for household use. Commercial cooking appliances are not permitted in dwelling units.	

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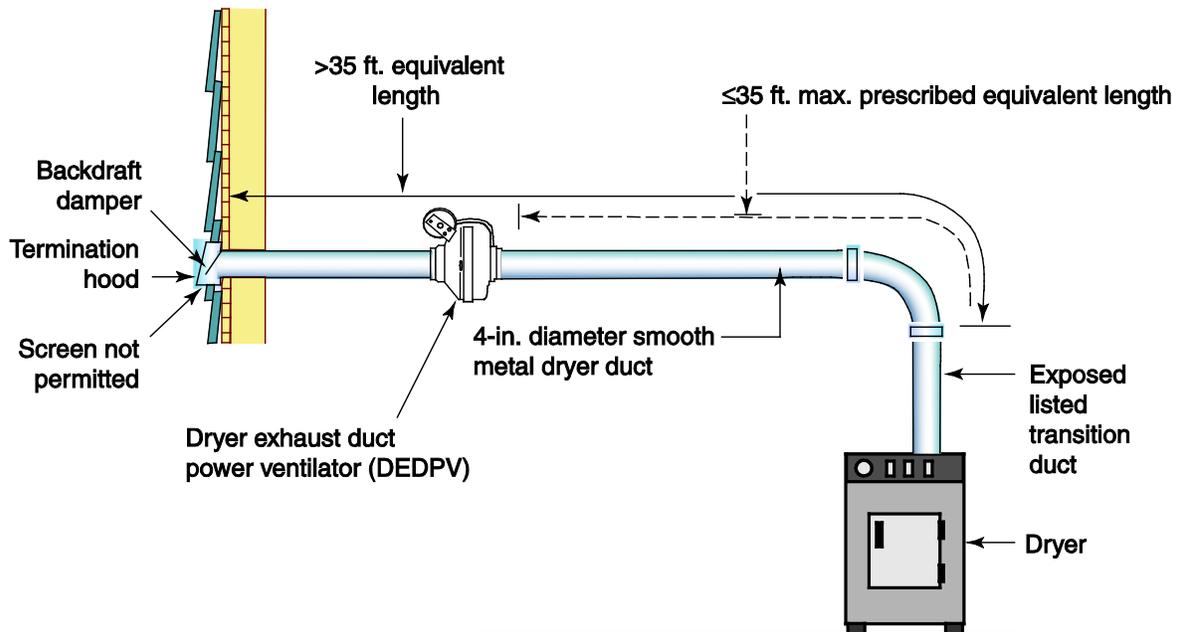
Topic	2012	2015
Part 6 Fuel Gas (Chapter 24)		
Condensate Pumps		G2404.11 Condensate pumps located in uninhabitable spaces must be connected to the appliance to shut down the equipment in the event of pump failure.
Reduced Clearance to Combustible Materials	G2409.1 Gypsum board is now specifically identified as a combustibile material for purposes of determining required clearances around gas-fired appliances.	
Electrical Bonding of Corrugated Stainless Steel Tubing		G2411.1.1 The maximum allowable length of the bonding jumper for corrugated stainless steel tubing (CSST) is 75ft. Bonding methods must comply with NFPA 70 and devices, such as clamps, must be listed in accordance with UL 467.
Pipe Identification and Certification	G2412, G2415 All pipe, tubing, and fittings used in a fuel-gas system now require a manufacture’s mark and third-party testing or certification. New definitions supplement the provisions.	
Maximum Gas Demand		G2413.2 Table G2413.2 and the reference to it were deleted to clarify that the code requires the actual maximum input rating of the appliances to be known and used for gas pipe sizing purposes.
Plastic Pipe, Tubing and Fitting		G2414.6 PVC and CPVC pipe are expressly prohibited materials for supplying fuel gas.
Fittings in Concealed Locations		G2415.5 This section retains the basic intent while being completely reorganized to clarify the correct application. Threaded elbows, tees and coupling are now specifically approved for concealed locations as the code always intended. The code now provides the applicable referenced standards for fittings that are listed for concealed locations.
Protection of Concealed Piping Against Physical Damage		G2415.7 The section on protection of piping has been completely rewritten to address more than just bored holes and notches in structural members. It now addresses piping parallel to framing members and piping within framing members. The new text requires that the protection extend well beyond the edge of members that are bored or notched.
Sediment Trap	G2419.4 A new figure illustrates the correct configuration of a sediment trap. Gas-fired decorative vented appliances installed in vented fireplaces and gas fireplaces are not required to be equipped with a sediment trap.	
Medium-Pressure Regulators		G2421.2 Medium-Pressure (MP) line regulators installed in rigid piping must have a union installed to allow removal of the regulator.

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Topic	2012	2015
Part 6 Fuel Gas (Chapter 24), Continued		
Connecting Portable and Movable Appliances		<p>G2422.1 Where portable gas appliances are used outdoors, such as gas grills, fire pits, and patio heaters, the options for connecting to the gas distribution system are practically limited to gas hoses designed for the purpose. Such hoses must comply with ANSI Z21.54.</p>
Door Clearance to Vent Terminals		<p>G2426.7.1 An appliance vent terminal is not permitted in a location with 12 inches of the arc of a swinging door.</p>



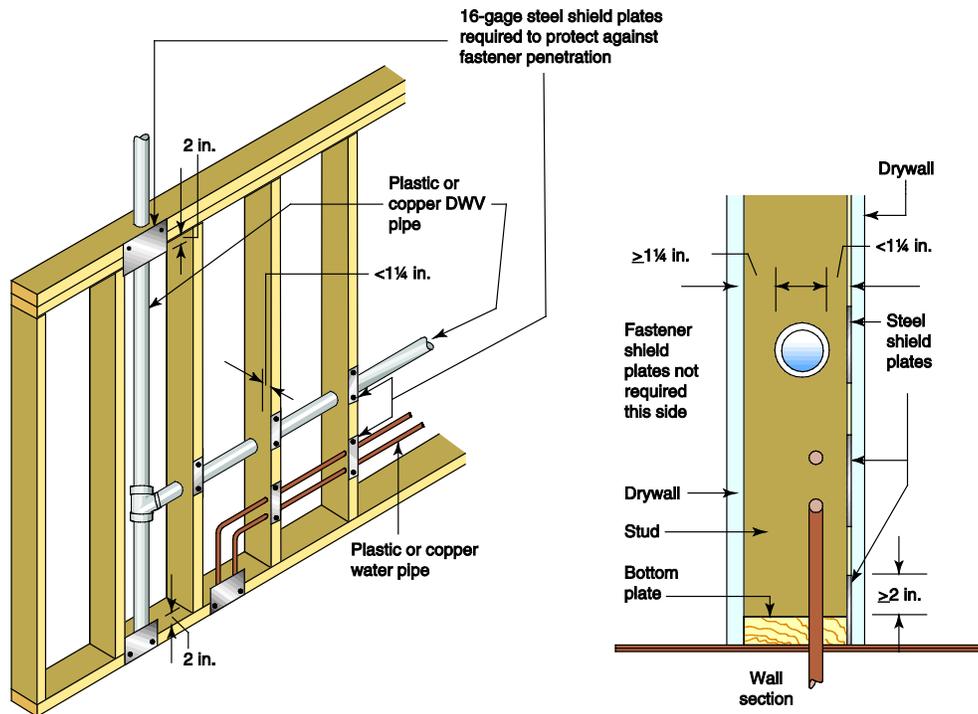
Topic	2012	2015
Part 6 Fuel Gas (Chapter 24), Continued		
Plastic Piping for Appliance Vents		<p>G2427.4.1, G2427.6.8.3</p> <p>The approval of plastic pipe for venting appliances is no longer a responsibility of the building official and, instead that responsibility rests with the appliance manufacturer and the appliance listing agency. The code previously addressed only vents, which are defined as listed and labeled factory-made products. The code is no longer silent on the sizing of plastic pipe vents that do not fall under the definition of “vent”.</p>
Venting System Termination Location		<p>G2427.8</p> <p>New text addresses the location of sidewall vent terminals with respect to adjoining buildings. A 10-foot separation is required when a vent discharges in the direction of an opening in an adjacent building.</p>
Clothes Dryer Exhaust Ducts		<p>G2439.4, G2439.7</p> <p>New text recognizes the use of dryer exhaust duct power ventilators (DEDPVs) to increase the allowable exhaust duct length for clothes dryers. A permanent label identifying the concealed length of dryer exhaust duct is no longer required where the equivalent duct length does not exceed 35ft. For dryer exhaust duct exceeding 35ft, a label or tag is required whether the duct is concealed or not. Instead of prohibiting all duct fasteners such as screws and rivets, the code now limits the penetration of fasteners, where installed.</p>



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Topic	2012	2015
Part 6 Fuel Gas (Chapter 24), Continued		
Prohibited Sources of Outdoor and Return Air	<p>G2442.4 For an HVAC system that services the garage only, return air is permitted to be taken from the garage. The requirement for a 10-foot separation between return air inlets and fuel-burning appliances applies only to the draft hood and open combustion chamber of atmospheric burner appliances, not direct vent appliances with sealed combustion chambers.</p>	
Prohibited Location of Commercial Cooking Appliances		<p>2447.2 The code does not prohibit the installation of cooking appliances that are listed as both commercial and domestic appliances.</p>
Part 7 Plumbing (Chapter 25 through 33)		
Inspection and Tests for Building Sewer		<p>P2502.1, P2503.4 New text clarifies the method for examining existing building sewers and building drains when the entire sanitary drainage system is replaced. Internal examination is required to verify the size, slope, and condition of the existing piping. A new provision prescribes a pressure test for a forced sewer at a test pressure of 5psi (34.5 kPa) greater than the pump rating.</p>
Drain, Waste, and Vent Systems Testing		<p>P2503.5 The head pressure for a water test on drain, waste, and vent (DWV) systems has been reduced from 10ft to 5ft.</p>
Rough Plumbing Test	<p>P2503.5.1 The IRC no longer permits air testing of plastic piping in DWV systems.</p>	
Connections to Drainage Systems	<p>P2601.2 Waste water from lavatories, bathtubs, showers, clothes washers, and laundry trays I now defined as gray water and is permitted to be discharged to an approved gray-water system.</p>	

Topic	2012	2015
Part 7 Plumbing (Chapter 25 through 33), Continued		
Protection Against Physical Damage		P2603.2.1 For piping installed through bored holes or in notches, the minimum clearance distance from the concealed piping to the edge of the framing member has been reduced from 1 ½ in to 1 ¼ in. Protection is required for piping installed less than 1 ¼ in from the edge of the framing member.

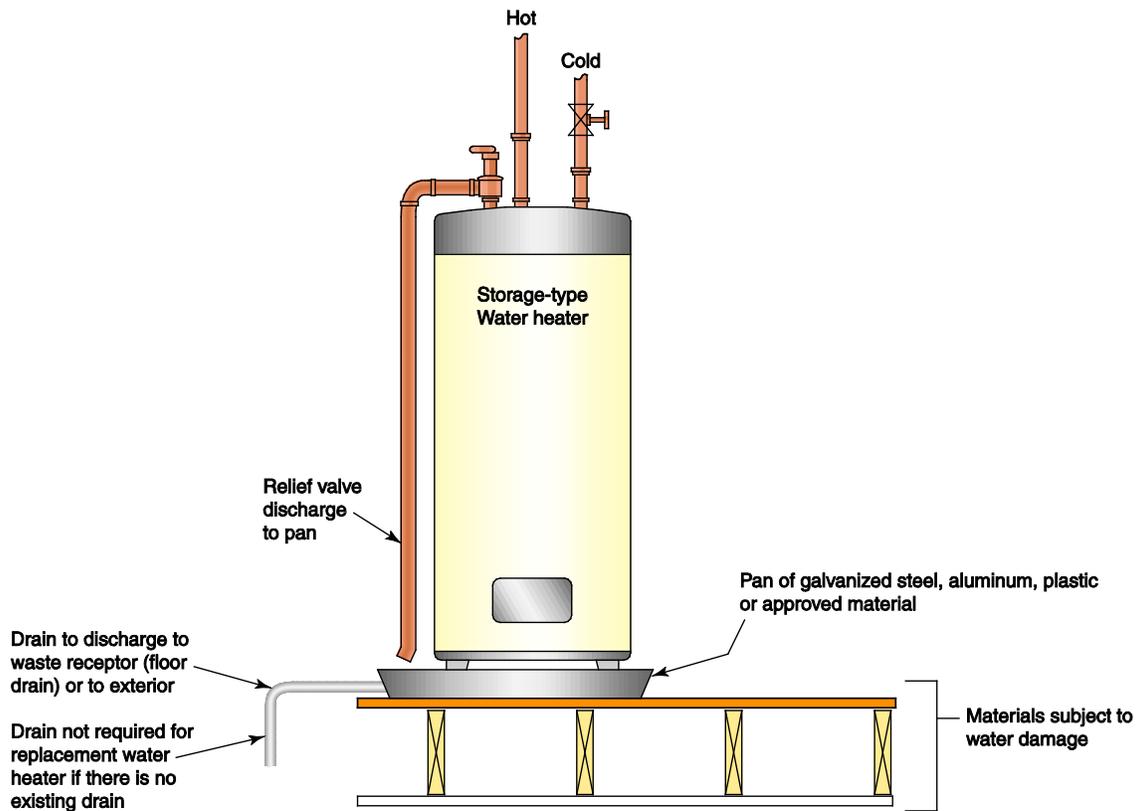


Topic	2012	2015
Protection Against Corrosion		P2603.3 The minimum thickness of sheathing material for protection of piping against corrosion has been reduced from 0.025 in to 0.008 in (8mil). The corrosion protection requirement applies to metallic piping other than cast iron, ductile iron, and galvanized steel that is in direct contact with concrete, masonry or steel framing. Previously, protection was only required for materials passing through walls and floors of these materials. All metallic piping requires corrosion protection when located in corrosive soils.
Pipes through Foundation Walls	P2603.4 A sleeve or relieving arch is not required for pipes passing under a footing.	
Piping Support		Table P2605.1 Support spacing requirements for PEX and PE-RT tubing 1 ¼ in and greater in diameter have been added to the table. Footnote b of Table P2605.1 clarifies the mid-story guide requirements for some types of vertical pipe 2 ins and smaller in diameter.

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Topic	2012	2015
Part 7 Plumbing (Chapter 25 through 33), Continued		
Sealing of Annular Spaces	<p>P2606 Provisions for sealing pipe penetrations of the building envelope have been placed in a new section and revised to more precisely prescribe the approved types of materials and their correct application. The new language also correlates with the provisions for sealing against air leakage in the IECC.</p>	
Identification and Certification	<p>P2609.1, 2609.4 Pipe, fittings, and plumbing components are required to meet the marking requirements of the applicable referenced standard in addition to bearing the identification of the manufacturer. The code now requires all plumbing products and materials to be listed by a third-party certification agency. Table P2608.4 and third-party testing requirements have been deleted.</p>	
Plumbing Fixtures, Waste Receptors	<p>P2702.1, P2706.1 The definition of plumbing fixture has been revised to include receptacles and devices that discharge to the drainage system but are not connected to a water supply, such as a floor drains and standpipes. The requirement for strainers on plumbing fixture outlets has been clarified by specifically excluding hub drains and standpipes. Attics and crawlspaces are now listed as prohibited locations for waste receptors and standpipes. Clothes-washer standpipes are permitted to be installed in bathrooms.</p>	<p>P2702.1, P2706.1 A definition of waste receptor has been added to the code. Waste receptors are now permitted in bathrooms and closets.</p>
Shower Receptors and Lining	<p>P2709.1, P2709.2 The distance shower liners must extend above finished thresholds has been reduced from 3 inches to 2 inches. Minimum thickness requirements for PVC and CPE shower liners have been deleted in favor of requirements in referenced standards.</p>	
Dishwashing Machines		<p>P2717 The code now references the applicable standards for integral air gaps protecting the potable water supply to dishwashers. The term “food waste disposer” replaces “food waste grinder.” Section P2717.2 and P2717.3 regarding dishwasher discharge to the sink tailpiece or the food waste disposer have been combined into a single Section P2717.2, eliminating redundant language and improving understanding of the provisions.</p>

Topic	2012	2015
Part 7 Plumbing (Chapter 25 through 33), Continued		
Water Heater Drain Valves and Pans	<p>P2801.5 The provisions for safety pans under water heaters have been clarified by prescribing such protection for water heaters with storage tanks only. Tankless water heaters do not require pans.</p>	<p>P2801 The code now specifically requires drain valves with a threaded outlet for water heaters. The water heater pan requirements have been expanded to accept aluminum and plastic pans of the prescribed thickness. The code clarifies that a pan drain is not required when a water heater is replaced and there is no existing drain.</p>



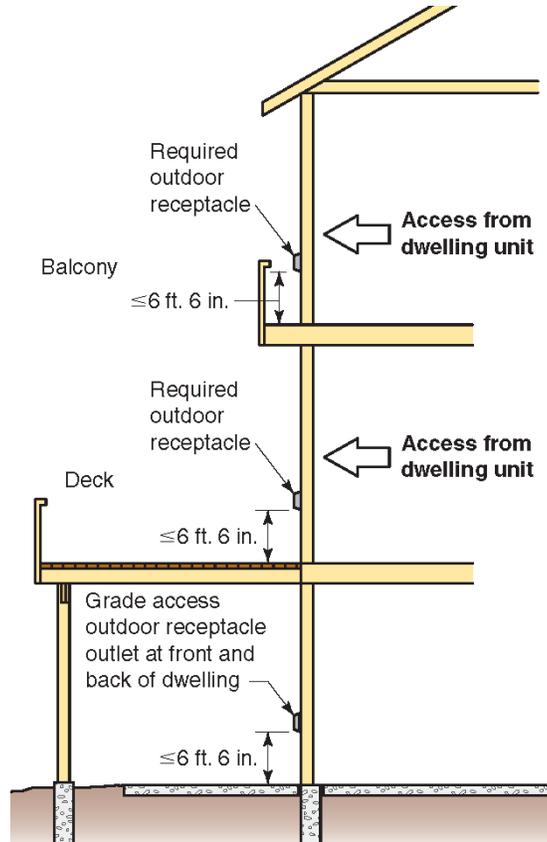
Topic	2012	2015
Water Heater Relief Valve Discharge Piping		<p>P2804.6.1 The temperature and pressure (T&P) relief valve discharge pipe termination must have an air gap suitable to protect the potable water supply distribution system of the building. PEX and PE-RT tubing used for relief valve discharge piping must be one size larger than the T&P valve discharge outlet, and the outlet end of the tubing must be fastened in place.</p>

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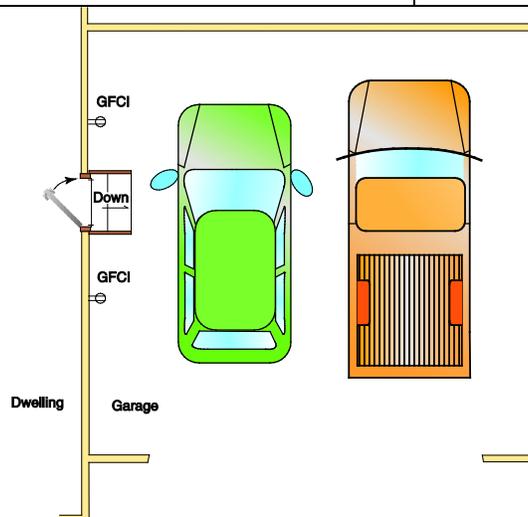
Topic	2012	2015
Part 7 Plumbing (Chapter 25 through 33), Continued		
Nonpotable Water Systems		<p>P2901, P2910 through P2913 Nonpotable water outlets, such as hose connections, that utilize nonpotable water must be identified with a warning and a symbol that nonpotable water is being used. The color purple is established for identifying distribution piping conveying nonpotable water. New Sections P2910 through P2913 are extracted from the IgCC and intend to provide guidance on the collection, storage, and distribution of various types of nonpotable water for residential buildings.</p>
Minimum Fire Sprinkler Separation from Obstructions	<p>P2904.2.4.2 A new figure provides prescriptive values for minimum separation distances between fire sprinklers and obstructions. Lesser distances are permitted in accordance with the manufacturer’s installation instructions.</p>	
Heated Water Distribution Systems		<p>P2905 Pointers have been added to the IRC plumbing provisions to direct the user to the applicable energy conservation provisions of IRC Chapter 11 related to heated water distribution systems. Section N1103.5 requires automatic controls to maintain hot water temperature for heated water circulation systems and for heat trace temperature maintenance systems when such systems are installed.</p>
Lead Content of Drinking Water Pipe and Fittings		<p>P2906.2 The code has a more stringent limitation for lead content in pipe, pipe fittings, joints, valves, faucets, and fixture fittings that convey water used for drinking and cooking.</p>
Solvent Cementing of PVC Joints		<p>P3003.9 The application of a primer to drain, waste, and vent PVC pipe and fittings prior to solvent cementing is not required for 4-inch pipe size and smaller, provided that the piping is for a non-pressure application.</p>
Joints between Drainage Piping and Water Closets	<p>P3003.19 Use of waste connector and sealing gasket is now permitted as an alternative to a flanged connection for floor-mounted water closets.</p>	
Cleanouts		<p>P3005.2 The section on cleanouts has been completely reorganized and reworded for clarity. Brass cleanout plugs are only permitted for metallic piping. Where located at a finished wall, the cleanout must be within 1 ½ in of the finished surface. A cleanout is no longer required at the base of each waste or soil stack.</p>

Topic	2012	2015
Part 7 Plumbing (Chapter 25 through 33), Continued		
Ejector Connection to the Drainage System	P3007.3.5 The discharge from ejector pumps is now permitted to connect to soil stacks, waste stacks, and horizontal branch drains in addition to building sewers and building drains.	
Backwater Valves		P3008.1 For existing buildings, fixtures that are located above the next upstream manhole cover are allowed to discharge through a backwater valve.
Vent Terminals		P3103.1, P3103.2 Where a minimum 3-inch diameter vent terminal is required to prevent frost blockage in cold climates, the 3-inch diameter pipe must extend at least 12 in inside the building’s thermal envelope. The minimum 7-foot height requirement for vent terminations applies only to roofs used for purposes similar to residential decks, patios and balconies.
Location of Vent Terminal	P3103.5 The minimum clearance to vent terminations above openings within 10 feet has been increased from 2 feet to 3 feet.	
Trap Seal Protection Against Evaporation		P3201.2 Trap seal protection against evaporation can now be accomplished in a variety of ways, including trap seal primer valves supplied with nonpotable water and barrier-type trap seal protection devices
Part 8 Electrical (Chapters 34 through 43)		
Concrete-Encased Electrodes	E3608.1.2 The provisions for concrete-encased electrodes have been broken into separate parts to clarify the meaning and application.	
Supplemental Electrode Required	E3608.4 A rod, pipe, or plate electrode requires a supplemental electrode unless testing confirms that the single electrode has a resistance to earth of 25 ohms or less.	

Topic	2012	2015
Part 8 Electrical (Chapters 34 through 43), Continued		
Outdoor Outlets	E3901.7 An outdoor outlet is now required for any size of deck, porch, or balcony that is accessible from inside the dwelling unit.	



Topic	2012	2015
Receptacle Outlets for Garages		E3901.9 Garage receptacle outlets must be served by a separate branch circuit that does not supply other outlets. At least one receptacle outlet is required for each car space in a garage.



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Topic	2012	2015
Part 8 Electrical (Chapters 34 through 43), Continued		
Receptacle Outlets in Foyers	E3901.11 When exceeding 60 square feet in area, foyers in dwelling units now require receptacle outlets.	
Ground-Fault Circuit Interrupter Protection		E3902.8, E3902.9, E3902.10 Laundry areas have been added to the list of locations requiring ground-fault circuit interrupter (GFCI) protection. Receptacles within 6 feet of bathtubs and showers, and receptacles for dishwashers also require CFGI protection.
Location of Ground-Fault Circuit Interrupters	E3902.11 When provided, ground-fault circuit interrupter devices must be placed in a readily accessible location.	
Boxes at Fan Outlets	E3905.8 When a ceiling outlet box is wired for a future ceiling fan, the box must be listed for the support of a ceiling fan.	
Switching Controlling Lighting Loads	E4001.15 Unless a means of access for rewiring is provided, a grounded circuit conductor must be provided at the switch outlet.	
Tamper-Resistant Receptacles	E4002.14 Receptacles that are located more than 5-1/2 feet above the floor, are part of a luminaire or appliance, or in a dedicated space for an appliance are no longer required to be tamper-resistant.	
Location of Low-Voltage Luminaires Adjacent to Swimming Pools		E4203.4.3 Listed low-voltage luminaires meeting the prescribed conditions are permitted to be located less than 5 feet from the water's edge of swimming pools, spas, and hot tubs.
Bonded Parts of Pools, Spas, and Hut Tubs	E4204.2 Where walls are at least 5 feet high and less than 3 feet from the edge of the pool, equipotential bonding is required on the pool side of the wall only. Metal parts, including awnings, fences, and door and window frames constructed of metal, require bonding if located within 5 feet of the edge of the pool.	
Accessibility to Electrical Equipment of Hydromassage Bathtubs	E4209.3 When located behind access panels and serving hydromassage bathtubs, receptacle outlets must have their face in direct view and within 1 foot of the access opening.	

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Topic	2012	2015
Part 9 Appendices		
Light Straw-Clay Construction		<p>Appendix R Prescriptive requirements for light straw-clay construction have been added as an appendix to the 2015 IRC. Light straw-clay walls are non-bearing infill around a structural frame.</p>
Strawbale Construction		<p>Appendix S Prescriptive requirements for strawbale construction have been added as an appendix to the 2015 IRC. Strawbale walls may be non-bearing infill around a structural frame or bearing walls depending upon the method of construction and detailing. Appendix S contains requirements for both construction methods.</p>

Notes

Notes

Notes

2018 IRC Update

Based on the 2018 International Residential Code,® (IRC®)

ICC LEARNING CENTER

The *International Residential Code*® (IRC®) establishes minimum regulations for residential construction. This handout will identify important changes in the IRC from 2015 to 2018 edition. Participants will be presented with those changes that will most impact their use of the code when they adopt these I-Codes. The learner will receive an overview of the most important code changes.

Goal

Participants will be able to use this document to identify changes between the 2015 and 2018 IRC allowing them to apply these code requirements to design, plan submittals and/or inspection.

The lecture and activity format allows participants to discuss the changes, reasons for the changes, and answer knowledge review questions. Information presented will allow participants to apply these new code requirements to design, plan review, and/or inspection.

Objectives

Upon completion, participants will be better able to:

- Identify the most significant differences between the 2015 and the 2018 IRC.
- Explain the differences between the current and previous edition.
- Identify changes in organization and code requirements.
- Identify the applicability of design, plan review and inspection requirements.

Content

Chapters of the IRC included in this handout:

- Chapter 1, Scope and Administration
- Chapter 3, Building Planning
- Chapter 4, Foundations
- Chapter 5, Floors
- Chapter 6, Wall Construction
- Chapter 7, Wall Covering
- Chapter 8, Roof-ceiling Construction
- Chapter 9, Roof Assemblies
- Chapter 10, Chimneys and Fireplaces
- Chapter N11, Energy Efficiency
- Chapter M13, General Mechanical System Requirements
- Chapter M16, Duct Systems
- Chapter M21, Hydronic Piping
- Chapter G24, Fuel Gas
- Chapter P 25, Plumbing Administration
- Chapter P27, Plumbing Fixtures
- Chapter P28, Water Heaters
- Chapter P29, Water Supply and Distribution
- Chapter P30, Sanitary Drainage
- Chapter P31, Vents
- Chapter E37, Branch Circuit and Feeder Requirements
- Chapter E39, Power and Lighting Distribution
- Chapter E41, Appliance Installation
- Appendix Q, Tiny Homes

Chapter 1: Scope and Administration			
Code Section		Section Title	Description of Change
2018	2015		
Modification R101.2	R101.2	Scope	All instances where the International Building Code (IBC) permits construction under the IRC are now listed in the exception to the scope of the IRC.
Clarification R105.1, R110.1, R202	R105.1, R110.1, R202	Change of Occupancy	A definition for “Change of Occupancy” has been added and the requirement for a certificate of occupancy when there is a change of occupancy or use has been clarified.

Chapter 3: Building Planning			
Code Section		Section Title	Description of Change
2018	2015		
Modification Table R301.2(1)	Table R301.2(1)	Climatic and Geographic Design Criteria	The requirement for a Manual J assessment or engineered equivalent has been in the International Residential Code for several editions. To assist the designer, jurisdictions will now include variables for Manual J assessments with other climatic and geographic design criteria available from the building department.
Modification R301.2.2.1	R301.2.2.1	Seismic Design Category	New seismic design category (SDC) maps are included in the 2018 IRC. One map contains the most conservative ‘good quality’ soil type, assuming Site Class C or D, and may increase the local SDC. The second map is allowed if the site is identified as being Site Class A, B or D by geotechnical report or known local soil conditions; this map may lower the design spectral response acceleration, S_{DS} , potentially lowering the seismic design category.
Modification R302.1	R302.1	Exterior Walls	References to the International Building Code (IBC) offer additional options and provide flexibility in determining the fire resistance rating of exterior wall assemblies. Table footnotes have been revised to clarify the correlation between gable end vents and the fire resistance requirements for projections.
Modification R302.2	R302.2	Townhouse Separation	Two paths for achieving the fire-resistant separation between townhouse dwelling units – two 1-hour walls or a common wall – are spelled out in the townhouse provisions.
Modification R302.13	R302.13	Fire Protection of Floors above Crawl Spaces	Fire-resistant membrane protection is now required for the applicable floor framing materials above crawl spaces containing fuel-fired or electric-powered heating appliances.

Chapter 3: Building Planning, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification R308.4.2	R308.4.2	Glazing Adjacent to Doors	Glazing within 24 inches of the hinge side of an in-swinging door now requires safety glazing where the glazing is at an angle less than 180 degrees from the plane of the door.
Modification R308.4.4	R308.4.4	Glazing in Guards and Railings	Unless laminated glass is used, structural glass baluster panels in guards now require an attached top rail or handrail.
Clarification R308.4.7	R308.4.7	Glazing Adjacent to the Bottom Stair Landing	Figure R308.4.7 has been replaced with a new figure and the caption modified to more accurately reflect when safety glazing is required near the bottom landing.
Modification R310.1	R310.1	Emergency Escape and Rescue Openings	Emergency escape and rescue openings are no longer required for bedrooms in basements when the dwelling unit is protected with an automatic fire sprinkler system and other conditions are met.
Modification R310.3	R310.3	Area Wells for Emergency Escape and Rescue Doors	For emergency escape and rescue doors in basements, a change in terminology replaces "bulkhead enclosures" with "area wells" and provisions for ladders and steps for area wells are added.
Modification R311.7.1, R311.7.8	R311.7.1, R311.7.8	Handrail Projection	A new exception to the handrail projection limitation provides for adequate clearance behind the handrail when it passes the projection of a floor, landing or tread return.
Modification R311.7.3	R311.7.3	Maximum Stair Rise between Landings	The maximum rise of a flight of stairs has increased by 4 inches, from 147 to 151 inches.
Modification R311.7.11, R311.7.12	R311.7.11, R311.7.12	Alternating Tread Devices and Ships Ladders	Alternating tread devices and ships ladders are now permitted as a means of egress for lofts with an area that does not exceed 200 square feet.
Clarification R312.1	R312.1	Guards	The guard requirements only apply to the specific portion of a walking surface that exceeds 30 inches above grade.
Modification R314	R314	Smoke Alarms	The exemption for interconnection of alarms during alterations based on feasibility has been removed from the code.
Modification R315	R315	Carbon Monoxide Alarms	Interconnection is now required where multiple carbon monoxide alarms are required in a dwelling unit.

Chapter 3: Building Planning, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification R322.3	R322.3	Coastal High-Hazard Flood Zones	In coastal high-hazard areas (V Zones) and Coastal A Zones, the IRC now provides specific guidance for the design and construction of concrete slabs, stairs, guards, decks and porches to reduce damage to the dwelling in a flood event.
Addition R324.6		Roof Access for Photovoltaic Solar Energy Systems	Requirements for roof access and pathways for firefighters have been introduced into the IRC provisions for rooftop mounted photovoltaic solar energy systems.
Addition R324.6.2.2		Solar Panels near Emergency Escape and Rescue Openings	Rooftop mounted photovoltaic solar energy panels and modules are not permitted to be installed below emergency escape and rescue openings.
Modification R325.3		Mezzanine Area Limitation	The area limitation for mezzanines has been increased from one-third to one-half of the area of the room containing the mezzanine under certain conditions.
Addition R325.6, R202		Habitable Attics	The definition of habitable attic has been revised and the technical requirements have been placed with mezzanines.

Chapter 4: Foundations			
Code Section		Section Title	Description of Change
2018	2015		
Modification Table R403.3(1)	Table R403.3(1)	Insulation requirements for frost protected footings	Insulation thickness requirements for Type II and IX extruded polystyrene (EPS) have changed. The minimum R-value for specific types of EPS has been clarified while requirements for horizontal insulation were added.
Modification Table R403.4	Table R403.4	Crushed stone footings	Table R403.4 is updated to include both the minimum depth and width of a crushed stone footing for a precast concrete wall.
Modification R408.3	R408.3	Unvented crawl space	Ventilation of the under-floor space is not required when an adequately-sized dehumidifier is provided.

Chapter 5: Floors			
Code Section		Section Title	Description of Change
2018	2015		
Modification R507	R507	Decks	Section R507 is reorganized for ease of use and additional provisions are added to simplify prescriptive construction of a deck.
Modification R507.2	R507.2, R507.3	Deck materials	Section R507.2 adds requirements for fasteners and fastener connections, flashing and alternative materials.
Addition R507.3		Deck footings	A new section on footing minimum size is added to help describe minimum prescriptive (non-engineered) requirements for an exterior deck footing based on snow load, soil quality, and footing shape and size.
Clarification R507.6	R507.5	Deck joists	Maximum joist spacing and total length have been clarified. In Table R507.6, maximum span length is listed followed by maximum cantilever length.
Clarification R507.7- R507.9	R507.2, R507.4	Decking, Vertical and Lateral Support	Decking material options and fastener systems are clarified. Vertical and horizontal support of an exterior deck is updated while support and attachment of ledgers is added to the decking section.

Chapter 6: Wall Construction			
Code Section		Section Title	Description of Change
2018	2015		
Addition Table R602.3(6)		Alternate Stud Height	To help clarify when studs greater than 10 feet long may be used, an exception is added to Section R602.3.1 as well as a reference to new Table R602.3(6) which applies only to 11- and 12-foot tall walls in one- and two-story buildings.
Modification Tables R602.7(1), R602.7(2)	Tables R602.7(1), R602.7(2)	Girder and Header Spans	Girder and header spans are updated assuming No. 2 Southern Pine rather than No. 1 Southern Pine as used in the 2015 IRC. A footnote is added to clarify that headers and girders are assumed to be braced; for headers with pony walls above, a further reduction in span is taken for 2x8 and larger headers.
Modification Table R602.7.5	Table R602.7.5	Support for headers	The 2015 IRC full height stud table is significantly altered. The table increases the number of king studs in higher wind regions and requires only one or two king studs at each end of a header in regions with 115 mph wind speeds.
Modification Table R602.10.3 (4)	Table R602.10.3 (4)	Seismic Adjustment Factors	Attempts to clarify roof and ceiling dead loads in the top story of a multi-story dwelling and use of the BV-WSP bracing method have been added. Table R602.10.3(4) now allows use of Methods WSP and CS-WSP with brick veneer in the second story of a dwelling.

Chapter 6: Wall Construction, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification R602.10.4.1	R602.10.4.1	Mixing bracing methods	Mixing of continuous sheathing methods with an intermittent alternate bracing method is clarified. Braced wall line(s) containing an alternate method must have sufficient bracing length for an intermittent method, not just for the continuous sheathing method when the alternate method is Method PFH, PFG or ABW.
Modification R602.10.6.5	R602.10.6.5	Method BV-WSP	An attempt to clarify use of the BV-WSP method is made. New limits are added to Section R602.10.6.5.
Modification Tables R603.3.1, R603.3.1.1 (2)	Tables R603.3.1, R603.3.1.1 (2)	Cold-Formed Steel Wall Construction	Cold-formed steel connection tables are updated for wind speeds less than 140 miles per hour. Values in the IRC tables now match AISI S230, Standard for Cold-Formed Steel Framing - Prescriptive Method for One- and Two-Family Dwellings.

Chapter 7: Wall Covering			
Code Section		Section Title	Description of Change
2018	2015		
Modification R703.2	R703.2	Water-resistive barrier	Water-resistive barrier materials other than No. 15 asphalt felt must be installed following the manufacturer's installation instructions. The exemption for detached accessory buildings is deleted.
Modification R703.3.1	R703.3.1, R703.11.1.4	Soffit installation	Requirements for wood structural panel soffits are added to Section R703.3.1 and vinyl soffit requirements are clarified.
Modification R703.8.4	R703.8.4	Veneer anchorage through insulation	Masonry veneer is explicitly allowed to attach to through insulation into the underlying wood structural panels. Attachment must follow Table R703.8.4(2).
Modification R703.11.2	R703.11.2	Vinyl siding installation over foam plastic sheathing	Testing has been done on vinyl siding over insulation in an attempt to determine fastener requirements for vinyl siding attachment in high wind regions. New Table R703.11.2 gives design wind pressures for vinyl siding resisting all wind loads without reliance on wood structural panel sheathing.

Chapter 8: Roof-Ceiling Construction			
Code Section		Section Title	Description of Change
2018	2015		
Modification R802	R802	Roof Framing	Section R802, Design and construction of roofs, has been clarified by dividing the content into three separate sections on roof ridges, rafters and ceiling joists.
Modification R802.1.5.4	R802.1.5.4	Labeling	Each stick of fire-retardant-treated lumber and individual wood structural panel will be labeled with eight specific items of information
Modification R806.2	R806.2	Minimum vent area	The minimum vent area exception is clarified, stating that net free ventilation may be less than 1/150 only if two required conditions are met. Lower vents must be located in the bottom third of the attic space.

Chapter 9: Roof Assemblies			
Code Section		Section Title	Description of Change
2018	2015		
Addition R905.17		Building Integrated Photovoltaic Panels	New Section R905.17 addresses installation and attachment of building-integrated photovoltaic (BIPV) roof panels.

Chapter 10: Chimneys and Fireplaces			
Code Section		Section Title	Description of Change
2018	2015		
Addition R1005.8		Chimney insulation shield	Factory-built chimneys, which have been required to maintain a minimum clearance to insulation, are now required to have an insulation shield to provide the clearance to the insulation.

Chapter 11: Energy Efficiency			
Code Section		Section Title	Description of Change
2018	2015		
Clarification N1101.6, Tables N1101.10.3 (1) and N1101.10.3 (2)	N1101.6, Tables N1101.10.3 (1) and N1101.10.3 (2)	Fenestration Definitions and U-Factors	The definitions for skylights and vertical fenestration have been moved under the definition for fenestration, and a definition for opaque door has been added.

Chapter 11: Energy Efficiency, Continued			
Code Section		Section Title	Description of Change
2018	2015		
Modification N1102.1	N1102.1	Building Thermal Envelope for Log Homes	Log homes are now exempt from the prescriptive building thermal envelope requirements when designed in accordance with ICC-400, <i>Standard on the Design and Construction of Log Structures</i> .
Modification N1102.1.2 and N1102.1.4	N1102.1.2 and N1102.1.4	Insulation and Fenestration Requirements	The prescriptive U-factors for fenestration have been lowered to improve the energy efficiency of dwellings and townhouses.
Modification N1102.2.2	N1102.2.2	Reduction of Ceiling Insulation	When applying the exception for insulation in ceilings without attics, the insulation must extend to the outside of the top plate.
Clarification N1102.2.5	N1102.2.5	Mass Walls	The mass wall provisions have been itemized in a numbered list to bring accuracy and clarity to the technical requirements.
Modification N1102.2.6	N1102.2.6	Cold-Formed Steel Framing R-Values	Conflicting entries have been removed from the table establishing cold-formed steel R-values equivalent to those for wood framing.
Modification N1102.4	N1102.4	Testing for Air Leakage	A new standard for air-leakage testing, RESNET/ICC 380, is now referenced in the IRC to provide flexibility for the testing industry.
Addition N1103.3.6 and N1103.3.7		Ducts Buried within Ceiling Insulation	New provisions address the methods, minimum coverage requirements and thermal benefits for ducts buried within ceiling insulation, and when those ducts are considered inside the building thermal envelope.
Modification N1104.1	N1104.1	Lighting	The required percentage of permanent lighting fixtures having high-efficacy lamps has increased from 75 to 90 percent.
Modification N1106.3, N1106.4	N1106.3, N1106.4	Maximum Energy Rating Index	The maximum rating index values based on climate zone have increased slightly to make the ERI provisions less restrictive and improve the flexibility of the energy provisions.

Chapter M13: General Mechanical System Requirements			
Code Section		Section Title	Description of Change
2018	2015		
Deletion M1305.1.1	M1305.1.1	Access to Furnaces within Compartments	The appliance access requirements for furnaces in compartments have been removed from the code in favor of other code provisions and the manufacturer's instructions.
Modification M1305.1.3.2	M1305.1.4.2	Appliances Installed in Pits	The requirements for appliance installation in pits has been expanded to provide more detail and to be similar to language found in other ICC codes. The minimum bottom clearance has been reduced from 6 inches to 3 inches.

Chapter 15: Exhaust Systems			
Code Section		Section Title	Description of Change
2018	2015		
Modification M1502.3.1	M1502.3.1	Dryer Exhaust Duct Termination	A minimum area of 12.5 square inches has been established for the terminal outlet of dryer duct exhaust.
Modification M1502.4.2	M1502.4.2	Concealed Dryer Exhaust Ducts	Wall and ceiling cavities enclosing dryer exhaust duct must provide sufficient space that the 4-inch duct is not squeezed out of its round shape.
Modification M1503.6	M1503.6	Makeup Air for Kitchen Exhaust Systems	Makeup air for domestic cooking exhaust systems is no longer required if all fuel-burning appliances in the dwelling unit have a direct vent or mechanical draft vent system.

Chapter M16: Duct Systems			
Code Section		Section Title	Description of Change
2018	2015		
Modification M1601.1.2	M1601.1.2	Underground Duct Systems	Underground ducts, including both direct-burial ducts and those encased in concrete, require sealing and testing.

Chapter M21: Hydronic Piping			
Code Section		Section Title	Description of Change
2018	2015		
Modification M2101.10	M2101.10	Pressure Tests for Hydronic Piping	Compressed air testing of PEX hydronic piping is now allowed when testing is in accordance with the manufacturer's instructions.
Modification M2103.2	M2103.2	Thermal Barrier for Radiant Floor Heating Systems	For hydronic floor heating systems, the minimum insulation R-values have been removed from Section M2103.2 and a reference to the energy provisions of Chapter 11 has been added.

Chapter G24: Fuel Gas			
Code Section		Section Title	Description of Change
2018	2015		
Modification G2406.2	G2406.2	Prohibited Locations for Appliances	A gas-fired clothes dryer is now allowed to be installed in a bathroom and toilet room where a permanent opening communicates with other permitted spaces.
Modification G2411.2, G2411.3	G2411.2, G2411.3	Electrical Bonding of CSST	The existing provisions for electrical bonding apply to CSST without an arc-resistant jacket or coating and a new section addresses electrical continuity and bonding of arc-resistant CSST.
Modification G2414.4.2, G2414.10.1	G2414.4.2, G2414.10.1	Schedule 10 Steel Gas Piping	The code now allows Schedule 10 steel pipe to be used for fuel gas piping.
Modification G2415.11	G2415.11	Protection against Corrosion	Reorganization of this section includes new provisions to address corrosion protection of underground steel gas piping and protection for steel risers other than anodeless risers.
Clarification G2420.5.1	G2420.5.1	Shutoff Valve Location	Shutoff valves located behind movable appliances are considered as meeting the requirement for access.
Addition G2420.6		Support for Shutoff Valves in Tubing Systems	Shutoff valves in gas tubing systems require rigid support separate from the tubing to prevent damage at the valve connection.
Deletion G2442.2	G2442.2	Forced Air Furnace Duct Size	The prescriptive duct size requirements for forced air furnaces have been deleted in favor of other sizing methods specific to the appliance.
Modification G2447.2	G2447.2	Commercial Cooking Appliances	Commercial cooking appliances are now permitted in dwelling units when installed in accordance with an engineered design and the manufacturer's instructions.

Chapter P25: Plumbing Administration			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2503.7	P2503.7	Air Testing of PEX Piping	Compressed air testing of PEX water supply piping is now allowed when testing is in accordance with the manufacturer's instructions.

Chapter P26: General Plumbing Requirements			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2602.1	P2602.1	Connections to Public Sewer or Private Sewage Disposal System	The International Private Sewage Disposal Code (IPSDC) is referenced for installation of private sewage disposal systems where there are no state or local requirements for such systems.

Chapter P27: Plumbing Fixtures			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2704	P2704	Slip Joint Connections	Slip joint connections are permitted anywhere between the fixture outlet and the drainage piping, and are no longer limited to the trap inlet, outlet and trap seal locations.
Modification P2713.1	P2713.1	Bathtub Overflow	Bathtub overflow outlets are no longer required.

Chapter P28: Water Heaters			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2801.6	P2801.6	Plastic Pan for Gas-Fired Water Heaters	Plastic safety pans are now allowed under gas water heaters provided the material falls within the prescribed flame spread and smoke developed indices.

Chapter P29: Water Supply and Distribution			
Code Section		Section Title	Description of Change
2018	2015		
Modification P2902.5.4, P2904.	P2902.5.4, P2904.	Backflow Protection for Fire Sprinkler Systems	Sections P2902.5.4 and P2904.1 are revised and coordinated to clarify that stand-alone and multipurpose fire sprinkler systems complying with Section P2904 or NFPA 13D do not require backflow protection under most circumstances.
Modification P2903.5	P2903.5	Water Hammer Arrestors	A water hammer arrestor is now required where quick-closing valves are used in the water distribution system.
Addition P2906.6.1	P2906.6.1	Saddle Tap Fittings on Water Distribution Piping	Saddle tap fittings are no longer permitted on water distribution system piping.
Modification P2906.18.2	P2906.18.2	Joints between PVC and CPVC Piping	A single solvent-cement transition joint is now an acceptable method for connecting a CPVC water distribution system to a PVC water service pipe.

Chapter P30: Sanitary Drainage			
Code Section		Section Title	Description of Change
2018	2015		
Modification P3003.2	P3003.2	Prohibited Joints for Sanitary Drainage	A solvent cement joint is now permitted for joining ABS and PVC piping at the connection of the building drain to the building sewer.
Modification P3005.1.6	P3005.1.6	Reduction in Pipe Size	Water closet flanges, offset bend fittings and offset flanges are now specifically listed as exceptions to the provision that drainage piping must not be reduced in size in the direction of flow.

Chapter P31: Vents			
Code Section		Section Title	Description of Change
2018	2015		
Modification P3103.1	P3103.1	Vent Pipe Terminations	The provisions for vent terminals have been reorganized and a new option has been added to allow a 2-inch vent extension through a sloped roof when the vent is covered.
Modification P3111	P3111	Combination Waste and Vent System	Food waste disposers and drinking fountains are now permitted to connect to a combination waste and vent system.
Modification P3114.8	P3114.8	Prohibited Installations for Air Admittance Valves	An air admittance valve cannot be used to resolve the problem of an open vent terminal that is too close to a building air intake.

Chapter E37: Branch Circuit and Feeder Requirements			
Code Section		Section Title	Description of Change
2018	2015		
Addition E3703.5		Garage Branch Circuits	A separate 20-ampere branch circuit is now required to serve receptacle outlets of attached garages and detached garages with electric power.

Chapter E39: Power and Light Distribution			
Code Section		Section Title	Description of Change
2018	2015		
Modification E3901.2	E3901.2	Wall Space for Receptacle Distribution	Cabinets with countertops are now considered wall space in determining required locations for general purpose receptacle outlets.
Modification E3901.3	E3901.3	Appliances on 15 Amp Circuits	An individual 15-ampere branch circuit is permitted to serve any specific kitchen appliance.
Addition E3902.4		GFCI Protection for Crawl Space Lighting Outlets	Ground-fault circuit-interrupter (GFCI) protection is now required for lighting outlets of crawl spaces.
Addition E3905.2.1		Nonmetallic-Sheathed Cable and Metal Boxes	Where entering a metal box, nonmetallic-sheathed cable must extend into the box at least 1/4 inch and extend past the cable clamp.

Chapter E41: Appliance Installation			
Code Section		Section Title	Description of Change
2018	2015		
Modification E4101.3	E4101.3	Cord- and-Plug-Connected Appliances	The maximum cord lengths for range hoods and built-in dishwashers have increased and the code clarifies that the receptacle outlet for the dishwasher has to be in the space adjacent to the appliance.

Appendix Q: Tiny Houses			
Code Section		Section Title	Description of Change
2018	2015		
Appendix Q Addition		Tiny Houses	A new Appendix Q covers provisions for tiny houses, defined as dwellings with a maximum floor area of 400 square feet.



Home Innovation
RESEARCH LABS™

**ESTIMATED COSTS OF THE
2018 IRC CODE CHANGES**

Prepared For
National Association of Home Builders

October 27, 2017

Report No. 3391-10232017

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ACRONYMS, ABBREVIATIONS, AND DEFINITIONS

ACCA	Air Conditioning Contractors Association
ACH50	Air changes per hour at a test pressure differential of 50 Pascals
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigeration and Air-Conditioning Engineers
BPS	Builder Practices Survey—national survey conducted annually by Home Innovation Research Labs
Bsmt.	Basement
BWL	Braced wall line
ccSPF	Closed-cell spray polyurethane foam insulation
CF	Cubic feet
CFM	Cubic feet per minute (a measure of flow)
CS-PF	Bracing method consisting of a continuously sheathed portal frame around a large door or window opening
CY	Cubic yards
CZ	Climate Zone, as defined by the International Code Council (ICC)
DOE	Department of Energy
EA	Each
ERI	Energy Rating Index
ERV	Energy recovery ventilator
FEMA	Federal Emergency Management Agency
Gal	Gallon
HERS	Home Energy Rating System
HR	Hour
HRV	Heat recovery ventilator
HVAC	Heating, ventilation, and cooling
ICC	International Code Council
IECC	International Energy Conservation Code
IRC	International Residential Code
LB	Pounds
LF	Linear feet
MPH	Miles per hour
NEHRP	National Earthquake Hazard Reduction Program
O&P	Overhead and profit
OSB	Oriented strand board
PF	Portal frame
PSF	Pounds per square foot

RCD	Residential Cost Data 2017, RSMeans
SDC	Seismic design category
SF	Square feet
SHGC	Solar heat gain coefficient, a measure of the reflectivity versus the absorbed radiation of glass; the lower the SHGC number, the less radiation is absorbed by the glass unit
SOG	Slab-on-grade
U-Factor	U-value; a measure of the conductance of building components like windows and doors; the lower the U-Factor the less conductive the component, or the higher the R-value, which is the inverse of U-value
USGS	United States Geological Society
WRB	Water-resistive barrier
XPS	Extruded polystyrene (rigid foam sheathing)

BACKGROUND

The National Association of Home Builders (NAHB) provided a list of code changes approved for the 2018 International Residential Code (2018 IRC).¹ Home Innovation Research Labs (Home Innovation) estimated the expected cost impact of these code changes on construction practices and materials for a number of reference houses sited in various cities nationwide. Cost estimates are aggregated in ranges of high to low based on various methods or components that might be used to comply with the code.

METHODOLOGY

National Construction Cost

Reference houses and their site locations were initially defined in a report titled *Estimated Costs of the 2015 Code Changes*.² The four reference houses were selected for their similarity to new home offerings in the six metropolitan areas selected as site locations - Miami, Dallas, Los Angeles, Seattle, New York, and Chicago, and their size proximity to a national average of 2,607 SF.³ Elevations and floor plans for these reference houses are provided in *Appendices C through F*. These single-family detached houses define the reference or base house that provides the starting point for estimation of the added cost (or savings) of each code change for the 2018 IRC relative to the 2015 IRC or IECC.

Cost impacts in this analysis have been developed primarily with data adapted from the following sources: (1) RSMean's *Residential Cost Data 2017*;⁴ (2) *ASHRAE 1481 RP*⁵ and similar reports by Home Innovation; (3) U.S. government reporting from the Census⁶ and the Bureau of Labor Statistics;⁷ and (4) distributors' or big box retailers' websites. Where a source other than these is used, it is cited in *Appendix A* when applicable to a specific code change.

Costs are reported at the national level and can be modified for a region using builders' known bid prices or by applying a location factor adjustment shown in *Appendix B*. For individual code changes shown in *Appendix A*, costs are reported as both total to the builder and total to consumer. The total cost to builder includes overhead and profit (designated in the tables as "w/O&P") applied to individual component costs (i.e., materials and labor) to represent the cost charged by the sub-contractor. The total cost to consumer is based on the builder's gross margin, reported as 18.9% of construction cost in the *2016 Cost of Doing Business*⁸. The cost summaries shown in Table 6 and Table 7 show the total cost to consumer only.

¹ International Code Council, www.iccsafe.org/Pages/default.aspx

² www.homeinnovation.com/trends_and_reports/featured_reports/estimated_costs_of_the_2015_irc_code_changes

³ Taylor, Heather. 2014. *Cost of Constructing a House*.

www.nahb.org/generic.aspx?sectionID=734&genericContentID=221388&channelID=311

⁴ <http://rsmeans.reedconstructiondata.com>

⁵ NAHB Research Center, 2009. Economic Database in Support of ASHRAE 90.2 1481 RP.

<https://www.google.com/#q=ashrae+1481+rp>

⁶ <http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkml>

⁷ http://www.bls.gov/oes/current/oes_nat.htm#47-0000

⁸ National Association of Home Builders. 2016. *Cost of Doing Business Study: 2016 Edition*. <https://builderbooks.com>

Reference House Configurations

The four building designs (see *Appendices C-F*) used in this analysis are based on the data contained in the Census Bureau report, *Characteristics of New Single-Family Construction Completed*.⁹ The report provides information about building foundation type (Table 1) and number of stories for new single-family detached construction over the previous nine-year period. (Table 2).

Table 1. New Construction Foundation Types

Slab	54%
Crawlspace	17%
Basement	30%

Table 2. New Construction Number of Stories

One-story	53%
Two-story	43%
Three-story	3%

The Census data supports defining the four reference houses as follows to encompass approximately 85% of the last decade's new single-family construction:

- One-story on slab foundation
- Two-story on slab foundation
- One-story on basement foundation
- Two-story on basement foundation

Table 3 covers the locations where each type of reference house foundation would be pragmatically constructed. All of these selected cities, except Chicago, lie within the top ten states for construction starts in 2013.¹⁰ Chicago was selected to represent a Climate Zone 5 house.

Table 3. Sites for Reference Houses

Reference House	Climate Zone	1	2	3	4
		Slab	Slab	Basement	Basement
Miami	1	X	X		
Los Angeles	3	X	X		X*
Dallas	3	X	X		X*
Seattle	4	X	X	X	X
New York	4	X	X	X	X
Chicago	5			X	X
Fairbanks	8			X	X

Based on the data compiled by Home Innovation from the *2013 Builder Practices Survey (BPS)*¹¹, a nationwide annual survey, the typical Heating, Ventilation, and Cooling (HVAC) systems used in new

⁹ www.census.gov/construction/chars/completed.html

¹⁰ www.census.gov/construction/bps/pdf/2013statepiechart.pdf

¹¹ www.homeinnovation.com/trends_and_reports/data/new_construction

houses are summarized in Table 4. According to the BPS, 44% of new homes are cooled with a central air conditioner. These results influenced the selection of a gas furnace with central (electric) air conditioner as the HVAC system in each of the reference houses.

Table 4. Typical HVAC Systems Supplied with New Houses

Feature	% of Stock
Furnace or Boiler, natural gas or propane	48%
Central Air Conditioner, electric	44%
Standard Heat Pump with Backup Heat	41%
Geothermal Heat Pump	4%
Electric furnace, baseboard, or radiant	4%
Furnace or Boiler, oil	2%

Reference House Features

The statistics presented in the foregoing tables support reference house features that are detailed in Table 5.

Table 5. Features of the Reference Houses

Reference House	1	2	3	4
Square Feet	2,607	2,607	2,607	2,607
Foundation	Slab	Slab	Basement	Basement
Number of Stories	1	2	1	2
Number of Bedrooms	3	4	3	4
Number of Bathrooms	2	2.5	2	3
Garage, attached	2-car	2-car	2-car	2-car
Heat, Gas Furnace	Yes	Yes	Yes	Yes
Cooling, (Electric) central air	Yes	Yes	Yes	Yes
Hot Water, Gas 50 gallon tank	Yes	Yes	Yes	Yes
9 ft. Ceilings, 1 st	Yes	Yes	Yes	Yes
8 ft. Ceilings, 2 nd	n/a	n/a	Yes	Yes
Energy Star appliances	Yes	Yes	Yes	Yes
Laundry Room	Yes - Mudroom	Yes	Yes - Mudroom	Yes - Closet
Walls, 2x4 (Climate Zones 1 & 2)	Yes	Yes	n/a	n/a
Walls, 2x6 (Climate Zones 3 thru 8)	n/a	n/a	Yes	Yes
Bsmt., Conditioned, Unfinished	n/a	n/a	Yes	Yes
Furnace Location	Attic	Attic	Basement	Basement
Water Heater Location	Interior	Garage	Basement	Basement
Window SF/% gross wall	360/18%	315/12%	360/18%	330/12%
Cladding	Brick, 4 sides	Brick, 4 sides	Brick, 4 sides	Stucco
Roof Pitch	12/12	6/12	9/12	4/12

The furnace location has been designated as a platform in the attic for both slab reference houses, a practice that is common in Florida and Texas, where the weather is temperate year-round, and thus, the location is practical. A house built on a slab foundation in a cold climate zone would have the HVAC and water heating equipment located within conditioned space.

RESULTS

Estimated Cost of 2018 Code Compliance for Reference Houses by Location

Table 6 summarizes the estimated cumulative impact of the 2018 code changes on the cost of constructing the reference houses. For the purpose of cost aggregation, it was assumed that reference houses were not built in coastal zones or subject to flooding. The aggregated costs are reported in ranges of “High” and “Low” impact based on the applicability of the changes to the features of the reference houses. These changes typically affect elements required or provided in the majority of houses constructed, or non-mandatory code provisions likely to be used by a builder. The results are grouped into four climate zone categories to accommodate the energy efficiency changes in this code edition.

Table 7 summarizes the cost estimates of the code changes that do not apply to the selected reference houses and locations and are not included in the aggregated summary. These changes typically apply only in specific locations (e.g. hurricane-prone areas or flood zones), to items that would be an optional feature for most homes (e.g. decks), or to alternative methods of compliance. Those costs can be added to or subtracted from the aggregated costs in Table 6 as applicable to a particular location or a specific building. A detailed analysis of each individual code change is provided in *Appendix A*.

Table 6. Estimated Cost to Consumer of 2018 Code Compliance

Ref #	Code Change	Selected Cities		Miami, Los Angeles		Dallas, Seattle, New York		Chicago		Fairbanks		Notes		
		2018 IRC Chapter	2018 IRC Reference	Climate Zones		1 & 2		3 & 4		5 - 7			8	
				Reference Houses		1 & 2		1, 2, 3, & 4		3 & 4			3 & 4	
				Cost Range (\$)										
High	Low	High	Low	High	Low	High	Low							
R-8 (RB229)	Support for headers: revises table for minimum number of king studs; now only requires 1 or 2 for low-wind urban and suburban conditions.	Wall Construction	R602.7.5	(493)	(516)	0	(210)	0	(90)	0	(90)	Houses with wall openings greater than 3 feet.		
R-11 (RB303)	Masonry veneer: adds new provisions for brick tie attachment over foam sheathing and direct to 7/16" sheathing.	Wall Covering	R703.8.4	N/R	N/R	N/R	N/R	325	(73)	325	(73)	Houses with brick veneer and continuous insulation		
E-1 (RE31)	Reduces the maximum window U-factor requirement in Climate Zones 3-8.	Energy Efficiency	Table N1102.1.2	N/A	N/A	85	74	85	78	85	78	Houses in Climate Zones 3-8		
E-6 (RE127)	Lighting efficiency: increases the percent of permanently installed lighting fixtures that must contain high-efficacy lamps from 75% to 90%.	Energy Efficiency	N1104.1	8	8	8	8	8	8	8	8	Houses in all climate zones		
M-1 (RM36)	Duct sealing: eliminates the requirement for sealing longitudinal seams of snap-lock and button-lock types of HVAC ducts located inside conditioned space	Duct Systems	M1601.4.1	0	(129)	0	(471)	(348)	(471)	(348)	(471)	Houses with metal HVAC ducts located inside conditioned space		
Total to Consumer				(485)	(637)	93	(599)	70	(548)	70	(548)			

Table 7. Additional Costs to Consumer of 2018 Code Compliance Not Attributed to the Reference Houses

Ref #	Code Change	Selected Cities		Miami, Los Angeles		Dallas, Seattle, New York		Chicago		Fairbanks		Notes
		Climate Zones		1 & 2		3 & 4		5 - 7		8		
		Reference Houses		1 & 2		1, 2, 3, & 4		3 & 4		3 & 4		
		2018 IRC Chapter	2018 IRC Reference	Cost Range (\$)								
		High	Low	High	Low	High	Low	High	Low	High	Low	
R-1 (RB17)	Seismic Design Categories: updates the seismic design maps in Section R301.2 to be consistent with those in the 2014 NEHRP Provisions and ASCE 7-16.	Building Planning, Seismic Design Category	R301.2.2.1	7,111	2,446	7,111	2,446	7,111	2,446	7,111	2,446	Applicable where the revised map triggers a change in the assigned SDG
R-2 (RB160)	Flood-Resistant Construction: adds new requirements for exterior slabs (e.g. parking pads, sidewalks) based on ASCE 24.	Building Planning, Flood-Resistant Construction	R322.3.4	2,092	(1,084)	2,092	(1,084)	2,092	(1,084)	2,092	(1,084)	Applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.
R-3 (RB161)	Flood-Resistant Construction: adds new provisions requiring stairways and ramps to be flood resistant, breakaway or be able to be raised.	Building Planning, Flood-Resistant Construction	R322.3.6	11,107	(823)	11,107	(823)	11,107	(823)	11,107	(823)	Applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.
R-4 (RB200)	Decks: reorganizes deck beam requirements and adds minimum spans for single ply beams.	Floors, Exterior Decks	R507	0	(101)	0	(101)	0	(101)	0	(101)	Applicable if a deck is installed
R-5 (RB207)	Decks: adds minimum footing size table for decks and pointer to frost depth requirements.	Floors, Exterior Decks	R507.3	127	(72)	127	(72)	127	(72)	127	(72)	Applicable if a deck is installed
R-6 (RB212)	Decks: relocates deck post section and adds 8x8 posts to the table. Clarifies maximum height for 4x4 posts.	Exterior Decks	R507.4	199	0	199	0	199	0	199	0	Applicable if a deck is installed
R-7 (RB218)	Stud Size, Height & Spacing: adds new table for 11' and 12' tall load-bearing studs.	Wall Construction	R602.3.1	(462)	(998)	(462)	(998)	(435)	(971)	(435)	(971)	Applicable for bearing walls exceeding 10' tall but not exceeding 12' tall.

Ref #	Code Change	Selected Cities		Miami, Los Angeles		Dallas, Seattle, New York		Chicago		Fairbanks		Notes
		Climate Zones		1 & 2		3 & 4		5 - 7		8		
		Reference Houses		1 & 2		1, 2, 3, & 4		3 & 4		3 & 4		
		2018 IRC Chapter	2018 IRC Reference	Cost Range (\$)								
				High	Low	High	Low	High	Low	High	Low	
R-9 (RB276)	Vapor Retarders: adds polypropylene siding to list of vented cladding products.	Wall Covering	R702.7.3	N/A	N/A	(119)	(381)	(119)	(381)	(119)	(381)	Applicable in CZ 4C (Marine) and 5 through 8
R-10 (RB284)	Water-Resistive Barriers: deletes exception for detached accessory buildings.	Wall Covering	R703.2	271	51	271	51	271	51	271	51	Applicable for detached accessory buildings
R-11 (RB303)	Masonry Veneer: adds new provisions for brick tie attachment over foam sheathing and direct to 7/16" sheathing.	Wall Covering	R703.8	325	(73)	325	(73)	325	(73)	325	(73)	Houses with brick veneer and continuous insulation
R-12 (RB327)	Unvented Attics: adds new option for constructing an unvented attic with air-permeable insulation if vapor diffusion ports and minimum air flow is provided.	Roof-Ceiling Construction	R806.5	(1,583)	(9,185)	(1,583)	(9,185)	N/A	N/A	N/A	N/A	Houses with unvented attics in CZ 1-3
E-2 (RE99, RE110)	Introduces criteria to allow buried or partially buried ducts and to model buried ducts as R-25.	Energy Efficiency	N1103.3.6	2,057	(731)	2,057	(731)	N/A	N/A	N/A	N/A	Optional method for houses with HVAC ducts in vented attics
E-3 (RE100)	Introduces criteria to allow buried ducts to be performance modeled as if inside conditioned space.	Energy Efficiency	N1103.3.6	2,866	(4,064)	2,866	(4,064)	N/A	N/A	N/A	N/A	Optional method for houses with HVAC ducts in vented attics
E-4 (RE121)	Introduces minimum fan efficacy for HRVs and ERVs.	Energy Efficiency	N1103.6.1	0	(857)	0	(857)	0	(857)	0	(857)	Applicable where an HRV/ERV is installed
E-5 (RE173)	Increases ERI values approximately 10%; also adds a backstop for homes complying with the ERI using on-site generation.	Energy Efficiency	N1106.4	This code change is expected to decrease costs for builders who are using the optional ERI path for code compliance. This report does not identify individual measures or quantify their cost savings. A general discussion is offered for context in the appendix.								Applicable in all climate zones

APPENDIX A: DESCRIPTION AND COST IMPACT OF 2018 IRC CODE CHANGES

R-1 (RB17)

IRC R301.2 Climatic and geographic design criteria, Fig. R301.2(2), Fig. R301.2(3), R301.2.2.1.1, R301.2.2.1.2

Summary of Code Change:

The code change updates the seismic design maps to be consistent with those in the 2014 *NEHRP Recommended Seismic Provisions* and *ASCE 7-16 Minimum Design Loads for Buildings and Other Structures*.

This code change proposal revises the seismic design category map. The revised map represents an update of the previous map based on a new analysis of earthquake faults conducted by the USGS and increases to the site amplification factors for stiff soils and soft rock. For some jurisdictions located at the boundaries between the adjacent seismic design categories, the result is shifting to a higher seismic design category (see Table R-1-A). It is also noted that in some areas the change results in a downgrade of the seismic design hazard and lowering of assigned seismic design category.

Table R-1-A. Summary of Changes to a Higher Seismic Design Category

SDC Change	Where impacted?	Impact
A → B	Multiple locations of limited geographical area around the country in non-seismic areas.	No impact on construction.
B → C	A few locations around the country with low-to-moderate seismicity with rural or mountainous areas in Colorado, Wyoming, and Utah the primary areas impacted. Some areas in Oklahoma, New England (particularly New Hampshire) and around the New Madrid Seismic Zone are also impacted.	Limited impact on townhouse construction in SDC C.
B → D ₀	Isolated areas in rural Colorado and Utah.	Substantial impact on bracing provisions.
C → D ₀ , D ₁ , D ₂	Isolated areas around the country including eastern Tennessee, Arkansas, Oklahoma, and Utah.	Substantial impact on bracing provisions.
D ₀ , D ₁ , D ₂ → E	Areas in California, coastal Oregon, and coastal Washington, and near Charleston South Carolina (all primarily D ₂ → E).	Engineered design is required.

Cost Implication of Code Change:

The cost impact of transitioning from seismic design category C to seismic design categories D₀ and D₂ is evaluated for a one-story and a two-story reference home based on a structural analysis report for those two homes¹². The results are summarized in Tables R-1-B through R-1-E. In addition, several structural engineering firms from different regions of the country were contacted for estimates of their engineering fees for wall bracing design. Engineering fees from the survey averaged \$1,150 for an analysis, documentation, and drawings based on the reference homes (\$1,367 to consumer). The cost of

¹² Jay H. Crandell, P.E., *Code Comparative Bracing Analysis for Two Representative House Plans*, Rev. Sep 2015, ARES Consulting, as reported in *Estimated Costs of the 2012 IRC Code Changes, Appendix H: ARES Consulting Bracing Report*, Home Innovation Research Labs, Oct 2015. <http://www.homeinnovation.com/~media/Files/Reports/2012-IRC-Cost-Analysis.pdf>

engineered lateral design for the entire house is reported for cases where the prescriptive design is not permitted (transition from SDC D to SDC E). The cost of construction is not included in this scenario. Given a broad range of design tools available to engineers, it is possible that the use of engineering design will allow for optimized solutions for the building that do not result in construction cost increases relative to generic prescriptive options. However, other engineers, particularly those not familiar with residential construction, may make conservative simplifications or assumptions, in which case an engineered design may result in additional construction cost increases.

Several geotechnical engineering firms from different regions of the country were contacted for estimates of their fee to conduct a study to determine soil type and seismic design category. Engineering fees ranged from \$950 to \$2,200 for a soil test and report. One firm in California quoted \$500 for a report without a field study based on using their map library and the seismic hazard maps published by the State of California and various cities and counties. They indicated that in some cases local jurisdictions accept this type of analysis for assigning seismic design categories. The additional cost of a geotechnical report can be offset by the savings in construction costs in the case where the report showed a downgrade in seismic design category.

Table R-1-B. Change in Wall Bracing and Foundation Costs for Reference House 1 – One-story (SDC C to SDC D₀)

BWL #	Component	Unit	w/O&P	Qty	Cost
A	Engineering Fee	HR	150.00	1	150.00
A	Galvanized Plate Washers	EA	3.60	16	57.60
B	Engineering Fee	HR	150.00	1	150.00
B	Gypsum board fastened 7" oc	SF	0.30	144	43.20
B	Galvanized Plate Washers	EA	3.60	8	28.80
B	Thickened Slab at Interior Braced Wall Panels	LF	9.70	16	155.20
C	Galvanized Plate Washers	EA	3.60	13	46.80
1	Galvanized Plate Washers	EA	3.60	8	28.80
2	Gypsum board fastened 7" oc edge/field	SF	0.30	108	32.40
2	Galvanized Plate Washers	EA	3.60	6	21.60
2	Thickened Slab	LF	9.90	12	118.80
3	Gypsum board fastened 7" oc edge/field	SF	0.30	108	32.40
3	Galvanized Plate Washers	EA	3.60	6	21.60
3	Thickened Slab	LF	9.90	12	118.80
4	Gypsum board fastened 7" oc edge/field	SF	0.30	108	32.40
4	Galvanized Plate Washers	EA	3.60	6	21.60
4	Thickened Slab	LF	9.90	12	118.80
5	CS-PF Panels	EA	20.40	2	40.80
5	Galvanized Plate Washers	EA	3.60	6	21.60
All Ext	Vertical cold joint dowels at 48" oc	LF	0.49	256	125.44
All Ext	Horizontal footing reinforcement	LF	1.52	256	389.12
	Attach BWP to roof framing, est.				300.00
Total to Builder					2,055.76
Total to Consumer					2,446.35

Table R-1-C. Change in Wall Bracing and Foundation Costs for Reference House 1 – One-story (SDC C to SDC D₂)

BWL #	Component	Unit	w/O&P	Qty	Cost
A	Engineering Fee	HR	150.00	1	150.00
A	Galvanized Plate Washers	EA	3.60	16	57.60
B	Engineering Fee	HR	150.00	1	150.00
B	Gypsum board fastened 7" oc	SF	0.30	342	102.60
B	Galvanized Plate Washers	EA	3.60	10	36.00
B	Thickened Slab at Interior Braced Wall Panels	LF	9.70	38	368.60
C	Galvanized Plate Washers	EA	3.60	13	46.80
1	Galvanized Plate Washers	EA	3.60	8	28.80
2	Gypsum board fastened 7" oc edge/field	SF	0.30	207	62.10
2	Galvanized Plate Washers	EA	3.60	6	21.60
2	Thickened Slab	LF	9.90	23	227.70
3	Gypsum board fastened 7" oc edge/field	SF	0.30	242	72.60
3	Galvanized Plate Washers	EA	3.60	8	28.80
3	Thickened Slab	LF	9.90	27	267.30
4	Gypsum board fastened 7" oc edge/field	SF	0.30	180	54.00
4	Galvanized Plate Washers	EA	3.60	7	25.20
4	Thickened Slab	LF	9.90	20	198.00
5	CS-PF Panels	EA	20.40	2	40.80
5	Galvanized Plate Washers	EA	3.60	6	21.60
All Ext	Vertical cold joint dowels at 48" oc	LF	0.49	256	125.44
All Ext	Horizontal footing reinforcement	LF	1.52	256	389.12
	Attach BWP to roof framing, est.				400.00
Total to Builder					2,874.66
Total to Consumer					3,420.85

Table R-1-D. Change in Wall Bracing and Foundation Costs for Reference House 4 – Two-story (SDC C to SDC D₀)

BWL #	Component	Unit	w/O&P	Qty	Cost
	First story				
A	Galvanized Plate Washers	EA	3.60	8	28.80
B	Gypsum board fastened at 7" oc edge	SF	0.30	216	64.80
B	Galvanized Plate Washers	EA	3.60	4	14.40
B	Blocking	LF	5.00	12	60.00
B	Gypsum board fastened 7" oc edge/field	SF	0.30	144	43.20
C	Hold-downs (9,000 lb)	EA	130.00	2	260.00
C	Engineering Fee	HR	150.00	1	150.00
C	Galvanized Plate Washers	EA	3.60	8	28.80
1	Galvanized Plate Washers	EA	3.60	4	14.40
2	Gypsum board fastened at 7" oc edge	SF	0.30	228	68.40
2	Gypsum board fastened 7" oc edge/field	SF	0.30	148	44.40
2	Galvanized Plate Washers	EA	3.60	6	21.60
3	Galvanized Plate Washers	EA	3.60	8	28.80
All Ext	Vertical rebar in foundation wall @ 48" oc	LF	1.54	188	289.52
All Ext	Horizontal Footing Reinforcement	LF	1.50	6	9.00
	Second Story				
B	Gypsum board fastened 7" oc edge/field	SF	0.30	155	46.50
B	Additional I-Joist for Support	LF	3.60	42	151.20
1	Metal Straps	EA	18.50	4	74.00
1	OSB Sheathing ceiling diaphragm	SF	1.14	110	125.40
2	Gypsum board fastened 7" oc edge/field	SF	0.30	128	300.00
2	Blocking	LF	5.00	20	
	Attach BWP to roof framing, est.				340.00
Total to Builder					2,163.22
Total to Consumer					2,574.23

Table R-1-E. Change in Wall Bracing and Foundation Costs for Reference House 4 – Two-story (SDC C to SDC D₂)

BWL #	Component	Unit	w/O&P	Qty	Cost
	First story				
A	Galvanized Plate Washers	EA	3.60	8	28.80
B	Gypsum board fastened at 7" oc edge	SF	0.30	336	100.80
B	Galvanized Plate Washers	EA	3.60	4	14.40
B	Blocking	LF	5.00	15	75.00
B	Gypsum board fastened 7" oc edge/field	SF	0.30	(144)	(43.20)
C	Hold-downs (9,000 lb)	EA	130.00	2	260.00
C	Engineering Fee	HR	150.00	1	150.00
C	Galvanized Plate Washers	EA	3.60	8	28.80
1	Prefabricated shear wall panel	EA	590.00	3	1770.00
1	CC-PF panels (SDS C)	EA	21.00	(2)	(42.00)
2	7/16 OSB	SF	1.14	228	259.92
2	Gypsum board fastened 7" oc edge/field	EA	0.30	(148)	(44.40)
2	Galvanized Plate Washers	EA	3.60	6	21.60
3	Prefabricated shear wall panel	EA	590.00	3	1770.00
All Ext	Vertical rebar in foundation wall @ 48" oc	LF	1.54	188	289.52
All Ext	Horizontal Footing Reinforcement	LF	1.50	188	282.00
	Second Story				
B	Gypsum board fastened 7" oc edge/field	SF	0.30	198	59.40
B	Additional I-Joist for Support	LF	3.60	42	151.20
1	Metal Straps	EA	18.50	4	74.00
1	OSB Sheathing ceiling diaphragm	SF	1.14	110	125.40
2	Gypsum board fastened 7" oc edge/field	SF	0.30	280	84.00
2	Blocking	LF	5.00	20	100.00
	Attach BWP to roof framing, est.				460.00
Total to Builder					5,975.24
Total to Consumer					7,110.54

Applicability of Code Change:

This code change is applicable to construction of new homes located in areas where the revised map triggers a change in the assigned SDC. The change is also applicable to those existing buildings undergoing a structural retrofit involving an upgrade of the lateral force resisting system and located in the same areas impacted by the change in the map.

R-2 (RB160)

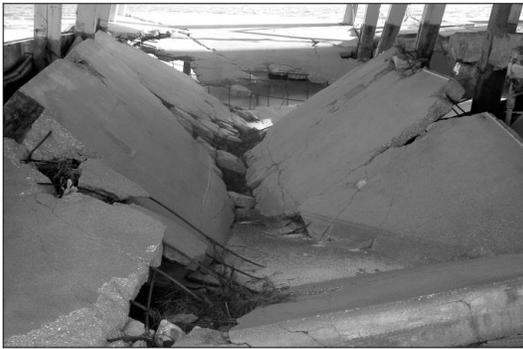
IRC R322.3.3 Foundations, R322.3.4 (new)

Summary of Code Change:

For coastal high-hazard areas (Zone V) and Coastal A Zones, the code change adds new requirements for exterior concrete slabs – used for parking, floors of enclosures, landings, walkways, patios, and similar uses – that are located beneath structures, or located such that if undermined or displaced during base flood conditions the foundations could sustain structural damage. The provisions are based on *ASCE 24-14 Flood Resistant Design and Construction*. Slabs must either be constructed to break up under flood conditions (structurally independent, frangible, no reinforcement, no turned down edges, no more than 4 in. thick) or designed to resist flood loads, erosion, and scour.

Cost Implication of Code Change:

This code change is adapted from FEMA Technical Bulletin 5 (Free of Obstruction Requirements). The section of Technical Bulletin 5 that discusses frangible slabs shows two post-flood photos of a parking pad situated below an elevated building with a raised pile foundation, a common residential coastal construction practice. It recommends that the slab have contraction joints placed at 4-ft. squares to encourage failure.



Reinforced slab



Frangible slab

Frangible Slab

The first method of compliance can result in cost savings if a slab is unreinforced, is limited to a 4-in. thickness, and has the recommended control joints. The analysis is conducted on a 14 x 20 ft. parking slab. Table R-2-A shows the cost savings of this method.

Table R-2-A. Cost Savings to Replace Reinforced Slab

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Concrete in place, grade 60 rebar, slab on grade, 3500 psi, 6" thick	CY	137.00	32.50	0.31	169.81	206.00	(5.19)	(1,068.15)
Slab on grade, 3500 psi, not reinforced, 4" thick	SF	1.58	0.68	0.01	2.27	2.85	280.00	798.00
Sawcut control joints in green concrete, 1" deep	LF	0.04	0.28	0.08	0.40	0.57	116.00	66.12
Total to Builder								(204.03)
Total to Consumer								(242.79)

The exclusion of turned down edges on slabs indicates that this is somewhat common. If the slab above also had turned down edges, the savings are more substantial, as shown in Table R-2-B.

Table R-2-B. Cost Savings to Replace Reinforced Slab with Turned Down Edges

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Concrete in place, grade 60 rebar, slab on grade, 3500 psi, 6" thick	CY	137.00	32.50	0.31	169.81	206.00	(5.19)	(1,068.15)
Thickened slab edge, 3500 psi, 8" deep bottom, 8" wide bottom, reinforced	LF	6.05	2.33	0.02	8.30	10.40	(68.00)	(707.20)
Slab on grade, 3500 psi, not reinforced, 4" thick	SF	1.58	0.68	0.01	2.27	2.85	280.00	798.00
Sawcut control joints in green concrete, 1" deep	LF	0.04	0.28	0.08	0.40	0.57	116.00	66.12
Total to Builder								(911.23)
Total to Consumer								(1,084.36)

Flood Resistant Slab

The second option for compliance (self-supporting, capable of remaining intact under base load conditions) would require an engineered design to resist the flood loads. For the pad above, a structural engineer in Jacksonville, FL indicated that he would specify a turned down slab edge to 12 in. below grade, a plastic membrane below the slab to help with drying, and compacting of the soil. For the original 6 in. parking pad above, this would result in new costs, shown in Table R-2-C.

Table R-2-C. Additional Costs for Engineered Slab

Component	Unit	Total w/ O&P	Qty	Cost (\$)
Thickened slab edge, 12" deep bottom, 12" wide bottom, reinforced	LF	17.9	68	1,217.20
4 mil poly below the slab	SF	0.17	280	47.60
Gravel fill under slab, compacted, 4" deep	SF	0.69	280	193.20
Engineer's fee	HR	150	2	300.00
Total to Builder				1,758.00
Total to Consumer				2,092.02

Applicability of Code Change:

This code change is applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.

R-3 (RB161)

IRC R322.3.6 Stairways and ramps (new)

Summary of Code Change:

The code change adds a new provision for homes in coastal high-hazard areas (Zone V) and Coastal A Zones requiring stairways and ramps to be flood resistant, breakaway, or able to be raised.

Cost Implication of Code Change:

For an elevated home in a Zone V or Coastal A Zone, the simplest way to comply with this new requirement is to build an open-riser stair. This extends the run of the stair as the risers can only be 4-in. high. Table R-3-A shows the cost of building a closed-riser stair. Table R-3-B shows the cost impact building an open-riser stair compared to the closed-riser stair.

Table R-3-A. Cost of Building 8 ft. Tall Staircase with Closed 7.5 in. Riser

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
13 treads, oak, 1.25"x10"x3'	EA	29.50	8.75	0.00	38.25	47.00	13.00	611.00
Risers, 3/4" thick, oak	EA	13.00	3.50	0.00	16.50	20.00	14.00	280.00
34" oak balusters	EA	8.95	4.66	0.00	13.61	17.65	26.00	458.90
Handrails, oak, average	LF	13.50	2.91	0.00	16.41	19.70	13.46	265.16
Stringers, 2x10, 3 each	LF	1.38	4.30	0.00	5.68	8.70	40.38	351.31
Total to Builder								1,966.37

Table R-3-B. Cost Increase to Build 8 ft. Tall Stairway with Open 4 in. Riser

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)	
Staircase, closed 7.5" risers		See Table above						(1.00)	(1,966.37)
24 treads, oak, 1.25"x10"x3'	EA	29.50	8.75	0.00	38.25	47.00	24.00	1,128.00	
34" oak balusters	EA	8.95	4.66	0.00	13.61	17.65	48.00	847.20	
Handrails, oak, average	LF	13.50	2.91	0.00	16.41	19.70	21.54	424.34	
Stringers, 2x10, 3 each	LF	1.38	4.30	0.00	5.68	8.70	64.62	562.19	
Total to Builder								995.36	
Total to Consumer								1,184.48	

The code does not specify what constitutes an "open riser." The analysis above assumes the riser is 100% fully open. It may be possible to construct a stair with partially-open risers that allow floodwaters to flow through and around the stair, but do not allow a 4-in. diameter sphere to pass, in which case 7.5 in. risers could be used and there would be no additional cost.

The code applies to all stairways below the lowest floor elevation for homes built in V Zones and Coastal A Zones. In addition to exterior stairs leading to the front door, they can also have stairs that access an enclosed garage below the first floor. In those cases, the builder may choose to simply install a retractable stairway. Table R-3-C shows the cost savings to install a heavy-duty wood retractable stair (e.g., <https://www.youtube.com/watch?v=8QlEnVhoq4M>) compared to building the closed-riser stair. Table R-3-D shows the cost increase to install an electric, automatic, aluminum retractable stair (e.g., <https://www.youtube.com/watch?v=qn2j38po0yg>) compared to building the closed-riser stair.

Table R-3-C. Cost of Retractable Stairs – Option 1

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Staircase, closed 7.5" risers	See Table R-3-A						(1.00)	(1,966.37)
Disappearing stairway, heavy duty	EA	1,025.00	93.00		1,118.00	1,275.00	1.00	1,275.00
Total to Builder								(691.37)
Total to Consumer								(822.73)

Table R-3-D. Cost of Retractable Stairs – Option 2

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost (\$)
Staircase, closed 7.5" risers	See Table R-3-A						(1.00)	(1,966.37)
Disappearing stairway, aluminum, automatic electric	EA	9,450.00	560.00		10,010.00	11,300.00	1.00	11,300.00
Total to Builder								9,333.63
Total to Consumer								11,107.02

Applicability of Code Change:

This code change is applicable in coastal high-hazard areas (Zone V) and Coastal A Zones.

R-4 (RB200)

IRC R507 Exterior decks, R507.5.1(2) (new), R507.6, R507.7, R507.7.1

Summary of Code Change:

The code change reorganizes deck beam requirements and adds minimum spans for single-ply beams.

Cost Implication of the Code Change:

There may be a cost savings for a stair landing serving a deck or porch or a porch floor that will now be able to use single-ply beams. There may be additional cost savings where a single-ply beam permits the use of 4x4 posts instead of 4x6 posts. The cost analysis focuses on two example scenarios.

Example 1: a freestanding 5'x5' landing 4' above grade, serving an elevated deck, may now use one 2x8 beam (at both ends, for a total of 10 LF) instead of two 2x8 beams. Further, the supporting posts may now be 4x4 instead of 4x6; there are four posts, each 10' long (4' above grade, 3' below grade, and 3' above the landing to support railing). Table R-4-A shows the associated cost savings.

Example 2: a freestanding 10'x12' deck 4' above grade, may now use one 2x12 beam instead of two 2x8 beams (24 LF total). Further, the supporting posts may now be 4x4 instead of 4x6; there are six posts, each 6' long (4' above grade and 2' below grade). Table R-4-B shows the associated cost savings.

Table R-4-A. Cost savings for example landing.

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
Double 2x8 beam	LF	2.17	0.97	3.14	4.02	(10)	(40.20)
Single 2x8 beam	LF	1.09	0.87	1.96	2.66	10	26.60
4x6 post	LF	2.06	2.03	4.09	5.65	(40)	(226.00)
4x4 post	LF	1.37	1.43	2.80	3.91	40	156.40
Total to builder							(83.20)
Total to Consumer							(99.01)

Table R-4-B. Cost savings for example deck.

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
Double 2x8 beam	LF	2.17	0.97	3.14	4.02	(24)	(96.48)
Double 2x10 beam	LF	2.86	1.02	3.88	4.84		
Single 2x10 beam	LF	1.43	0.92	2.05	3.11	24	74.64
4x6 post	LF	2.06	2.03	4.09	5.65	(36)	(203.40)
4x4 post	LF	1.37	1.43	2.80	3.91	36	140.76
Total to builder							(84.48)
Total to Consumer							(100.53)

Applicability of Code Change:

This code change is applicable when a deck is constructed with the house, or when a deck is added later.

R-5 (RB207)

IRC R507 Exterior Decks, R507.3 Footings (new), R507.3.1 (new), R507.3.2 (new), Table R507.3.1 (new)

Summary of Code Change:

The code change adds a new table with minimum footing sizes for decks and a pointer to frost depth requirements. The table allows footing selection based on soil bearing capacity (1500, 2000, 2500, >3000 PSF), live or ground snow loads (40, 50, 60, 70 PSF), and tributary area (20, 40, 60, 80, 100, 120, 140, 160 SF).

Cost Implication of the Code Change:

There may be a cost savings over the American Wood Council's DCA 6 "Prescriptive residential wood deck construction guide" footing sizes, which are based on 1500 PSF soil and an interior post. DCA 6 is not mandated by code, so there may be a cost increase where jurisdictions currently allow a smaller footing (e.g., a 12" diameter sonotube).

The cost analysis compares footing requirements for an example deck for two soil bearing capacities (1500 and 3000 PSF) and two live/snow loads (40 and 60 PSF). The example deck is assumed to be freestanding, 20' x 14' (280 SF), supported by six posts with tributary areas of 70 SF for the two interior posts and 35 SF for the four corner posts. Table R-5-A shows the cost to provide and place a cubic foot of concrete; the table includes the labor cost to excavate the footing by hand (it is assumed that a backhoe digs the hole to the top of the footing and this backhoe cost is constant for all footings). Table R-5-B shows the cost savings for the example deck, using a square footing for the 40 PSF design load and a round footing for the 60 PSF design load.

The cost analysis also compares footing requirements for the same example deck to the case where the jurisdiction previously allowed a 12" diameter, 6" thick footer for all posts. Table R-5-C shows the cost increase for the example deck using a square footing for the 40 PSF design load and a round footing for the 60 PSF design load, both for 1500 PSF soil bearing capacity (worst case for increased costs).

Table R-5-A. Cost of concrete (\$/CF)

Component	Unit	Material	Labor	Equip	Total	w/O&P
Concrete, hand mix	CF	3.96	1.58	1.22	6.76	8.35
Place concrete	CF		0.70	0.08	0.78	1.26
Excavate footing	CF		0.99		0.99	1.65
Total	CF					11.26

Table R-5-B. Cost savings for example deck for two live/snow load scenarios

Design Conditions			Minimum footing size (in.)			Cost/footing		Deck: 40 PSF load		Deck: 60 PSF load	
Load (PSF)	Soil (PSF)	Tributary Area (SF)	Square	Diameter	Thickness	CF	Cost	Qty	Cost	Qty	Cost
40	3000	35	12		6	0.50	5.63	4	22.52		
		70	14		6	0.68	7.66	2	15.33		
40	1500	35	14		6	0.68	7.66	(4)	(30.65)		
		70	20		7	1.62	18.25	(2)	(36.49)		
60	3000	35		14	6	0.53	6.02			4	24.06
		70		19	6	0.98	11.08			2	22.16
60	1500	35		19	6	0.98	11.08			(4)	(44.32)
		70		26	9	2.76	31.12			(2)	(62.24)
Total to builder									(29.30)		(60.34)
Total to consumer									(34.86)		(71.80)

Table R-5-C. Cost increase for example deck for two live/snow load scenarios

Design Conditions			Minimum footing size (in.)			Cost/footing		Deck: 40 PSF load		Deck: 60 PSF load	
Load (PSF)	Soil (PSF)	Tributary Area (SF)	Square	Diameter	Thickness	CF	Cost	Qty	Cost	Qty	Cost
40	1500	35	14		6	0.68	7.66	4	30.65		
		70	20		7	1.62	18.25	2	36.49		
				12	6	0.39	4.42	(6)	(26.52)		
60	1500	35		19	6	0.98	11.08			4	44.32
		70		26	9	2.76	31.12			2	62.24
				12	6	0.39	4.42			(6)	(26.52)
Total to builder									40.63		106.56
Total to consumer									48.34		126.81

Applicability of Code Change:

This code change is applicable when a deck is constructed with the house, or when a deck is added later.

R-6 (RB212)

IRC R507 Exterior Decks, R507.4 Deck posts

Summary of Code Change:

The code change relocates the deck post section, clarifies the maximum height for 4x4 posts, and adds 8x8 posts to the table.

Cost Implication of Code Change:

There may not be a cost impact for most applications. There may be a cost increase for a 3-ply beam on a post cap with a 4x4 post where the deck post height exceeds 6'-9" but does not exceed 8'. In this case a 4x6 post is now required.

Table R-6 shows the cost impact for two example scenarios where 4x6 posts are now required instead of 4x4 posts: 1) an example freestanding deck, 20'x8', 8' high, with six posts 10' long each (8' above grade, 2' below grade); and 2) an example freestanding deck, 20'x14', 8' high, with eight posts 12' long each (8' above grade, 4' below grade).

Table R-6. Estimated cost increase for example deck with post height above 6'-9" up to 8'.

Component	Unit	Unit cost of posts (\$/LF)				Example Deck 1		Example Deck 2	
		Material	Labor	Total	w/O&P	Qty	Cost	Qty	Cost
4x6 post	LF	2.06	2.03	4.09	5.65	60	339.00	96.00	542.40
4x4 post	LF	1.37	1.43	2.80	3.91	(60)	(234.60)	(96.00)	(375.36)
Total to Builder							104.40		167.04
Total to Consumer							124.24		198.78

Applicability of Code Change:

This code change is applicable when a deck is constructed with the house, or when a deck is added later.

R-7 (RB218)

IRC R602.3.1 Stud size, height, and spacing, Table 602.3(6) (new)

Summary of Code Change:

The code change adds a new table for 11' and 12' tall studs in load-bearing walls. The table allows selection of stud size (2x4 and 2x6) based on stud spacing (12", 16", 24"), ultimate design wind speeds (115, 130, 140 MPH), and maximum roof/floor span (12', 24'). The table is applicable where the building is located in Exposure B, the live roof load does not exceed 20 PSF, the ground snow load does not exceed 30 PSF, and studs and plates are #2 grade lumber or better.

Cost Implication of Code Change:

There may be a cost savings where standard studs can be used in lieu of "tall stud" options, such as laminated strand lumber (LSL) studs, for bearing stud walls exceeding 10' but not exceeding 12' (e.g., walls of step-down garages, tall foyers or great rooms or portions of such rooms). Further, there may be a cost savings where engineering analysis is not required for such walls.

The cost analysis focuses on an example room, 24' x 24', with walls 12' tall, attached to the side of a house (so 48 LF of bearing wall). For this analysis, labor for a wall with standard studs is assumed to be the same as a wall with LSL studs. Table R-7-A shows the cost of studs. Table R-7-B shows the cost savings of building this room using 2x4 studs instead of 2x4 LSL studs, all 12" oc. The analysis is based on 1.25 stud/LF wall to account for typical framing requirements for 12" oc construction (per RSMeans Assemblies section).

Table R-7-C shows the cost savings of building the example room using 2x6 studs instead of 2x6 LSL studs, all 24 oc. The analysis is based on 0.75 stud/LF wall for 24" oc construction (per RSMeans Assemblies section).

Table R-7-D shows the estimated cost savings of not requiring engineering analysis for the example room.

Table R-7-A. Estimated cost of studs.

Component	Unit	Material	w/O&P	Qty	Cost
2x4 stud, 12' tall	LF	0.41	0.45	12	5.41
2x6 stud, 12' tall	LF	0.63	0.69	12	8.32
2x4 LSL, 12' tall	LF	0.90	0.99	12	11.88
2x6 LSL, 12' tall	LF	1.40	1.54	12	18.48

Table R-7-B. Estimated savings for an example room with 2x4 walls 12' tall.

Component	Unit	\$/stud	\$/LF wall	Qty	Cost
12' tall wall, 2x4 studs 12 oc	LF	5.41	6.76	48	324.60
12' tall wall, 2x4 LSL 12 oc	LF	11.88	14.85	(48)	(712.80)
Total to Builder					(388.20)
Total to Consumer					(461.96)

Table R-7-C. Estimated savings for an example room with 2x6 walls 12' tall.

Component	Unit	\$/stud	\$/LF wall	Qty	Cost
12' tall wall, 2x6 studs 24 oc	LF	8.32	6.24	48	299.52
12' tall wall, 2x6 LSL 24 oc	LF	18.48	13.86	(48)	(665.28)
Total to Builder					(365.76)
Total to Consumer					(435.25)

Table R-7-D. Estimated savings for a tall wall not requiring engineering analysis.

Component	Unit	Material	w/O&P	Qty	Cost
Engineering analysis	HR		150.00	(3)	(450.00)
Total to Builder					(450.00)
Total to Consumer					(535.50)

Applicability of the Code Change:

This code change is applicable for homes with walls or portions of walls over 10 feet in height but not exceeding 12 feet in height.

R-8 (RB229)

IRC R602.7.5 Supports for headers

Summary of Code Change:

The code change revises the table for minimum number of king studs (full height studs at each end of headers in exterior walls). The revised table adds two ultimate design wind speed and exposure categories (<140 mph Exposure B or <130 mph Exposure C; ≤115 mph Exposure B), deletes the maximum stud spacing requirements, and revises the maximum header spans (4' to 18' in 2' increments).

Cost Implication of Code Change:

There may be a cost savings where fewer king studs are required. The cost analysis focuses on the four Reference Houses in Climate Zones 1-2 (2x4 studs) and Climate Zones 3-8 (2x6 studs). Each of the four Reference Houses have different opening widths and opening quantities. Table R-8-A shows the reduced number of king studs required based on a 115 MPH urban or dense suburban location. Table R-8-B shows the number and size of openings for the Reference Houses. The change in number of king studs for each reference house is shown for 2x4 walls in Table R-8-C and for 2x6 walls in Table R-8-D. Table R-8-E shows the installed cost per king stud for 2x4 and 2x6 construction. The associated cost savings for each Reference House by climate is summarized in Table R-8-F.

Table R-8-A. Reduced number of king studs required.

Header Span (ft.)	# King Studs (each side of opening)				
	2015 IRC		2018 IRC	Change*	
	16 oc	24 oc	≤115/B*	16 oc	24 oc
3	1	1		0	0
4	2	1	1	(1)	0
6			1	(2)	(1)
8	3	2	1	(2)	(1)
10			2	(3)	(1)
12	5	3	2	(3)	(1)
14			2	(4)	(2)
16	6	4	2	(4)	(2)
18			2	(4)	(2)

*Based on ≤115 mph wind speed and Exposure B

Table R-8-B. Number of openings for the Reference Houses.

Reference Houses - # openings				
Header Span (ft)	Reference House			
	1	2	3	4
3	0	2	9	19
4	4	10	4	4
8	3	4	3	0
12	4	1	0	0

Table R-8-C. Change in number of 2x4 king studs for the Reference Houses.

Reference Houses - Change in # 2x4 king studs				
Header Span (ft)	Reference House			
	1	2	3	4
3	0	0	0	0
4	(8)	(20)	(8)	(8)
8	(12)	(16)	(12)	0
12	(24)	(6)	0	0
Total	(44)	(42)	(20)	(8)

Table R-8-D. Change in number of 2x6 king studs for the Reference Houses.

Reference Houses - Change in # 2x6 king studs				
Header Span (ft)	Reference House			
	1	2	3	4
3	0	0	0	0
4	0	0	0	0
8	(6)	(8)	(6)	0
12	(8)	(2)	0	0
Total	(14)	(10)	(6)	0

Table R-8-E. Installed cost per king stud.

Installed cost per king stud							
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost
2x4 stud	LF	0.41	0.42	0.83	1.16	8.50	9.86
2x6 stud	LF	0.63	0.47	1.10	1.48	8.50	12.58

Table R-8-F. Cost Savings for the Reference Houses.

Reference Houses – Summary of Cost Change (\$)

Climate Zone	Cost	Reference House			
		1	2	3	4
CZ 1-2 2x4 wall	Total to Builder	(434)	(414)	(197)	(79)
	Total to Consumer	(516)	(493)	(235)	(94)
CZ 3-8 2x6 wall	Total to Builder	(176)	(126)	(75)	0
	Total to Consumer	(210)	(150)	(90)	0

Applicability of Code Change:

This code change is applicable to all houses with exterior wall openings wider than 3 feet.

R-9 (RB276)

IRC R702.7.3 Minimum clear airspaces and vented openings for vented cladding

Summary of Code Change:

The code change adds polypropylene siding to the list of vented cladding products.

Cost Implication of Code Change:

For Climate Zones 4C and 5 through 8, there may be a cost savings to omit a Class I or Class II vapor retarder where a Class III vapor retarder is applied to the interior side of frame walls.

The IRC considers interior latex or enamel paint to be a Class III vapor retarder (>1 and ≤ 10 perms), and two coats are assumed in this analysis to meet the requirement. The cost analysis focuses on two scenarios: 1) the cost savings of not installing a Class I vapor retarder (sheet polyethylene); and 2) the cost savings of installing unfaced fiberglass batts instead of a Class II vapor retarder (Kraft-faced fiberglass batts) in wall stud cavities.

Table R-9-A and Table R-9-B show the cost savings of both scenarios for an assumed wall area of 2,000 SF (similar to the Reference Houses).

Table R-9-A. Estimated cost savings to omit a Class I interior vapor retarder (sheet polyethylene)

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
Sheet polyethylene, 4 mil	SF	0.03	0.08	0.11	0.16	(2000)	(320.00)
Total to Builder							(320.00)
Total to Consumer							(380.80)

Table R-9-B. Estimated cost savings to omit Class II interior vapor retarder (Kraft-faced batts)

2x4 walls in CZ 4C & 5-8 Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
R-13 Kraft-faced fiberglass batt	SF	0.33	0.21	0.54	0.71	(2000)	(1420.00)
R-13 unfaced fiberglass batt	SF	0.34	0.17	0.51	0.66	2000	1320.00
Total to Builder							(100.00)
Total to Consumer							(119.00)
2x6 walls in CZ 4C & 5-8 Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost
R-19 Kraft-faced fiberglass batt	SF	0.45	0.21	0.66	0.85	(2000)	(1700.00)
R-19 unfaced fiberglass batt	SF	0.4	0.21	0.61	0.79	2000	1580.00
Total to Builder							(120.00)
Total to Consumer							(142.80)

Applicability of Code Change:

This code change is applicable in climate zones 4C (Marine) and 5 through 8.

R-10 (RB284)

IR703.2 Water-resistive barrier

Summary of Code Change

The code change deletes the exception for detached accessory buildings to require a water-resistive barrier for all walls.

Cost Implication of Code Change:

There may be a cost increase depending on cladding type. Cladding manufacturers typically require installation in accordance with the IRC, but the 2015 IRC did not require a WRB for detached accessory buildings, so compliance represents an additional cost for claddings that require a WRB on a house, including vinyl siding and fiber cement lap siding. There is no additional cost for detached accessory buildings with face-sealed cladding.

The cost analysis focuses on two common WRBs, building paper and house wrap, for two example detached accessory buildings: 1) 8' x 8' shed, 7' high; and 2) 24' x 24' garage, 8' high, with 6:12 gable roof and two 9' x 7' garage doors. Table R-10-A shows the cost impact for both example buildings using building paper for the WRB. Table R-10-B shows the cost impact for both example buildings using house wrap for the WRB.

Table R-10-A. Estimated cost to install building paper WRB on example accessory buildings.

WRB: Building paper		Component cost				Building 1		Building 2	
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost	Qty	Cost
Asphalt felt paper #15	SF	0.05	0.08	0.13	0.19	224	42.56	786	149.34
Total to Builder							42.56		149.34
Total to Consumer							50.65		177.71

Table R-10-B. Estimated cost to install house wrap WRB on example accessory buildings.

WRB: House wrap		Component cost				Building 1		Building 2	
Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost	Qty	Cost
House wrap, spun bonded polypropylene	SF	0.15	0.07	0.22	0.29	224	64.96	786	227.94
Total to Builder							64.96		227.94
Total to Consumer							77.30		271.25

Applicability of Code Change:

This code change is applicable for detached accessory structures (e.g. sheds, garages).

R-11 (RB303)

IRC R703.8.4 Anchorage (masonry veneer), R703.8.4(2) (new)

Summary of Code Change:

The code change adds new provisions for brick tie attachment over foam sheathing, up to 2" thick, and directly to 7/16" sheathing. A new table shows minimum tie spacing (vertical/horizontal) by wind speed (110, 115, 130, and 140 mph) and Exposure Category (Exposure B, C, and D) using corrosion resistant ring shank nails (0.091" or 0.148" dia.) or screws (#6, 8, 10, or 14). The tie spacing is determined based on Zone 5 (wall edge zone) wind pressures.

Cost Implication of Code Change:

The code change may represent a cost increase due to 1) a more expensive fastener in all cases, and 2) the greater number of brick ties required where tighter spacing is required. The code change may also represent a labor cost savings due to not needing to locate studs through foam sheathing.

For 2015, the minimum tie fastener was one corrosion resistant 8d common nail (Table R703.8.4) (0.131" dia.), and maximum tie spacing was 32" horizontally and 24" vertically with each tie supporting not more than 2.67 SF (R703.8.4.1) (typical spacing was 32"H/12"V or 16"H/24"V).

The cost analysis focuses on three scenarios, all for an example 2,000 SF wall:

1. The additional cost using ring shank nails, 0.148" diameter, 3" long, for foam up to 2" thick, for an application with the same tie spacing requirements as prior (e.g., 24/16 spacing, for 115 mph wind, Zone 5, Exposure B), for a 2,000 SF wall. (Table R-11-A.)
2. The additional cost for the same scenario as above except with 16/16 spacing (e.g., 115 mph, Zone 5, Exposure C or D, or 130/140 mph, Zone 5, Exposure B). (Table R-11-C.)
3. The potential labor cost savings, estimated at 25%, to not locate the studs through the foam, for both spacing scenarios above. (Table R-11-B and Table R-11-D.)

Table R-11-A. Additional cost of ring shank nails, same tie spacing

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Common nail, galv., 0.131"D x 2.5"L	LB	2.08		2.08	2.29	100	0.3745	2,000	(7.49)	(17.14)
Ring Shank nail, galv., 0.148"D x 3"L	LB	3.13		3.13	3.44	66	0.3745	2,000	11.35	39.08
Total to Builder										21.94
Total to Consumer										26.11

Table R-11-B. Potential labor savings to not locate studs, same tie spacing

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Labor to install tie & nail	C		26.50		44.52					
Labor savings, est. 25%	C				11.13		0.3745	2,000	(7.49)	(83.37)
Total to Builder										(83.37)
Total to Consumer										(99.21)

Table R-11-C. Additional cost of ring shank nails and tighter tie spacing.

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Common nail, galv., 0.131"D x 2.5"L	LB	2.08		2.08	2.29	100	0.3745	2,000	(7.49)	(17.14)
Ring Shank nail, galv., 0.148"D x 3"L	LB	3.13		3.13	3.44	66	0.5625	2,000	17.05	58.69
Brick tie, galv., 22 ga, 7/8" x 7"	C	15.35	26.50	41.85	61.50		0.3745	2,000	(7.49)	(460.67)
Brick tie, galv., 22 ga, 7/8" x 7"	C	15.35	26.50	41.85	61.50		0.5625	2,000	11.25	691.88
Total to Builder										272.75
Total to Consumer										324.57

Table R-11-D. Potential labor savings, to not locate studs, for tighter tie spacing.

Component	Unit	Material	Labor	Total	w/O&P	Nails/ LB	Nails/ SF	SF wall	Qty	Cost
Labor to install tie & nail	C		26.50		44.52					
Labor savings, est. 25%	C				11.13		0.5625	2,000	(11.25)	(125.21)
Total to Builder										(125.21)
Total to Consumer										(149.00)

Based on the results of this analysis, the range of costs depends on if labor savings accrue. Where no labor savings accrue, high cost is \$325 and low cost is \$26. Where labor savings always accrue, high cost is \$176 (\$325-\$149) and low cost is -\$73 (\$26-\$99). The maximum range is \$325 high cost for greatest number of additional ties and nails but no labor savings assumed, and -\$73 if only nail size changes and full labor savings are assumed.

The tables are: optional in CZ1 and CZ2 as continuous insulation is not required; optional in CZ3 through CZ5 for 2x6 walls as continuous insulation is not required but required for 2x4 walls where R-5 continuous insulation is required; required for CZ6 through CZ8 where either R-5 or R-10 continuous insulation is required.

Applicability of Code Change:

This code change is applicable to houses with brick veneer.

R-12 (RB327)

IRC R806.5 Unvented attic and unvented enclosed rafter assemblies.

Summary of Code Change:

The code change adds a new option for insulating an unvented attic using air-permeable insulation installed just below the roof deck (e.g., blown fiberglass in netting hung from the roof trusses/rafters, referred to as netted/blown) if vapor diffusion ports (i.e. a ridge vent covered with a vapor permeable membrane such as a strip of house wrap or vapor permeable roofing underlayment) are installed ($\geq 1:600$ ratio of vapor diffusion port area to ceiling area, vapor permeance rating of membrane ≥ 20 perms) and minimum air flow from the HVAC system is provided (≥ 50 CFM per 1,000 square feet of ceiling area). The code change is limited to Climate Zones 1, 2, and 3 and roof slopes $\geq 3:12$.

Cost Implication of Code Change:

There may be a cost savings compared to unvented attics insulated using spray foam, a flash-and-batt method (thinner layer of spray foam applied at the interior side of the roof deck and covered with fiberglass batt insulation, referred to as flash/batt), or foam sheathing above the roof deck and fiberglass batts below. The cost analysis focuses on Reference Houses 1 and 2 in Climate Zone 2 or 3 (R-38 insulation prescriptively required).

Table R-12-A shows the cost impact for Reference House 1, with an unvented attic, by comparing netted/blown fiberglass insulation, with vapor diffusion ports and HVAC supply branch, to closed-cell spray foam at the roof deck. Table R-12-B compares netted/blown fiberglass to a flash/batt approach for Reference House 1. Table R-12-C and Table R-12-D make the same comparisons for Reference House 2. For all tables, a component marked with an asterisk (*) indicates cost data is based on internet pricing (for vapor permeable roof membrane, membrane tape, and counter-flash tape over membrane tape) or estimated based on pricing provided by the product manufacturer (for netted/blown fiberglass).

Table R-12-A. Estimated cost savings for Reference House 1: netted/blown fiberglass vs. spray foam

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, R-38, 6" thk.	SF	3.11	0.63	0.67	4.41	5.30	(4,100)	(21,730.00)
Netted/blown fiberglass, R-38*	SF					3.00	4,100	12,300.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	153	177.48
Membrane tape*	LF	0.64	0.97			2.33	102	237.66
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	102	175.44
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	460	924.60
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	EA	76.50	22.00		98.50	121.00	1	121.00
Total to Builder								(7,718.07)
Total to Consumer								(9,184.50)

Table R-12-B. Estimated cost savings for Reference House 1: netted/blown fiberglass vs. flash/batt method

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, 3" thk., R-19.6	SF	1.55	0.32	0.34	2.21	2.64	(4,100)	(10,824.00)
Fiberglass batt, 6-1/4" thk., R-19	SF	0.40	0.56		0.96	1.38	(4,100)	(5,658.00)
Netted/blown fiberglass, R-38*	SF					3.00	4,100	12,300.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	153	177.48
Membrane tape*	LF	0.64	0.97			2.33	102	237.66
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	102	175.44
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	460	924.60
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	EA	76.50	22.00		98.50	121.00	1	121.00
Total to Builder								(2,470.07)
Total to Consumer								(2,939.38)

Table R-12-C. Estimated cost savings for Reference House 2: netted/blown fiberglass vs. spray foam

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, R-38, 6" thk.	SF	3.11	0.63	0.67	4.41	5.30	(2,200)	(11,660.00)
Netted/blown fiberglass, R-38*	SF					3.00	2,200	6,600.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	42	48.72
Membrane tape*	LF	0.64	0.97			2.33	28	65.24
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	28	48.16
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	276	554.76
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	Ea.	76.50	22.00		98.50	121.00	1	121.00
Total to Builder								(4,146.37)
Total to Consumer								(4,934.18)

Table R-12-D. Estimated cost savings for Reference House 2: netted/blown fiberglass vs. flash/batt method

Component	Unit	Material	Labor	Equip	Total	w/O&P	Qty	Cost
Closed cell spray foam, 3" thk., R-19.6	SF	1.55	0.32	0.34	2.21	2.64	(2,200)	(5,808.00)
Fiberglass batt, 6-1/4" thk., R-19	SF	0.40	0.56		0.96	1.38	(2,200)	(3,036.00)
Netted/blown fiberglass, R-38*	SF					3.00	2,200	6,600.00
Vapor permeable roof membrane*	SF	1.05			1.05	1.16	42	48.72
Membrane tape*	LF	0.64	0.97			2.33	28	65.24
Counter-flash tape over membrane tape*	LF	0.09	0.97			1.72	28	48.16
Air sealing at eaves	LF	0.35	0.97		1.32	2.01	276	554.76
HVAC supply flex duct	LF	1.60	1.97		3.57	5.05	15	75.75
HVAC supply diffuser	Ea.	76.50	22.00		98.50	121.00	1	121.00
Total to Builder								(1,330.37)
Total to Consumer								(1,583.14)

Applicability of Code Change:

This code change is applicable in Climate Zones 1-3.

E-1 (RE31)

IECC Table R402.1.2 Insulation and fenestration requirements by component (IRC Table N1102.1.2), IECC Table R402.1.4 (IRC Table N1101.1.4)

Summary of Code Change:

The code change decreases the maximum window U-factor requirement in Climate Zones 3-8. For Climate Zones 3 and 4 except 4C, the maximum window U-factor decreases from 0.35 to 0.32. For Climate Zones 4C and 5-8, the maximum window U-factor decreases from 0.32 to 0.30. The maximum window U-factor did not change for Climate Zones 1 and 2, and SHGC values did not change for any climate zone.

Cost Implication of Code Change:

There may be a cost increase to comply with the code change depending on the window manufacturer and model. Some data (see below) indicates a cost increase to comply with the code change.

The cost analysis is investigated using cost data collected from the U.S. Department of Energy¹³. Based on this data, an incremental cost of \$0.18/SF window area is used for both sets of U-value improvements. Table E-1-A shows the estimated cost increases for the four Reference Houses (window areas are defined in Table 5).

The Department of Energy and EPA Energy Star along with those involved in the development of energy codes have traditionally had problems developing a clear incremental cost for changes in window thermal performance. In this analysis, prices used to develop the incremental cost associated with the code changes are a best guess based on the available data.

Table E-1-A. Estimated change in cost for windows using DOE data.

Windows				Reference House							
Incremental Cost				1		2		3		4	
U-value improvement	Unit	Incremental Cost (\$)	w/O&P	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost
0.35>0.32 and 0.32>0.30	SF	0.18	0.20	360	71	315	62	360	71	330	65
Total to Builder					71		62		71		65
Total to Consumer					85		74		85		78

Applicability of Code Change:

This code change is applicable in Climate Zones 3-8.

¹³ Cost-Effectiveness of Improved Fenestration U-Factors:
https://www.energycodes.gov/sites/default/files/documents/iecc2018_R-2_analysis_final.pdf

E-2 (RE99 and RE110)

IECC R403.3 Ducts (IRC N1103.3)

IECC R403.3.6 Ducts buried within ceiling insulation (new) (IRC N1103.3.6)

IECC R403.3.6.1 Deeply buried ducts effective R-value (new) (IRC N1103.3.6.1)

Summary of Code Change:

This code change provides an optional construction method for houses with HVAC ducts installed in vented attics with the intent to improve energy performance. The code change provides the criteria to explicitly allow ducts buried, or partially buried, within ceiling insulation in vented attics (“buried ducts”) as an option in lieu of suspending them from the roof framing. The sum of the insulation above and below the duct is at least R-19 total, excluding the duct R-value; minimum required duct insulation is R-8 except in Climate Zones 1A, 2A, and 3A where the minimum required supply duct insulation is R-13.

Additionally, the code change allows buried ducts to be modeled using an effective duct insulation value of R-25 where certain criteria are met: the duct is located directly on the ceiling or within 5.5 in. of the ceiling; the duct is surrounded with ceiling insulation of at least R-30; the duct is covered on top with at least 3.5 in. of ceiling insulation (approximately R-11 assuming a minimum R-value of R-3.2 per in.).

Cost Implication of Code Change:

Compared to conventional attic ducts, there may be a cost increase to install buried ducts (where R-13 supply ducts are required, and where additional ceiling insulation above the ducts is required), and concurrently there may be a cost savings to install buried ducts (labor and material savings for shorter duct runs installed at the ceiling plane instead of high in the attic). The analysis does not include a potential reduced cost associated with installing a lower capacity HVAC system.

The cost analysis will focus on Reference Houses 1 and 2 in all climate zones. Reference Houses 1 and 2 were selected because those have ducts and air handlers in the attic (Reference Houses 3 and 4 have ducts and air handlers in the basement). The area of supply ducts is assumed to be 23% of conditioned floor area, and the area of return ducts is assumed to be 7% of conditioned floor area. These values are consistent with ACCA and ASHRAE standards. For the two-story house, 60% of the duct area is assumed to be in the attic (the second floor represents approximately 60% of the floor area of the house). For the one-story house, 100% of the duct area is assumed to be in the attic.

In Climate Zones 1A-3A, R-13 duct insulation is required for supply ducts that are buried or partially buried. For this component, the cost analysis is based on R-5 (installed R-value, 2" thick) foil-faced duct wrap installed over R-8 supply ducts. (Ducts installed in attics are most commonly R-8 insulated flexible ducts; R-13 flexible ducts are not commercially available yet; R-13 duct wrap (foil-faced, non-perforated) installed over rectangular metal duct or un-insulated flexible duct is a viable approach but such duct construction is not as common for ducts in attics).

Table E-2-A shows the cost impact to install buried ducts for Reference Houses 1 and 2 in all climate zones. For this prescriptive path, it is assumed that no additional ceiling insulation is required. Labor and material savings is estimated at 15%.

Table E-2-A. Estimated cost impact to install buried ducts (prescriptive path).

Buried Ducts (prescriptive path)			CZ: 1A, 2A, 3A		CZ: all others	
			Reference House		Reference House	
Component	Unit	w/O&P	1	2	1	2
R-13 supply ducts (incremental cost)	SF	3.32	1991	1194	0	0
Labor & material savings, est. 15%	SF	(1.02)	(614)	(368)	(614)	(368)
Total to builder			1377	826	(614)	(368)
Total to consumer			1638	983	(731)	(438)

For modeling of buried ducts in accordance with the performance path, the cost analysis is based on the prescriptive requirements plus the additional ceiling insulation required above the supply and return ducts. The unit cost of this insulation is based on R-11 blown fiberglass with an adjustment factor of 0.75 to account for the estimated portion of duct area that requires coverage. Table E-2-B shows the cost impact to install buried ducts in accordance with the performance path for Reference Houses 1 and 2 in all climate zones.

Table E-2-B. Estimated cost impact to install buried ducts (performance path).

Buried Ducts (performance path)			CZ: 1A, 2A, 3A		CZ: all others	
			Reference House		Reference House	
Component	Unit	w/O&P	1	2	1	2
R-13 supply ducts (incremental cost)	SF	3.32	1,991	1,194	0	0
Labor & material savings, est. 15%	SF	(1.02)	(614)	(368)	(614)	(368)
Add ceiling insulation above ducts	SF	0.45	352	211	352	211
Total to builder			1,729	1,038	(262)	(157)
Total to consumer			2,057	1,235	(312)	(187)

Applicability of Code Change:

This code change is applicable in all climate zones.

E-3 (RE100)

IECC R403.3 Ducts (IRC N1103.3)

IECC R403.3.6 Ducts buried within ceiling insulation (new) (IRC N1103.3.6)

IECC R403.3.7 Ducts located in conditioned space (new) (IRC N1103.3.7)

Summary of Code Change:

This code change provides an optional construction method for houses with HVAC ducts installed in vented attics. The code change provides the criteria to explicitly allow ducts buried, or partially buried, within ceiling insulation in vented attics (“buried ducts”). The sum of the insulation above and below the duct is at least R-19 total; minimum required duct insulation is R-8 except in Climate Zones 1A, 2A, and 3A where the minimum required supply duct insulation is R-13.

Additionally, the code change provides the criteria to allow buried ducts to be modeled as being located inside conditioned space: the air handler is located inside conditioned space (not the attic); duct leakage is within prescribed limits (1.5 CFM25/100SFcfa, measured either by a rough-in stage test or post-construction stage total-system-leakage-to-outdoors test); the R-value of insulation above the duct is at least the proposed ceiling insulation R-value, used in the model, less the R-value of the duct insulation.

Cost Implication of Code Change:

There may be a cost increase to install buried ducts based on the additional criteria. There may be a net cost savings where buried ducts are installed in lieu of building an unvented attic or installing ducts inside conditioned space (i.e., below the ceiling plane within framed bulkheads).

The cost analysis for the prescriptive component of this change is provided in section E-2. The cost analysis for the performance component of this change will focus on Reference Houses 1 and 2 in all climate zones (same as prescriptive component). The analysis does not include a potential reduced cost associated with installing a lower capacity HVAC system or a potential cost increase associated with a higher level of duct sealing. The analysis does include the cost to build a mechanical closet to house the air handler that is no longer in the attic; credit is taken for omitting pull-down stairs for attic access. The analysis also includes the additional ceiling insulation required above the ducts: minimum R-25 in Climate Zones 1A, 2A, and 3A (R-38 ceiling insulation less R-13 ducts; it is understood that this could be reduced in Climate Zone 1 that requires minimum R-30 ceiling insulation, but this was not calculated separately); minimum R-41 in Climate Zones 4-8 (R-49 ceiling insulation less R-8 ducts).

Table E-3-A shows the cost impact to install buried ducts in accordance with the performance criteria for Reference Houses 1 and 2 in all climate zones. Note Climate Zones 2B and 3B are unique compared to Climate Zones 2A and 3A because R-13 supply ducts are not required.

Table E-3-B shows the estimated cost savings to install buried ducts in accordance with the performance criteria compared to installing ducts within bulkheads constructed below the ceiling (i.e., in conditioned space).

Table E-3-A. Estimated cost to install buried ducts (performance path).

Buried ducts (performance path)			CZ: 1A, 2A, 3A		CZ: 2B, 3B		CZ: 4-8	
			Reference House		Reference House		Reference House	
Component	Unit	w/O&P	1	2	1	2	1	2
R-13 supply ducts (Table E-2-A)	SF	3.32	1,991	1,194	0	0	0	0
Labor/material savings (Table E-2-A)	SF	(1.02)	(614)	(348)	(614)	(348)	(614)	(348)
Ceiling insulation above ducts, CZ 1-3	SF	0.82	641	385	641	385	0	0
Ceiling insulation above ducts, CZ 4-8	SF	1.15	0	0	0	0	899	540
Mechanical closet	EA	390	390	390	390	390	390	390
Total to builder			2,408	1,621	417	427	675	582
Total to consumer			2,866	1,929	496	508	803	693

Table E-3-B. Estimated cost savings for installing buried ducts vs. installing ducts within bulkheads below the ceiling.

Buried ducts vs. ducts within bulkheads below ceiling	CZ: 1A, 2A, 3A		CZ: 2B, 3B		CZ: 4-8	
	Reference House		Reference House		Reference House	
Component	1	2	1	2	1	2
Buried ducts (see Table above)	2,408	1,621	417	427	675	582
Building bulkheads to conceal ducts	(3,832)	(2,298)	(3,832)	(2,298)	(3,832)	(2,298)
Total to builder	(1,424)	(677)	(3,415)	(1,871)	(3,157)	(1,716)
Total to consumer	(1,694)	(806)	(4,064)	(2,227)	(3,757)	(2,042)

Applicability of Code Change:

This code change is applicable in all climate zones.

E-4 (RE121)

IECC R403.6.1 Whole-house mechanical ventilation system fan efficacy (IRC N1103.6.1), IECC Table R403.6.1 (IRC Table N1103.6.1)

Summary of Code Change:

The code change introduces a minimum fan efficacy (1.2 CFM/Watt) for HRVs and ERVs. The minimum HRV/ERV efficacy is the same as required by ENERGY STAR Canada. Prior to the change, an HRV/ERV was generally classified as an in-line fan (minimum fan efficacy 2.8 CFM/Watt), so in effect the code change relaxed the minimum fan efficacy requirement for an HRV/ERV.

Cost Implication of Code Change:

Many HRV/ERV models already meet the new requirement, so no cost change is expected in many cases. The Home Ventilating Institute (HVI) publishes HRV/ERV performance and energy data¹⁴. A review of this database shows there is a wide selection of models that meet or exceed 1.2 CFM/Watt. Manufacturer product data is also available on manufacturer web sites. The fan efficacy is not a published number and may need to be interpolated based on product data. Further, different data points may provide different fan efficacy ratios.

There may be a cost decrease in cases where a builder substitutes an HRV/ERV with a lower fan efficacy (less than 2.8 CFM/Watt but still greater than 1.2 CFM/Watt) as shown in Table E-4-A (note: the models shown are the lowest capacities for each model that meet the 2.8 or 1.2 CFM/Watt efficacy requirements).

Table E-4-A. Example cost savings to meet fan efficacy requirement.

Brand	Style	Model	CFM range min/max	Selected energy rating data at 32F			Unit	w/O&P
				CFM	Watts	CFM/W		
Broan	HRV	HRV200ECM	50/245	64	19	3.37	EA	(1,870)
Broan	HRV	HRV160	65/183	65	54	1.20	EA	1,150
Total to builder								(720)
Total to consumer								(857)

Applicability of Code Change:

This code change is applicable where an HRV or ERV is provided to meet mechanical ventilation requirements.

¹⁴ Home Ventilating Institute (HVI), see HVI-Certified Products Directory, Section 3 Directory: <https://www.hvi.org/proddirectory/>

E-5 (RE173)

IECC Table R406.4 Maximum energy rating index (IRC Table N1106.4)

Summary of Code Change:

The code change increases the ERI values in all climates zones by approximately 10%. It also adds a backstop for houses complying with the ERI using on-site generation, so houses must still meet mandatory requirements and minimum insulation and fenestration requirements.

Cost Implication of Code Change:

The revised ERI target values correspond to a house that on average is about 5-15% more efficient compared to a house designed using the prescriptive path (using the ERI Index scale). The 2015 ERI target values correspond to a house that on average is about 10-20% more efficient. Therefore, this code change is expected to decrease costs for builders who are using the optional ERI path for code compliance. This report does not identify individual measures or quantify their cost savings. A general discussion is offered below for context.

In a separate study¹⁵, Home Innovation reported the predicted HERS indices for over 300 typical house configurations simulated to meet the 2015 IECC minimum requirements and then simulated with high efficiency heating and cooling equipment. The summary of results for an average sized house (2,352 SF not including basement) is shown in Table E-5-A. The results of the study indicate that the 2018 ERI targets can be achieved in large part by upgrading the efficiency of the heating and cooling equipment in combination with using an enclosure that meets the prescriptive code requirements. Therefore, this code change enables builders to rely on practical energy efficient construction practices to achieve code compliance.

Table E-5-A. Typical predicted HERS Indices for high efficiency heating and cooling equipment compared to 2015 IECC minimum requirements.

Climate Zone	HERS Index standard efficiency	HERS Index high efficiency	2015 ERI Target	2018 ERI Target
1	72.7	64.0	52	57
2	71.1	59.7	52	57
3	67.0	58.0	51	57
4	70.4	61.6	54	62
5	71.1	62.2	55	61
6	66.5	59.6	54	61
7,8	63.9	57.7	53	58

In a follow-up study¹⁶, analysis of select zones and additional energy measures, including high efficiency lighting and appliances, balanced whole-house mechanical ventilation (ERV or HRV), and reduced

¹⁵ Equivalency Between IECC Prescriptive Path and IECC Energy Rating Index, Oct 2016.

¹⁶ Equivalency Between IECC Prescriptive Path and IECC Energy Rating Index: Alternative High Efficiency Appliances Scheme, Oct 2016

infiltration (1.5 ACH), further indicates options for achieving the revised 2018 ERI targets if additional level of energy savings is needed. The incremental results of this analysis are summarized in Table E-5-B.

Table E-5-B. Average predicted HERS Index improvement compared to standard efficiency house.

Average predicted HERS Index improvement compared to standard efficiency house			
Climate Zone	High eff. Lights & Appliances	HRV or ERV	1.5 ACH50
1	5.2	1.0	0.6
4	3.7	3.7	2.0
7	2.7	4.7	4.0

Applicability of Code Change:

This code change is applicable in all climate zones.

E-6 (RE127)

IECC Section R404.1 Lighting Equipment (IRC Section N1104.1)

Summary of Code Change:

The code change increases the percent of permanently installed lighting fixtures that must contain high-efficacy lamps from 75% to 90%.

Cost Implication of Code Change:

The revised percent of fixtures that must contain high efficacy lamps will result in a slight cost increase. Incandescent and halogen bulbs will generally not meet the efficacy requirements in the IECC to qualify as a “high-efficacy lamp” (60 lumens per watt for greater than 40 watts) and, by definition, all CFL and LED lamps would be classified as high-efficacy.

Based on surveys of big box retailers, the average cost of an incandescent 60-watt lamp is \$0.97, the average cost of a 60-watt equivalent CFL lamp (13 -watt, 800 lumens) is \$2.20, and the average cost of a 60-Watt equivalent LED lamp (10-Watt, 800 lumens) is \$1.97.

Assuming the average home requires 40 lamps for the permanently installed fixtures, this would require a net increase of 6 high-efficacy lamps per house. The resultant cost increase is shown in Table E-6-A.

Table E-6-A. Cost increase for increased number of high efficacy lamps

Component	Unit	Material	Labor	Total	w/O&P	Qty	Cost (\$)
60W incandescent lamp	EA	0.97		0.97	1.07	(6)	(6.40)
60W equivalent LED lamp	EA	1.97		1.97	2.17	6	13.00
Total to Builder							6.60
Total to Consumer							7.85

Applicability of Code Change:

This code change is a mandatory requirement that is applicable to all homes in all climate zones.

M-1 (RM36)

IRC M1601.4.1 Joints, seams and connections (ducts).

Summary of Code Change:

The code change eliminates the requirement for sealing longitudinal seams of snap-lock and button-lock types of HVAC ducts located inside of conditioned space.

Cost Implication of Code Change:

The code change represents a cost savings where metal ducts with longitudinal seams are installed inside conditioned space.

The cost analysis focuses on cost savings per linear foot of metal duct inside conditioned space for the reference houses. Consistent with the 2012 IRC cost study, the reference houses are assumed to have a main trunk serving each story. Ducts are assumed to be metal snap-lock when located within the first and second floor framing and insulated flexible duct in attics. Rectangular metal ducts are assumed to have two longitudinal seams, and round metal ducts are assumed to have one longitudinal seam.

All ducts for Reference House 1 are assumed to be in the attic so there is no cost savings. For Reference House 2, 40% of the ducts are assumed to be inside conditioned space (the first floor is approximately 40% of the total floor area of this house). For Reference Houses 3 and 4, all ducts are inside conditioned space.

Table M-1-A shows the estimated cost of sealing metal ducts using duct mastic applied with a brush. The material and labor costs are based on product manufacturer data for typical applications (125 linear feet per gallon of mastic; one-hour labor per gallon), internet pricing (for material cost), and RSMeans (for labor cost). Table M-2-B shows the cost savings to not install duct mastic on longitudinal seams of ducts inside conditioned space for the reference houses.

Table M-1-A. Estimated cost to seal ducts (\$/LF).

Component	Unit	Material	Labor	Total	w/O&P
Duct Mastic	LF	0.17	0.32	0.49	0.70

Table M-1-B. Estimated cost savings for not sealing longitudinal seams of ducts inside conditioned space.

Component	Units	Reference House			
		1	2	3	4
6" Branch - Flexible (no seams)	LF	216	180	N/A	N/A
Trunk Line	LF	144	168	128	128
Vertical Supply - seams	LF	14	25	14	20
Return - seams	LF	28	50	28	40
6" Branch, metal - seams	LF	N/A	144	248	378
Longitudinal seams, total	LF	186	387	418	566
Longitudinal seams, sealing not required	LF	0	(155)	(418)	(566)
Cost to Seal Ducts (from Table M-1-A)	\$/LF	0.70	0.70	0.70	0.70
Total cost to Builder	\$	0.00	(108.36)	(292.60)	(396.20)
Total cost to Consumer	\$	0.00	(128.95)	(348.19)	(471.48)

Applicability of Code Change:

This code change is applicable for houses where metal ducts with longitudinal seams are installed inside conditioned space.

APPENDIX B: LOCATION ADJUSTMENT FACTORS

State	City	Cost Adjustment Factor	State	City	Cost Adjustment Factor
Alabama	Birmingham	0.84	Montana	Billings	0.88
Alabama	Mobile	0.84	Nebraska	Omaha	0.89
Alaska	Fairbanks	1.27	Nevada	Las Vegas	1.01
Arizona	Phoenix	0.85	New Hampshire	Portsmouth	0.95
Arizona	Tucson	0.84	New Jersey	Jersey City	1.19
Arkansas	Little Rock	0.80	New Mexico	Albuquerque	0.83
California	Alhambra	1.16	New York	Long Island City	1.41
California	Los Angeles	1.15	New York	Syracuse	1.01
California	Riverside	1.14	North Carolina	Charlotte	0.96
California	Stockton	1.19	North Carolina	Greensboro	0.96
Colorado	Boulder	0.91	North Carolina	Raleigh	0.94
Colorado	Colorado Springs	0.84	North Dakota	Fargo	0.88
Colorado	Denver	0.87	Ohio	Columbus	0.91
Connecticut	New Haven	1.11	Oklahoma	Oklahoma City	0.82
Delaware	Dover	1.02	Oklahoma	Tulsa	0.82
District of Columbia	Washington, D.C.	0.90	Oregon	Bend	1.00
Florida	Fort Meyers	0.80	Pennsylvania	Norristown	1.10
Florida	Miami	0.81	Pennsylvania	State College	0.93
Florida	Orlando	0.83	Rhode Island	Providence	1.08
Florida	Tampa	0.83	South Carolina	Greenville	0.94
Georgia	Atlanta	0.89	Tennessee	Memphis	0.84
Hawaii	Honolulu	1.21	Texas	Austin	0.79
Idaho	Boise	0.90	Texas	Dallas	0.84
Illinois	Carbondale	1.01	Texas	Houston	0.82
Indiana	Indianapolis	0.92	Texas	San Antonio	0.81
Iowa	Des Moines	0.92	Utah	Ogden	0.80
Kansas	Wichita	0.84	Utah	Provo	0.81
Kentucky	Louisville	0.87	Utah	Salt Lake City	0.82
Louisiana	Baton Rouge	0.86	Vermont	Burlington	0.93
Maine	Portland	0.91	Virginia	Fairfax	1.01
Maryland	Baltimore	0.92	Virginia	Winchester	1.02
Michigan	Ann Arbor	1.00	Washington	Tacoma	1.02
Minnesota	St. Paul	1.05	West Virginia	Charleston	0.95
Mississippi	Biloxi	0.84	Wisconsin	La Crosse	0.98
Missouri	Springfield	0.89	Wyoming	Casper	0.81

Source: RSMean Residential Cost Data 2017.

APPENDIX C:
ONE-STORY HOUSE WITH SLAB FOUNDATION (REFERENCE HOUSE 1)



Courtesy: LionsGate Homes at The Creekside



**APPENDIX D:
TWO-STORY HOUSE WITH SLAB FOUNDATION (REFERENCE HOUSE 2)**



Courtesy: Meritage Homes at Riverstone



APPENDIX F:
TWO-STORY HOUSE WITH BASEMENT FOUNDATION (REFERENCE HOUSE 4)



Courtesy: Lennar at Sorento Estates



APPENDIX G: REFERENCES

Home Innovation Research Labs, 2014. *Estimated Costs of the 2015 IRC Code Changes*.

www.homeinnovation.com/trends_and_reports/featured_reports/estimated_costs_of_the_2015_irc_code_changes

NAHB Research Center, 2012. *2009 IECC Cost Effectiveness Analysis*.

www.homeinnovation.com/trends_and_reports/featured_reports/percent_energy_savings_2009_iecc_analysis

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www.homeinnovation.com/trends_and_reports/featured_reports/percent_energy_savings_2012_iecc_analysis

RS Means, 2014. *Residential Cost Data (RCD)*.

http://rsmeans.reedconstructiondata.com/RMeans_Cost_Data_eBooks.aspx



Home Innovation
RESEARCH LABS™



United City of Yorkville
 800 Game Farm Road, Yorkville, Illinois, 60560
 630-553-8545
 630-553-7264
 www.yorkville.il.us

PROPOSED CHANGE TO THE 2018 ICC CODE FORM

PROPONENT INFORMATION

NAME:	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS
CITY, STATE, ZIP:	FAX:

CODE INFORMATION

PROPOSED CHANGE TO: IBC IRC IMC IPMC IFC IEC IFGC EBC NFPA(NEC)

CODE SECTION(S):

PROPOSAL INFORMATION

DESCRIPTION OF CHANGE AND REASON FOR CHANGE (ATTACH ADDITIONAL SHEETS, IF NEEDED):

SUPPORTING DATA AND/OR DOCUMENTS (ATTACH ADDITIONAL SHEETS, IF NEEDED):

- ORIGINAL PROPOSAL** - (ORIGINAL PROPOSALS ARE CONSIDERED TO BE THE SUBMITTER'S OWN IDEAS BASED UPON EXPERIENCE, KNOWLEDGE AND/OR RESEARCH AND IS NOT COPIED FROM ANOTHER SOURCE).
- SOURCED PROPOSAL** - (SOURCED PROPOSALS ARE DERIVED FROM A PRIOR DEVELOPMENT CYCLE OR FROM OTHER ADOPTED CODE MATERIALS)
- REQUEST FOR IN-PERSON PRESENTATION**

TERMS: In consideration of this form and attached documents being made a part hereof, I/we agree to the following terms: I hereby grant the United City of Yorkville full rights to use this material without benefit to me, including, but not limited to publication and reproduction rights. **This form and all attachments are a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.**

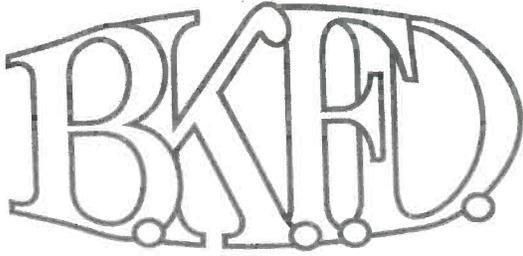
PROPONENT SIGNATURE: _____ DATE: _____

PLEASE SUBMIT TO (EMAIL PREFERRED):

PETER RATOS, BUILDING CODE OFFICIAL
 BUILDING SAFETY & ZONING DIVISION
 UNITED CITY OF YORKVILLE
 800 GAME FARM ROAD
 YORKVILLE, ILLINOIS 60560
 EMAIL: PRATOS@YORKVILLE.IL.US
 FAX: 630-553-7264

GENERAL QUESTIONS: 630-553-8545

DEADLINE TO SUBMIT: FRIDAY, AUGUST 23, 2019



Bristol Kendall Fire Department Fire Prevention Bureau

103 East Beaver Street
Yorkville, IL 60560-1704
Phone: 630 553-6186
Fax: 630 553-1482



April 1, 2019

Mr. Pete Ratos
United City of Yorkville
Building Department
800 Game Farm Road
Yorkville, IL 60560

Re: Project Name: Ordinance Update to meet 2018 IFC and IBC

Dear Pete:

Chief Bateman and I have reviewed the changes to the new United City of Yorkville Ordinances referenced above as they pertain to the Bristol Kendall Fire Department.

We feel that the changes to these documents are a good start and would like to continue to work toward a safer Community together. We also feel that a continued review of these documents and updates of it's contents in the future, will continue to assist in this endeavor.

Thank you and should you have any questions or need further assistance, please feel free to contact us.

Sincerely,

Chief James Bateman

Handwritten signature of James Bateman in cursive script.

Fire Marshal/Battalion Chief Michael Torrence
(Cell - 630/768-3200)

Handwritten signature of Michael Torrence in cursive script.

JB/MT/djp

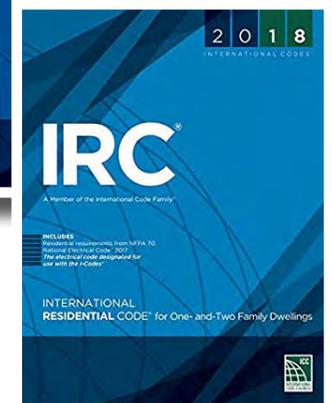
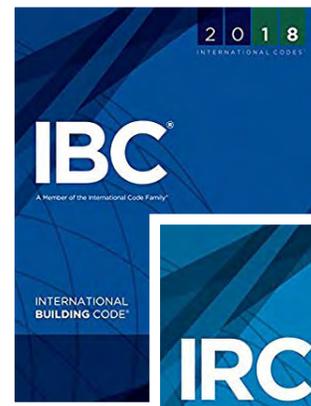


2018 BUILDING CODE ADOPTION PROCESS

ADOPTION PROCESS

The Building Safety & Zoning Division intends to recommend the adoption of the 2018 edition of the International Code Council (ICC) series of codes.

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Property Maintenance Code
- 2018 International Fire Code (IFC)
- 2018 International Energy Code (IEC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Existing Building Code (EBC)
- Illinois State Accessibility Code
- 2014 State Plumbing Code
- 2018 Pool & Spa Code



WHAT TO EXPECT

The policy review process will include a series of meetings conducted by various committees and commissions with public engagement throughout. The schedule can be found on the City's website, an Open House will be scheduled in June or July to present the proposed codes and amendments to the public. **Plan to attend!**

PUBLIC FEEDBACK

You are encouraged to propose changes and provide feedback. Proposals, comments and written questions will be accepted up to August 23, 2019. Proposed changes must have sufficient supporting material to allow for proper technical review and consideration. This may be submitted to:



 **Peter Ratos**
Building Code Official

 pratos@yorkville.il.us

 800 Game Farm Rd
Yorkville, IL 60560







SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

DEFINITIONS

CODE SECTION	DEFINITION
REPAIR GARAGE	A building or structure or portion thereof used for the servicing or repair of motor vehicles.
MODERATE HAZARD STORAGE 311.2	Group S-1 : Storage group S-1 occupancies are buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following: Aerosol products, Levels 2 and 3: Self storage facility (mini storage)
LODGING HOUSES 310.4.2	Owner-occupied lodging houses with five or fewer guest rooms and ten or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code.

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

BUILDING PLANNING

CODE SECTION	DEFINITION
SMOKE BARRIERS 407.5	Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping into not fewer than two smoke compartments. Smoke barriers shall not be provided to subdivide other stories with occupant load of 50 or more persons, onto fewer than two smoke compartments. The smoke barrier shall be in accordance with Section 709.
GENERAL 424.1	Children's play structures installed inside all occupancies covered by this code that exceed 10 feet (3048mm) in height or 150 square feet (14mm ²) in area shall comply with Sections 424.2 through 424.5.

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

BUILDING PLANNING

	CODE SECTION	DEFINITION
TYPE III	602.3	Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.
FIRE-RETARDANT-TREATED WOOD IN EXTERIOR WALLS	602.4.1	Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies not less than 6 inches (152mm) in thickness with a 2-hour rating or less.

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

BUILDING PLANNING

	CODE SECTION	DEFINITION
COLUMN PROTECTION	704.2	Where columns are required to have protection to achieve a fire-resistance rating, the entire column shall be provided individual encasement protection by protecting it on all sides for the full column height, including connections to other structural members, with materials having the required fire-resistance rating. Where the column extends through a ceiling, the encasement protection shall be continuous from the top of the foundation or floor/ceiling assembly below through the ceiling space to the top of the column.
PARTY WALLS	706.1.1	Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.
STRUCTURAL STABILITY	706.2	Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

BUILDING PLANNING

	CODE SECTION	DEFINITION
EXIT DISCHARGE	1008.2.3	<p>Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way.</p> <p>Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements:</p> <ol style="list-style-type: none"> 1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5. 1. A dispersal area shall be illuminated to a level not less than 1 foot candle (11 lux) at the walking surface.

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

BUILDING PLANNING

	CODE SECTION	DEFINITION
LOW-LEVEL EXIT SIGNS IN GROUP R-1	1013.2	Where exit signs are required in Group R-1 occupancies by Section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in Group R-1 occupancies and shall comply with Section 1013.5. The bottom of the sign shall be not less than 10 inches (254mm) nor more than 18 inches (455mm) above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the wall, the edge of the sign shall be within 4 inches (102mm) of the door frame on the latch side.
STAIRWAY DOORS	1010.1.9.12	Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.
FIRE WALLS	1607.15.2	In order to meet the structural stability requirements of Section 706.2 where the structure on either side of the wall has collapsed, fire walls and their supports shall be designed to withstand a minimum horizontal allowable stress load of 5 psf (0.240 kNm ²).

SIGNIFICANT CHANGES TO THE 2018 INTERNATIONAL CODE

BUILDING PLANNING

	CODE SECTION	DEFINITION
CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING	2603.13	Cladding shall be specified and installed in accordance with Chapter 14 and the cladding manufacturer's installation instructions. Where used, furring and furring attachments shall be designed to resist design loads determined in accordance with Chapter 16. In addition, the cladding or furring attachments through foam sheathing to framing shall meet or exceed the minimum fastening requirements of Section 2603.13.2, or an approved design for support or cladding weight.

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**SIGNIFICANT CHANGES TO THE 2018
INTERNATIONAL RESIDENTIAL CODE**

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SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

DEFINITIONS

CODE SECTION	DEFINITION
CRAWL SPACE	An underfloor space that is not a basement

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING PLANNING

CODE SECTION	DEFINITION
EXTERIOR WALLS	R302.1 Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).
FIRE PROTECTION OF FLOORS	R302.13 Floor assemblies that are not required elsewhere in this code to be fire rated, shall be provided with a minimum 1/2 inch gypsum wallboard membrane. Exceptions: Wood floor assemblies using dimensional lumber equal to or greater than 2 inches x10 inches nominal dimension.
TOWNHOUSES	R302.2 Walls separating townhouse units shall be constructed in accordance with Section R302.2.1 or Section R302.2.2.
DOUBLE WALLS	R302.2.1 Each townhouse shall be separated by two 1-hour fire-resistance rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.3 of the International Building Code.
MEMBRANE PENETRATIONS	R302.4.2 Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING PLANNING

CODE SECTION	DEFINITION
WIDTH	R311.7.1 Stairways shall be not less than 36 inches (914mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787mm) where a handrail is installed on one side and 27 inches (698mm) where handrails are installed on both sides.
VERTICAL RISE	R311.7.3 A flight of stairs shall not have a vertical rise larger than 151 inches (3835mm) between floor levels or landings.
ALTERATIONS, REPAIRS, AND ADDITIONS	R314.2.2 Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
DECKS	R507.1	Wood-framed decks shall be in accordance with this section. For decks using materials and conditions not prescribed in this section, refer to Section R301.
MATERIALS	R507.2	Materials used for the construction of decks shall comply with this section.
WOOD MATERIALS	R507.2.1	All wood materials shall be No. 2 grade or better lumber, preservative-treated in accordance with Section R317, or approved, naturally durable lumber, and terminate protected where required in accordance with Section R318. Where design in accordance with Section R301 is provided, wood structural members shall be designed using the wet service factor defined in AWC NDS. Cuts, notches, and drilled holes of preservative treated wood members shall be treated in accordance with Section R317.1.1. All preservative-treated wood products in contact with the ground shall be labeled for such usage.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
ENGINEERED WOOD PRODUCTS	R507.2.1.1	Engineered wood products shall be in accordance with Section R502.
PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS OR HANDRAILS	R507.2.2	Plastic composite exterior deck boards, stair treads, guards and handrails shall comply with the requirements of ASTM D 7032 and this section.
DECK POSTS	R507.4	For single level wood framed decks with beams sized in accordance with Table 507.5 deck post size shall be in accordance with Table R507.4.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
WATER-RESISTIVE BARRIER	R703.2	One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type 1 felt or other approved water-resistive barrier shall be applied over studs or sheathing of all exterior walls. No. 15 asphalt felt shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51mm). Where joints occur, felt shall be lapped not less than 6 inches (152mm). Other approved materials shall be installed in accordance with the water-resistive barrier manufacturer's installation instructions. The No. 15 asphalt felt, or other approved water-resistive barrier material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
DESIGN AND CONSTRUCTION	R802.2	The roof and ceiling assembly shall provide continuous ties across the structure to prevent roof thrust from being applied to the supporting walls. The assembly shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.11(1), R606.11(2) and R606.11(3) or in accordance with AWC NDS.
RIDGE	R802.3	A ridge board used to connect opposing rafters shall be not less than 1 inch (25mm) nominal thickness and not less in depth than the cut end of the rafter. Where ceiling joist or rafter ties do not provide continuous ties across the structure, a ridge beam shall be provided and supported on each end by a wall or girder.
MINIMUM VENT AREA	R806.2	The minimum net free ventilating area shall be 1/150 of the area of vented space.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

BUILDING CONSTRUCTION

	CODE SECTION	DEFINITION
INSULATION SHIELD	R1005.8	Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a minimum thickness of 0.0187 inch (0.4712mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material. The clearance shall not be less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

ENERGY CONSERVATION

	CODE SECTION	DEFINITION
LIGHTING EQUIPMENT (MANDATORY)	N1104.1 (R404.1)	Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.
DEFINED TERMS	N1101.6 (R202)	FENESTRATION. Products classified as either vertical fenestration of skylights. <ul style="list-style-type: none"> • <i>Skylights.</i> Glass or other transparent or translucent glazing material installed at a slope of less than 60 degrees (1.05 rad) from horizontal. • <i>Vertical Fenestration.</i> Windows that are fixed or operable, opaque doors, glazed doors, glazed blank and combination opaque/glazed doors composed of glass or other transparent or translucent glazing materials and installed at a slope of not less than 60 degrees (1.05 rad) from horizontal.
		OPAQUE DOOR. A door that is not less than 50 percent opaque in surface area.
EXHAUST TERMINATION OUTLET AND PASSAGEWAY SIZE		The passageway of dryer exhaust duct terminals shall be undiminished in size and shall provide an open area of not less than 12.5 square inches (8065mm ²).

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

SOLAR THERMAL ENERGY SYSTEMS

	CODE SECTION	DEFINITION
ACCESS	M2301.2.1	Access shall be provided to solar energy equipment for maintenance. Solar systems and appurtenances shall not obstruct or interfere with the operation of any doors, windows or other building components requiring operation or access. Roof-mounted solar thermal equipment shall not obstruct or interfere with the operation of roof-mounted equipment, appliances, chimneys, plumbing vents, roof hatches, smoke vents, skylights and other roof penetrations and openings.
LOCATED WITHIN THE SAME ROOM	G2420.5.1 (409.5.1)	The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet (1829mm) of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access. Shutoff valves serving movable appliances, such as cooking appliances and clothes dryers, shall be considered to be provided with access where installed behind such appliances. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions.

SIGNIFICANT CHANGES TO THE 2018 RESIDENTIAL INTERNATIONAL CODE

GARAGE BRANCH CIRCUITS

	CODE SECTION	DEFINITION
GARAGE BRANCH CIRCUITS	E3703.5	In addition to the number of branch circuits required by other parts of this section, not less than one 120-volt, 20 ampere branch circuit shall be installed to supply receptacle outlets in attached garages and in detached garages with electric power. This circuit shall not have other outlets. [210.11(C) (4)]
METAL BOXES AND CONDUIT BOXES	G2420.5.1 (409.5.1)	Where raceway or cable is installed with metal boxes, or conduit bodies, the raceway or cable shall be secured to such boxes and conduit bodies. Where nonmetallic-sheathed cable or multi-conductor Type UF cable is used, the sheath shall extend not less than ¼ inch (6mm) inside the box and beyond any cable clamp [314.17(B)]

THANK YOU FOR YOUR TIME



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

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2019-19 and EDC 2019-63

Agenda Item Summary Memo

Title: PZC 2019-19 Lenny's Gas N Wash Waterpark Way (Special Use, Sign Variance, Plat)

Meeting and Date: City Council – September 10, 2019

Synopsis: Memo explains PZC 2019-19 for Lenny's Gas N Wash

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See Memo.



Memorandum

To: City Council
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: September 3, 2019
Subject: **PZC 2019-19 Lenny's Gas N Wash – Waterpark Way**
Proposed New Fuel Station & Convenience Store
(Special Use, Sign Variance & Final Plat)

SUMMARY:

The petitioner, Leonard McEnery, on behalf of Lenny's Gas N Wash, LLC, has filed an application requesting special use permit and final plat approval pursuant to Section 10-6-0 of the Yorkville City Code for a gasoline service station with accessory convenience store and ancillary car wash. The petitioner is also seeking sign variance approval to increase the maximum sign area for a monument sign in a business district from 64 square feet to 107 square feet. The property is zoned B-3 General Business District and is located at the northeast corner of the State Route 47 (Bridge Street) and Waterpark Way intersection. This property will be a subdivision of the larger, approximately 72-acre, O'Keefe property which was originally annexed into the City in 2006 via Ordinances 2006-101 and 2006-102.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission held a public hearing for the proposed special use authorization and sign variance request. The Commission recommended approval of the changes without any additional comments or stipulations. The commission made the following action on the motion below:

Motion for Special Use

In consideration of testimony presented during a Public Hearing on August 14, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval to the City Council of a request for Special Use authorization for a fuel/gasoline service station with accessory car wash to be located at the northeast corner of State Route 47 and Waterpark Way subject to the conditions enumerated in a staff memorandum dated August 7, 2019.

Action Item:

Olson-aye; Williams-aye; Hyett-aye; Marcum-aye

4 ayes; 0 nay

Motion for Sign Variance

In consideration of testimony presented during a Public Hearing on August 14, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the sign regulations contained in Section 10-20-9-A of the United City of Yorkville Zoning Ordinance to permit a free standing monument sign in a business district to be larger than 64 square feet in sign area subject to the conditions enumerated in a staff memorandum dated August 7, 2019.

Action Item:

Olson-aye; Williams-aye; Hyett-aye; Marcum-aye

4 ayes; 0 nay

Motion for Final Plat

The Planning and Zoning Commission recommends approval to the City Council of a request for Final Plat of Subdivision of the Lenny's Gas N Wash in Yorkville subject to final engineering approval as enumerated in a letter from Engineering Enterprise Incorporated dated June 9, 2019 and August 7, 2019 and subject to the conditions enumerated in a staff memorandum dated August 7, 2019

Action Item:

Olson-aye; Williams-aye; Hyett-aye; Marcum-aye

4 ayes; 0 nay

ATTACHMENTS:

1. Petitioner Applications
2. ALTA Survey
3. Gas N Wash Final Plat (8-21-19 submission)
4. Gas N Wash Preliminary Site Plans (8-21-19 submission)
5. Gas N Wash Landscape Plan (8-21-19 submission)
6. Gas N Wash Elevations (7-19-19 submission)
7. Gas N Wash Photometric Plan (8-21-19 submission)
8. Gas N Wash Renderings (7-19-19 submission)
9. Gas N Wash Sign Package (7-19-19 submission)
10. Engineering Enterprise Review June 9, 2019
11. Engineering Enterprise Review August 7, 2019
12. Draft Ordinances



Engineering Enterprises, Inc.

September 5, 2019

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

**Re: Gas N Wash
Site Plan Review
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

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

- Preliminary Engineering Review Response (3 sheets) dated August 19, 2019 and prepared by MG²A.
- Site Improvement Plans (10 sheets) dated August 14, 2019 and prepared by MG²A.
- Final Stormwater Report dated August 14, 2019 and prepared by MG²A.
- Photometric Plan (1 sheet) dated June 21, 2019 revised August 12, 2019.
- Landscape Plan (1 sheet) dated August 20, 2019 and prepared by Upland Design Ltd.
- Land Title Survey (1 sheet) dated June 8, 2019 revised August 8, 2019 and prepared by MG²A.
- Final Plat (2 sheet) dated June 14, 2019 revised August 16, 2019 and prepared by MG²A.

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:

General

1. The following permits may be required and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA Sanitary Permit is required for the 10" sanitary sewer.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.
 - IDNR and IHPA permits should be obtained, and the City and EEI should be copied on all correspondence.
 - IDOT approval of the right-in/right-out on IL Route 47 will be needed.
2. An engineer's estimate for the public and soil erosion control improvements should be provided. This will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.

3. The plans should be reviewed and approved by the Fire District for emergency vehicle access, turning movements, and fire protection coverage.
4. The Landscape Plan has been reviewed by the City's landscaping consultant. Please see the attached comment letter.

Photometric Plan

5. The current photometric plan does not meet the ordinance requirements for average intensity (2.0 to 2.5-foot candles) and should be revised.

ENGINEERING PLANS

Cover Sheet (Sheet 1 of 10)

6. United City of Yorkville's Water Main Construction Notes should be on the plans, unedited.
7. Yorkville Bristol Sanitary District (YBSD) Construction Notes should be on the plans, unedited.
8. Benchmarks should be based on NAVD 88 Datum and should be labeled on the engineering plans.
9. The City requires televising of the storm sewer as part of project close out. A note should be added to the notes on the plans.
10. The detail for each Illinois DOT Standard should be shown on the Construction Detail sheet.
11. Wherever "ISPE Specifications" is referenced in the construction notes, should be revised to "Standards Specifications for Water and Sewer Construction in Illinois".

Site Striping and Signage Plan (Sheet 4 of 10)

12. Stop signs should be added at the south driveway entrances.

Site Utility Plan (Sheet 5 of 10)

13. Water main quality pipe should be used at all water main utility conflict crossings, the plans should be revised accordingly.
14. Storm sewer segment 5.30 to 5.10 is reverse pitched and should be corrected.
15. The details for storm structure 5.01 should be shown on the plans.
16. Storm sewer segment 5.10 to 5.00 shows an incorrect pipe size and should be revised.
17. Storm sewer segment 1.30 to 1.20 is missing and should be shown on the plans.
18. The existing storm structure downstream of storm structure 1.00 should be labeled.
19. Outfall from storm structure 5.10 should not bypass the Oil/Water Separator.
20. A callout should be added at the existing storm structures south of storm structure 1.00
21. The existing sanitary stub is shown ending in the middle of Waterway Way. The location should be confirmed. Open cutting of Waterpark Way for the sanitary sewer connection will not be allowed. If the

stub does not cross the road a trenchless crossing will be required and appropriate details added to the plans.

22. A callout for core and boot should be added at the existing storm sewer connection downstream of storm structure 1.00.

Site Grading Plan (Sheet 6 of 10)

23. Additional spot grades should be provided around the handicap parking stalls and sidewalk to ensure ADA compliance. The requirement is a slope no greater than 2% in any direction within the handicap parking stalls.

Construction Details (Sheet 8 of 10)

24. The YO-WA-ST1 detail should be updated. A pdf of the updated detail will be provided.
25. Entrance/Alley Pedestrian Crossing detail (IDOT Standard 424026-03) should be shown on the plans.

Final Stormwater Report

26. The Stormwater Report detention calculations are in general conformance with the City's ordinance. A storm water permit application, in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance) needs to be submitted.
27. The restrictor sizing calculations need to be provided so we can confirm the configuration of the restrictor control structure on the engineering plans
28. The long-term maintenance plan for the stormwater improvements needs to be provided in accordance with Article 6 of the stormwater ordinance.

Final Plat

29. It does not appear that Lot 3 has been conveyed to the state and is still owned by Raging Waves. Documentation needs to be provided showing it has been transferred to the state.
30. Lot 2 will need to be conveyed before the plat is approved.
31. Since Lot 3 has not been dedicated, the east line should be shown on the plat.
32. Explain or remove the dimension of N87° 56' 46"E 213.36', along the north line of Waterpark Way.
33. Remove one of the dimensions on the north line of Lot 3
34. Remove the dimension at the east end of Water Park Way.
35. Move the callout for the existing Nicor easement off of the proposed dimension.
36. It is our understanding that the state will not except the right of way dedication on the plat and will want it conveyed by warranty deed.
37. The proposed sanitary easement for the extension to the north property line needs to be 15'.

38. A 10' City and public utility easement should be added along Waterpark Way.
39. The legal description does not close.
40. The legal description is missing commas. Commas between the Lot numbers and the distance calls should be added.
41. Remove the BC/BC dimensions.
42. Describe what will be set at the lot corners.
43. Describe the basis of the bearings.
44. Since the subdivision is in District 3 please verify that the Region One Engineer will be signing this plat. If not change the IDOT Certificate back to read "District Engineer".
45. The adjacent ownership information and the note saying no buildings should not be on the final plat and needs to be removed.

The Developer should make the necessary revisions and re-submit plans and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/nls

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. Brian Hertz, P.E., MG²A (Via e-mail)
TNP, JAM, EEI (Via e-mail)



**PLANNING
RESOURCES INC.**
913 Parkview Boulevard
Lombard, Illinois 60148
Web: www.planres.com
P: 630.668.3788
F: 630.668.4125

Memorandum

PP13032-46

To: Tim Paulson, P.E., CFM
Engineering Enterprises, Inc.

From: Darrell Garrison, PLA, ASLA
Planning Resources, Inc.

Date: September 4, 2019

Subject: Gas 'N Wash #2 – Waterpark Way
Landscape Review #2

Per your request, Planning Resources has reviewed the above referenced documentation for compliance with requirements of the City of Yorkville's Ordinance Section 8-12 (Landscape Ordinance)

- Landscape Plan (Sheet L1.0) prepared by UplandDesign; dated 6/21/19 and resubmitted 8/20/19.

Review Comments

1. The Landscape Plan as resubmitted, appears to meet all the requirements per the Landscape Ordinance; Specifically:
 - a. Sheet L1.0 submitted with appropriately noted details.
 - b. All dimensions for linear feet of frontages are shown on the plans.
 - c. Calculations for the buffer have been included in the Requirement Chart. A buffer has been added to the pond that fronts IL-47. The pond has been labeled 'detention' on the Landscape Plan. Buffer dimensions have been for pond.

At this time, Planning Resources recommends the approval of the Landscape Plan as submitted.

END OF COMMENTS

Respectfully submitted,

Darrell Garrison, PLA, ASLA, CPSI
President/Director of Landscape Architecture



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

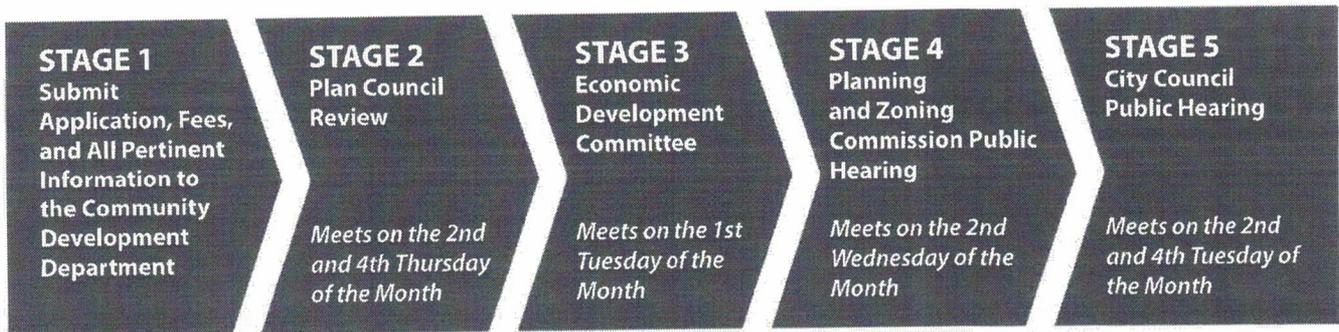
INTENT AND PURPOSE:

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: 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.



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

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	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}}$ # of Acres Acres over 5	$\times \$10 = \underline{\hspace{2cm}}$ Amount for Extra Acres	$+ \$250 = \$ \underline{\hspace{2cm}}$ Total Amount
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}}$ # of Acres Acres over 5	$\times \$10 = \underline{\hspace{2cm}}$ Amount for Extra Acres	$+ \$200 = \$ \underline{\hspace{2cm}}$ Total Amount
SPECIAL USE	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		\$250.00
	$\underline{5.0} - 5 = \underline{\hspace{2cm}}$ # of Acres Acres over 5	$\times \$10 = \underline{\hspace{2cm}}$ Amount for Extra Acres	$+ \$250 = \$ \underline{250.00}$ Total Amount
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input checked="" type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	\$10,000.00
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		\$2,500.00
	<input type="checkbox"/> Less than 2 acres <input checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	Total: \$
TOTAL AMOUNT DUE:			\$12,750.00



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APPLICATION FOR SPECIAL USE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: LEONARD MCENERY, MANAGER		COMPANY: LENNY'S GAS N WASH YORKVILLE, LLC
MAILING ADDRESS: 8200 W. 185TH ST., UNIT K		
CITY, STATE, ZIP: TINLEY PARK, IL 60487		TELEPHONE: 708-444-0117 CELL: 708-805-2525
EMAIL: LENMCENERY@AOL.COM		FAX: 708-444-0159
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: BETTY O'KEEFE FAMILY LIMITED PARTNERSHIP C/O BETTY O'KEEFE PROPERTIES, LLC		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS:		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: NORTHEAST CORNER RTE. 47 AND WATERPARK WAY		
CURRENT ZONING CLASSIFICATION: B-3 GENERAL BUSINESS DISTRICT		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: COMMERCIAL
REQUESTED SPECIAL USE: GASOLINE SERVICE STATION. NO OVERNIGHT TRUCK PARKING WILL BE PERMITTED.		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: B-3 VACANT AG USE		
EAST: B-3 VACANT AG USE		
SOUTH: B-3 VACANT AG USE		
WEST: R-4 VACANT AG USE		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
PART OF O2-09-100-015		



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APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION

NAME: LYMAN C. TIEMAN

COMPANY: LAW OFFICE OF LYMAN C. TIEMAN

MAILING ADDRESS: 12417 TAHOE LANE

CITY, STATE, ZIP: MOKENA, IL 60448

TELEPHONE: 815-370-3383

EMAIL: LCTIEMAN@YAHOO.COM

FAX: 815-717-6352

ENGINEER INFORMATION

NAME: BRIAN HERTZ

COMPANY: M. GINGERICH GEREAX & ASSOC. MG2A

MAILING ADDRESS: 25620 S GOUGAR RD.

CITY, STATE, ZIP: MANHATTAN, IL 60442

TELEPHONE: 815-478-9680

EMAIL: BHERTZ@MG2A.COM

FAX: 815-478-9685

LAND PLANNER/SURVEYOR INFORMATION

NAME: SCOTT PRITCHETT

COMPANY: ARSA SCHNEIDER ARCHITECTS

MAILING ADDRESS: 1411 W PETERSON AVE., STE 203

CITY, STATE, ZIP: PARK RIDGE, IL 60068

TELEPHONE: 847-698-4438

EMAIL: ARSA@ENTERACT.COM

FAX: 847-698-9889

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".



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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:

APPLICANT PROPOSES THE DEVELOPMENT OF A GASOLINE SERVICE STATION WITH CONVENIENCE STORE AND ANCILLARY CAR WASH. THE SUBJECT PROPERTY IS CURRENTLY ZONED B-3 AND APPLICANT'S USE IS A DESIGNATED SPECIAL USE IN THE B-3 ZONING DISTRICT. THE SUBJECT PROPERTY IS BORDERED ON THE NORTH, EAST AND SOUTH BY EXISTING B-3 ZONED PROPERTY. THE PROPERTY IS BORDERED ON THE WEST SIDE BY R-4 ZONED PROPERTY. ALL SURROUNDING PROPERTIES ARE CURRENTLY BEING FARMED. THE PROPERTY WILL BE DEVELOPED IN SUCH A FASHION AS TO MINIMIZE THE IMPACT ON NEIGHBORING PROPERTIES WITH RESPECT TO NOISE, LIGHT AND TRAFFIC FLOW AND WILL BE IN FULL CONFORMITY WITH EXISTING STATE AND CITY LAWS, ORDINANCES AND DESIGN STANDARDS. NO VARIATIONS FROM THE ZONING ORDINANCE ARE ANTICIPATED. NO OVERNIGHT TRUCK PARKING WILL BE PERMITTED ON THE PROPERTY.

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:

SUBJECT PROPERTY WILL BE DEVELOPED WITH DIRECT INGRESS AND EGRESS FROM AND TO WATERPARK WAY AND ROUTE 47 WITH LITTLE OR NO IMPACT UPON NEIGHBORING PROPERTIES. APPLICANT IS MAKING A SUBSTANTIAL MONETARY INVESTMENT IN THIS PROJECT AND ALL FACILITIES WILL BE DESIGNED AND CONSTRUCTED TO BE COMPATIBLE WITH THE EXISTING AND PROPOSED USES OF SURROUNDING PROPERTIES.

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:

ALL SURROUNDING PROPERTIES ARE CURRENTLY VACANT AND ARE BEING FARMED. PROPERTIES TO THE NORTH, SOUTH AND EAST ARE ZONED B-3 (SAME AS SUBJECT PROPERTY). PROPERTY ON THE WEST SIDE OF RTE. 47 IS ZONED R-4 MULTIFAMILY. BECAUSE OF THE PROPOSED INGRESS AND EGRESS TO WATERPARK WAY AND RTE. 47, THE DEVELOPMENT OF THE SUBJECT PROPERTY WILL HAVE NO DIRECT IMPACT ON SURROUNDING PROPERTIES.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:
ACCESS IS PROPOSED IN ACCORDANCE WITH THE ATTACHED SITE PLAN FROM ROUTE 47 AND WATERPARK WAY. UTILITIES ARE CURRENTLY AVAILABLE IN CLOSE PROXIMITY TO THE SITE.



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

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:

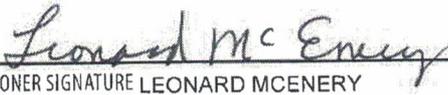
A RIGHT-IN RIGHT-OUT ACCESS WILL BE PROVIDED TO IDOT STANDARDS FOR ACCESS TO ROUTE 47. TWO FULL ACCESS POINTS WILL BE PROVIDED TO WATERPARK WAY ALL IN ACCORDANCE WITH STATE AND CITY DESIGN STANDARDS AS PROPOSED ON THE ATTACHED SITE PLAN.

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:
A GASOLINE SERVICE STATION IS DESIGNATED AS A SPECIAL USE IN THE B-3 ZONING DISTRICT. NO VARIANCES TO THE ZONING ORDINANCE ARE BEING REQUESTED BY THE APPLICANT.

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 LEONARD MCENERY

DATE MAY 28, 2019

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

OWNER SIGNATURE O'KEEFE FAMILY LIMITED PARTNERSHIP, BY
BETTY O'KEEFE PROPERTIES, LLC, BY
KIM W O'KEEFE, SOLE MEMBER

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

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:

A RIGHT-IN RIGHT-OUT ACCESS WILL BE PROVIDED TO IDOT STANDARDS FOR ACCESS TO ROUTE 47. TWO FULL ACCESS POINTS WILL BE PROVIDED TO WATERPARK WAY ALL IN ACCORDANCE WITH STATE AND CITY DESIGN STANDARDS AS PROPOSED ON THE ATTACHED SITE PLAN.

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: A GASOLINE SERVICE STATION IS DESIGNATED AS A SPECIAL USE IN THE B-3 ZONING DISTRICT. NO VARIANCES TO THE ZONING ORDINANCE ARE BEING REQUESTED BY THE APPLICANT.

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 LEONARD MCENERY

 DATE MAY 28, 2019

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

Kim W O'Keefe

 OWNER SIGNATURE O'KEEFE FAMILY LIMITED PARTNERSHIP, BY
 BETTY O'KEEFE PROPERTIES, LLC, BY
 KIM W O'KEEFE, SOLE MEMBER

 DATE

5/29/19

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



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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
PETITION/APPROVAL TYPE (check appropriate box(es) of approval requested): <input type="checkbox"/> CONCEPT PLAN REVIEW <input type="checkbox"/> AMENDMENT (TEXT) <input type="checkbox"/> ANNEXATION <input type="checkbox"/> REZONING <input checked="" type="checkbox"/> SPECIAL USE <input type="checkbox"/> MILE AND 1/2 REVIEW <input type="checkbox"/> ZONING VARIANCE <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> FINAL PLANS <input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input type="checkbox"/> FINAL PLAT		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: LEONARD MCENERY		COMPANY LENNY'S GAS N WASH YORKVILLE, LLC
MAILING ADDRESS: 8200 W. 185TH ST., UNIT K		
CITY, STATE, ZIP: TINLEY PARK, IL 60487		TELEPHONE: 708-444-0117
EMAIL: LENMCENERY@AOL.COM		FAX: 708-444-0159
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
PRINT NAME LEONARD MCENERY SIGNATURE		TITLE MANAGER DATE MAY 28, 2019
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____		<input type="checkbox"/> COMPLETED <input type="checkbox"/> INACTIVE
PRINT NAME: _____		<input type="checkbox"/> WITHDRAWN <input type="checkbox"/> COLLECTIONS
SIGNATURE: _____		<input type="checkbox"/> OTHER
DEPARTMENT ROUTING FOR AUTHORIZATION: <input type="checkbox"/> COM. DEV. <input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.		

EXHIBIT A
LEGAL DESCRIPTION
LENNY'S GAS N WASH
RTE.47 AND WATERPARK WAY
UNITED CITY OF YORKVILLE, ILLINOIS

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.32 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 05 MINUTES 15 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.10 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.31 FEET, AND A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.47 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 41 SECONDS WEST 324.93 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 59 SECONDS WEST 520.01 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.



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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 amend 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 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.

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	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
	<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>		
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ # of Acres Acres over 5 Amount for Extra Acres Total Amount		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$
TOTAL AMOUNT DUE:			500



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: LEONARD McENERY, MANAGER		COMPANY: LENNY'S GAS N WASH YORKVILLE, LLC
MAILING ADDRESS: 8200 W. 185th ST., UNIT K		
CITY, STATE, ZIP: TINLEY PARK, IL 60487		TELEPHONE: 708-444-0117
EMAIL: lenmcenery@aol.com		FAX: 708-444-0159
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: BETTY O'KEEFE FAMILY LIMITED PARTNERSHIP C/O BETTY O'KEEFE PROPERTIES, LLC		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS:		
TYPE OF REQUEST:		
<input type="checkbox"/> PRELIMINARY PLAN <input checked="" type="checkbox"/> FINAL PLAT <input type="checkbox"/> AMENDED PRELIMINARY PLAN <input type="checkbox"/> AMENDED FINAL PLAT		
TOTAL LOT ACREAGE: 5.63		CURRENT ZONING CLASSIFICATION: B-3 GENERAL BUSINESS DISTRICT
ATTACHMENTS		
Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".		



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APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION	
NAME: LYMAN C. TIEMAN	COMPANY: LAW OFFICE OF LYMAN C. TIEMAN
MAILING ADDRESS: 12417 TAHOE LANE	
CITY, STATE, ZIP: MOKENA, IL 60448	TELEPHONE: 815-370-3383
EMAIL: lctieman@yahoo.com	FAX: 815-717-6352
ENGINEER INFORMATION & LAND SURVEYOR	
NAME: BRIAN HERTZ, P.E.	COMPANY: M. GINGERICH, GEREAX & ASSOC. (MG2A)
MAILING ADDRESS: 25620 S. GOUGAR ROAD	
CITY, STATE, ZIP: MANHATTAN, IL 60442	TELEPHONE: 815-478-9680
EMAIL: bhertz@mg2a.com	FAX: 815-478-9685
LAND PLANNER/SURVEYOR INFORMATION	
NAME: SCOTT PRITCHETT	COMPANY: ARSA SCHNEIDER ARCHITECTS
MAILING ADDRESS: 1411 W. PETERSON AVE., SUITE 203	
CITY, STATE, ZIP: PARK RIDGE, IL 60068	TELEPHONE: 847-698-4438
EMAIL: arsa@enteract.com	FAX: 847-698-9889
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.	
<u>Leonard McEnery</u> PETITIONER SIGNATURE	<u>June 5, 2019</u> DATE
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.	
<u>K.W. Keefe</u> OWNER SIGNATURE	<u>June 5, 2019</u> DATE



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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

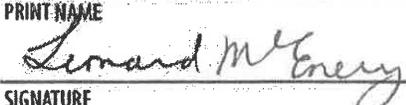
PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested): <input type="checkbox"/> CONCEPT PLAN REVIEW <input type="checkbox"/> AMENDMENT (TEXT) <input type="checkbox"/> ANNEXATION <input type="checkbox"/> REZONING <input type="checkbox"/> SPECIAL USE <input type="checkbox"/> MILE AND 1/2 REVIEW <input type="checkbox"/> ZONING VARIANCE <input type="checkbox"/> PRELIMINARY PLAN <input type="checkbox"/> FINAL PLANS <input type="checkbox"/> PLANNED UNIT DEVELOPMENT <input checked="" type="checkbox"/> FINAL PLAT		
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ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: LEONARD McENERY, MANAGER		COMPANY: LENNY'S GAS N WASH YORKVILLE, LLC
MAILING ADDRESS: 8200 W. 185th ST., UNIT K		
CITY, STATE, ZIP: TINLEY PARK, IL 60487		TELEPHONE: 708-444-0117
EMAIL: lenmcenery@aol.com		FAX: 708-444-0159
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.		
LEONARD McENERY		MANAGER
<small>PRINT NAME</small>		<small>TITLE</small>
		<u>June 5, 2019</u>
<small>SIGNATURE</small>		<small>DATE</small>
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.

EXHIBIT A

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.32 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 05 MINUTES 15 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.10 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.31 FEET, AND A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.47 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 41 SECONDS WEST 324.93 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 59 SECONDS WEST 520.01 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.



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APPLICATION FOR SIGN VARIANCE

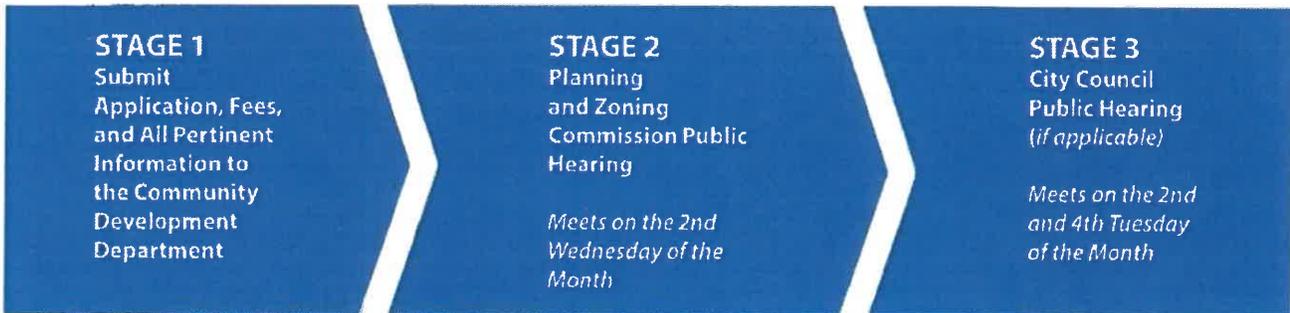
INTENT AND PURPOSE:

The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and be 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 Variance Request process, please refer to "Title 10, Chapter 20, Section 13 Sign Variations" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

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

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 SIGN VARIANCE

STAGE 2: 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 Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

STAGE 3: CITY COUNCIL

If necessary, the petitioner will attend a City Council public hearing where the Planning and Zoning Commission decision will be discussed and reviewed. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. Variations may be granted by the City Council, but only after a public hearing for an authorized variation. The concurring vote of two-thirds (2/3) of all members of the City Council shall be necessary to reverse the recommendations of the Planning and Zoning Commission.

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 petitioner 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 petitioner 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 petitioner 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 petitioner 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 petitioner'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 petitioner. (Ord. 2011-34, 7-26-2011)



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APPLICATION FOR SIGN VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation \$500.00 <input type="checkbox"/> Plan \$500.00 <input type="checkbox"/> Plat \$500.00 <input type="checkbox"/> P.U.D. \$500.00		Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$
TOTAL AMOUNT DUE:			



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APPLICATION FOR SIGN VARIANCE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
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PETITIONER INFORMATION

NAME: ^{McENERY} LEONARD McHENRY, MANAGER COMPANY: LENNY'S GAS N WASH YORKVILLE, LLC

MAILING ADDRESS 8200 W. 185th St., UNIT K

CITY, STATE, ZIP: TINLEY PARK, IL 60487 TELEPHONE: (708) 444-0117 CELL: (708) 805-2525

EMAIL: LENMCGENERY@AOL.COM FAX: (708) 444-0159

PROPERTY INFORMATION

NAME OF HOLDER OF LEGAL TITLE: BETTY O'KEEFE FAMILY LIMITED PARTNERSHIP % BETTY O'KEEFE PROPERTIES LLC

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

PROPERTY STREET ADDRESS:

DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION. NORTHEAST CORNER RTE. 47 AND WATERPARK WAY

CURRENT ZONING CLASSIFICATION: B-3 GENERAL BUSINESS DISTRICT

ZONING AND LAND USE OF SURROUNDING PROPERTIES

NORTH: B-3 VACANT AG USE

EAST: B-3 VACANT AG USE

SOUTH: B-3 VACANT AG USE

WEST: R-4 VACANT AG USE

KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)

PART OF 02-09-100-015		



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APPLICATION FOR SIGN VARIANCE

ATTORNEY INFORMATION

NAME: **LYMAN C. TIEMAN** COMPANY: **LAW OFFICE OF LYMAN C. TIEMAN**
 MAILING ADDRESS: **12417 TAHOE LN.**
 CITY, STATE, ZIP: **MOKENA, IL 60448** TELEPHONE: **(815) 370-3383**
 EMAIL: **LCTIEMAN@YAHOO.COM** FAX: **(815) 717-6352**

ENGINEER INFORMATION

NAME: **BRIAN HERTZ** COMPANY: **M. GINGERICH GEREUX & ASSOC. INC. MGR2A**
 MAILING ADDRESS: **25620 S. GOUGAR RD.**
 CITY, STATE, ZIP: **MANHATTAN, IL 60442** TELEPHONE: **(815) 478-9680**
 EMAIL: **BHERTZ@MG2A.COM** FAX: **(815) 478-9685**

LAND PLANNER/SURVEYOR INFORMATION

NAME: **SCOTT PRITCHETT** COMPANY: **ARSA SCHNEIDER ARCHITECTS**
 MAILING ADDRESS: **1411 W. PETERSON AVE., STE 203**
 CITY, STATE, ZIP: **PARK RIDGE, IL 60068** TELEPHONE: **(847) 698-4438**
 EMAIL: **ARSA@ENTERACT.COM** FAX: **(847) 698-9889**

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".



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

- | | | |
|--|---|--|
| WAS THE SIGN ERECTED LEGALLY WITH A SIGN PERMIT? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| ARE THERE LIMITED AVAILABLE LOCATIONS FOR SIGNAGE ON THE PROPERTY? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| DOES THE SIGN FACE A STREET WITH A FORTY (40) MILE PER HOUR OR HIGHER SPEED LIMIT? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| IS THE SIGN ON A STREET WITH TWENTY THOUSAND (20,000) OR HIGHER VEHICLE TRIPS PER DAY? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| IS THE SIGN ON A WALL FACING A PUBLIC RIGHT-OF-WAY WITHOUT A PUBLIC ENTRANCE? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| WOULD THE SIGN BE BLOCKED BY EXISTING OR REQUIRED LANDSCAPING? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Requesting a square footage variance regarding section 10-20-9: A
The variance would allow for (1) 107 square foot monument sign.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The proposed variation will not impair an adequate supply of light and air to adjacent properties. The variation will not increase congestion in the streets, nor will it increase the danger to the public. The variation may increase property values within the surrounding area.

PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.

The proposed variation & monument sign is consistent with the official comprehensive plan and other standards & policies of the city.



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE DESCRIBE THE COST TO THE PETITIONER OF COMPLYING WITH THE SIGN ORDINANCE REQUIREMENTS:

This Gas station must communicate several items, like 3 gas prices units, the name of the station, any food service offered within, and any special items available inside. If the sign were to conform, the square footage would be too small to properly display all items.

IF THERE ARE ANY UNIQUE PHYSICAL CHARACTERISTICS OF THE PROPERTY, PLEASE DESCRIBE THEM BELOW:

The property has a 55' R.O.W. dedication along Rt.47 which will force the sign a good distance away from the main road.

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

Granting the variance will enhance public welfare, + neighboring properties.

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

A hardship would result from strict regulation as in not being able to effectively display the appropriate information customers need to know.



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APPLICATION FOR SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

A gas station must display gas prices in an effective manner, along with the name of the station, and any addition tenants inside.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

The hardship is caused by the ordinance as stated, and has not been created by any person having an interest in the property.

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.

Samuel McEneaney
 PETITIONER SIGNATURE

June 14, 2019
 DATE

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

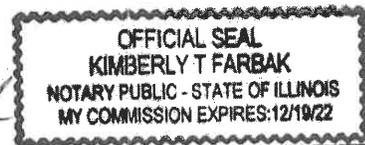
Betty O'Keefe Family Limited Partnership

By: K. W. O'Keefe
 OWNER SIGNATURE

June 17, 2019
 DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Kimberly T. Farbak





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 SIGN VARIANCE

SIGN VARIANCE STANDARDS

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

A gas station must display gas prices in an effective manner, along with the name of the station, and any addition tenants inside.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

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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.

Leonard McEneaney
 PETITIONER SIGNATURE

June 14, 2019
 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:

Kimberly T. Farbak





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 Yorkville, Illinois, 60560
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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
-----------------	----------------------	-------------------

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

<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION	<input type="checkbox"/> REZONING
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input checked="" type="checkbox"/> ZONING VARIANCE	<input type="checkbox"/> PRELIMINARY PLAN
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT	

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: <u>LEONARD MCEENERY</u>	COMPANY: <u>LENNY'S GAS N WASH YORKVILLE, LLC</u>
MAILING ADDRESS: <u>8200 W. 185th ST, UNIT K</u>	
CITY, STATE, ZIP: <u>TINLEY PARK, IL 60487</u>	TELEPHONE: <u>(708) 444-0117</u>
EMAIL: <u>LENMCEENERY@AOL.COM</u>	FAX: <u>(708) 444-0159</u>

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.

<u>Leonard McEenery</u>	<u>owner - messaging member</u>
PRINT NAME	TITLE
<u>Leonard McEenery</u>	<u>June 14, 2019</u>
SIGNATURE	DATE

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE			
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS			
SIGNATURE: _____	<input type="checkbox"/> OTHER				
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FINANCE	<input type="checkbox"/> ADMIN.

ALTA/NSPS LAND TITLE SURVEY

Items Corresponding to Schedule B

THE FOLLOWING ARE ITEMS IN SCHEDULE B IN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 19007986VH WITH AN EFFECTIVE DATE OF JUNE 4, 2019

- 16 UTILITY EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY DBA NICOR GAS GRANTED BY BETTY O'KEEFE FAMILY LIMITED PARTNERSHIP RECORDED FEBRUARY 28, 2008 AS DOCUMENT 2008-5279.

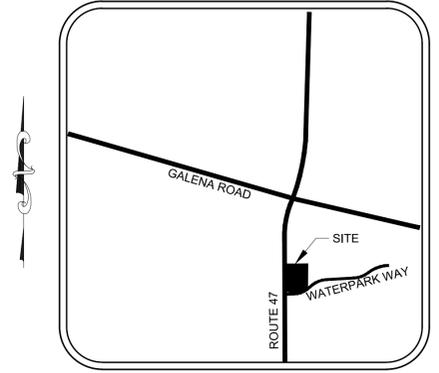
Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 245,233 SQ. FT. OR 5.63 ACRES
- MN3 PART OF PIN # 02-09-100-003-0000
- MN4 BEARING BASIS PER SUBDIVISION PLAT
- MN5 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR STREET AND SIDEWALK REPAIRS OR CONSTRUCTION.
- MN6 AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

Vicinity Map

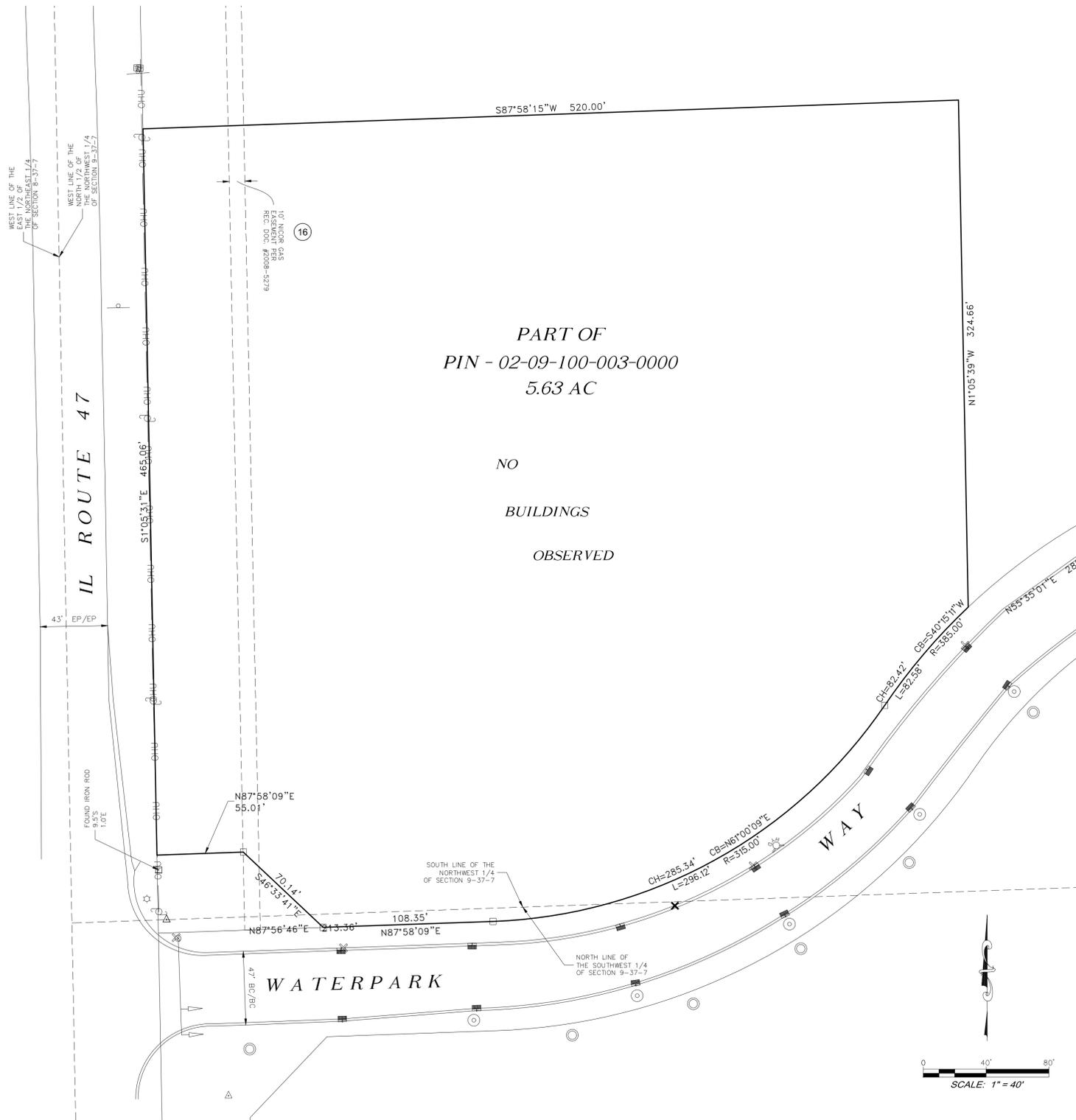


Legend of Symbols & Abbreviations

■	SET IRON ROD	⊙	STORM SEWER MANHOLE	⊠	ELECTRIC METER
□	FOUND IRON ROD	⊙	SANITARY SEWER MANHOLE	⊠	TRANSFORMER
▲	SET MAG NAIL	⊙	FIRE HYDRANT	⊠	TELEPHONE PEDESTAL
7.77	MEASURED DATA	⊙	POWER POLE	▭	ASPHALT SURFACE
(7.77)	RECORDED DATA	⊙	GUY WIRE	▭	AGGREGATE SURFACE
P.U.E.	PUBLIC UTILITY EASEMENT	⊙	SIGN	▭	CONCRETE SURFACE
D.E.	DRAINAGE EASEMENT	⊙	UNKNOWN MANHOLE		
L.E.	LANDSCAPE EASEMENT	⊙	TRAFFIC SIGNAL		
B.S.L.	BUILDING SETBACK LINE				

LAND DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 46 DEGREES 33 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSENWINKEL STREET (ALSO KNOWN AS WATERPARK WAY); THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.34 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 09 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.12 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.42 FEET, AND A CHORD BEARING OF NORTH 40 DEGREES 15 MINUTES 11 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.58 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 39 SECONDS WEST 324.66 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS WEST 520.00 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 01 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 40'

TO: INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (I) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 08, 2019.

DATED: 06/08/2019

ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558
LICENSE EXPIRES NOVEMBER 30, 2020



**DRAFT
FOR REVIEW**
REV 8 / 20 / 19

REVISIONS		
DATE	BY	DESCRIPTION

M GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: **GAS N WASH**

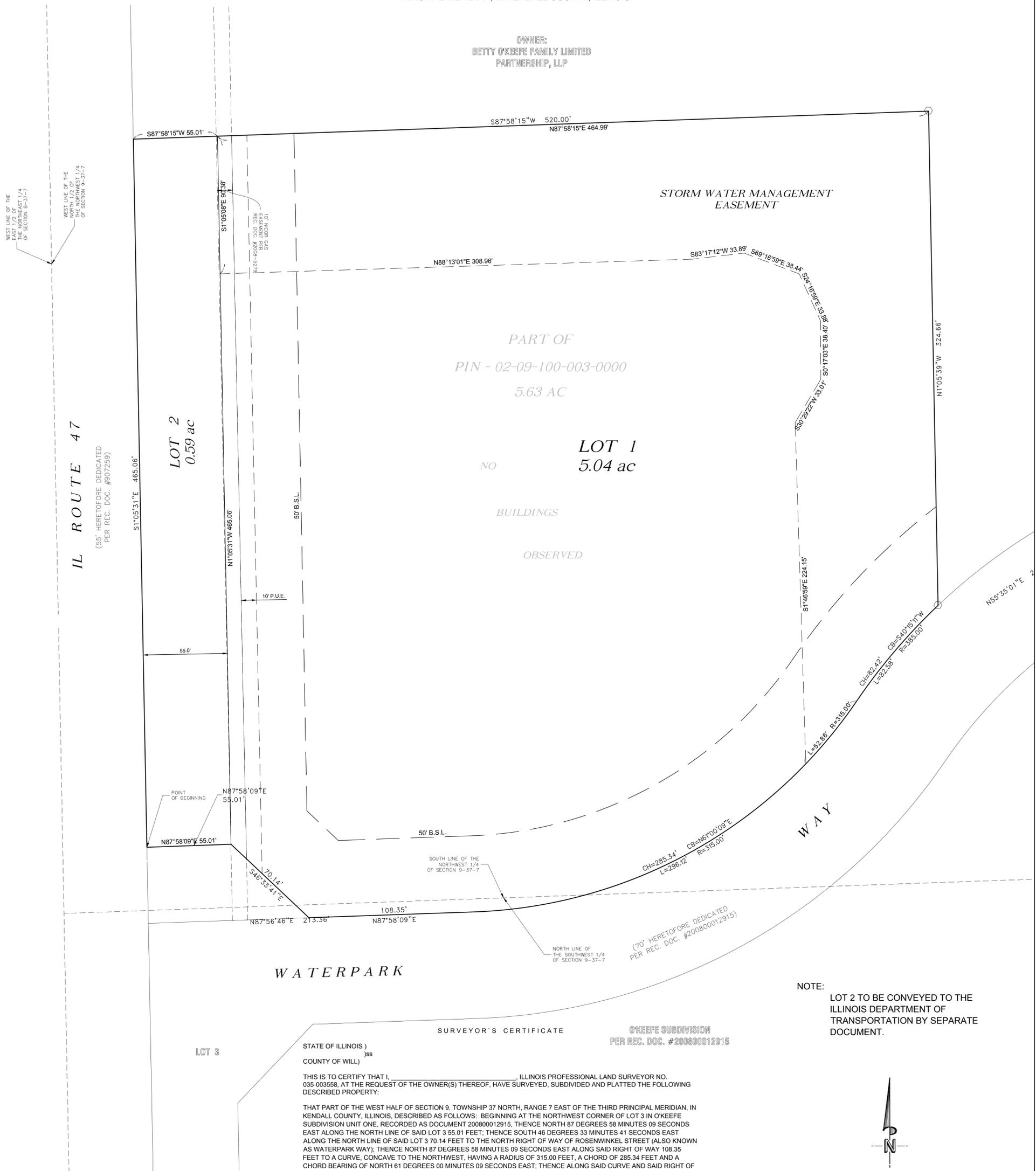
DATE: 06-08-2019 DR: B1/NIB CK: B1/RFS

CD: 19-451 PG: 1 of 1

FINAL PLAT of GAS N WASH ROUTE 47 YORKVILLE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

OWNER:
BETTY O'KEEFE FAMILY LIMITED
PARTNERSHIP, LLP



PART OF
PIN - 02-09-100-003-0000
5.63 AC

LOT 1
5.04 ac

LOT 2
0.59 ac

IL ROUTE 47
(55' HERETOFORE DEDICATED
PER REC. DOC. #907259)

STORM WATER MANAGEMENT
EASEMENT

WATERPARK

WAY

NOTE:
LOT 2 TO BE CONVEYED TO THE
ILLINOIS DEPARTMENT OF
TRANSPORTATION BY SEPARATE
DOCUMENT.

LOT 3

SURVEYOR'S CERTIFICATE

O'KEEFE SUBDIVISION
PER REC. DOC. #200800012915

STATE OF ILLINOIS)
)ss
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, _____, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003558, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 46 DEGREES 33 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSENWINKEL STREET (ALSO KNOWN AS WATERPARK WAY); THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.34 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 09 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.12 FEET TO A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.42 FEET, AND A CHORD BEARING OF NORTH 40 DEGREES 15 MINUTES 11 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.58 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 39 SECONDS WEST 324.66 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS WEST 520.00 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 01 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

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 17093C0030G DATED FEBRUARY 4, 2009. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

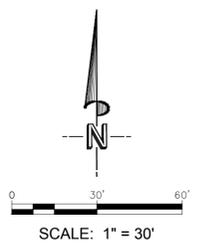
I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF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

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

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. #035-003558
License Expires November 30, 2020



- P.U.E. - PUBLIC UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- - CONCRETE MONUMENT

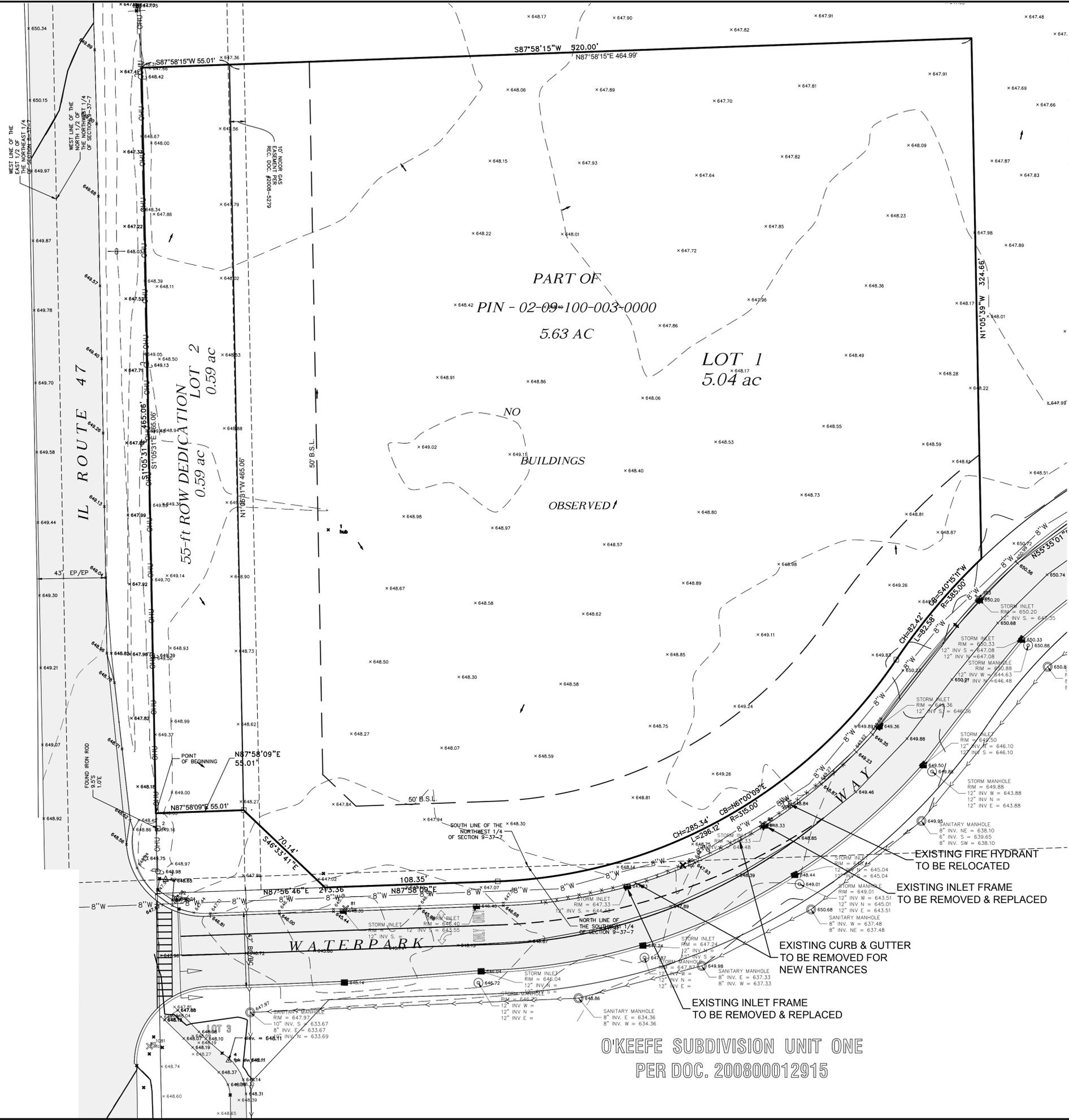
**DRAFT
FOR REVIEW**
REV 8 / 16 / 2019

REVISIONS		
DATE	BY	DESCRIPTION

MGA CIVIL ENGINEERING SURVEYING
M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

DATE PLOTTED: 6/14/2019
JOB NO.: 19-451
DRAWN BY: NIB
CHECKED BY: RFS
FILE:
PG. 1 of 2

X:\Projects\2019\19-451 - NEC Waterpark Way & Rte. 47 Yorkville - Gas N Wash\DWG\Final\Final_Plat.dwg Sheet 1 of 2 (06/14/2019 10:44 AM) mgerich



LEGAL DESCRIPTION

× 647. THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 46 DEGREES 33 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSENWINKEL STREET (ALSO KNOWN AS WATERPARK WAY); THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.34 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 09 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.12 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.42 FEET, AND A CHORD BEARING OF NORTH 40 DEGREES 15 MINUTES 11 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.58 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 39 SECONDS WEST 324.66 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS WEST 520.00 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 01 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

PART OF
PIN - 02-09-100-003-0000
5.63 AC

LOT 1
5.04 ac

LOT 2
0.59 ac

LOT 3
0.59 ac

IL ROUTE 47

NO
BUILDINGS
OBSERVED!

EXISTING FIRE HYDRANT
TO BE RELOCATED

EXISTING INLET FRAME
TO BE REMOVED & REPLACED

EXISTING CURB & GUTTER
TO BE REMOVED FOR
NEW ENTRANCES

EXISTING INLET FRAME
TO BE REMOVED & REPLACED

O'KEEFE SUBDIVISION UNIT ONE
PER DOC. 200800012915

PLAN EDITION	DATE	BY	DESCRIPTION
001	08/14/19	JMP	SUBMIT FOR REVIEW

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25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: JMP
DRAWING: JMP
CHECKED: RSR
APPROVED: BPH

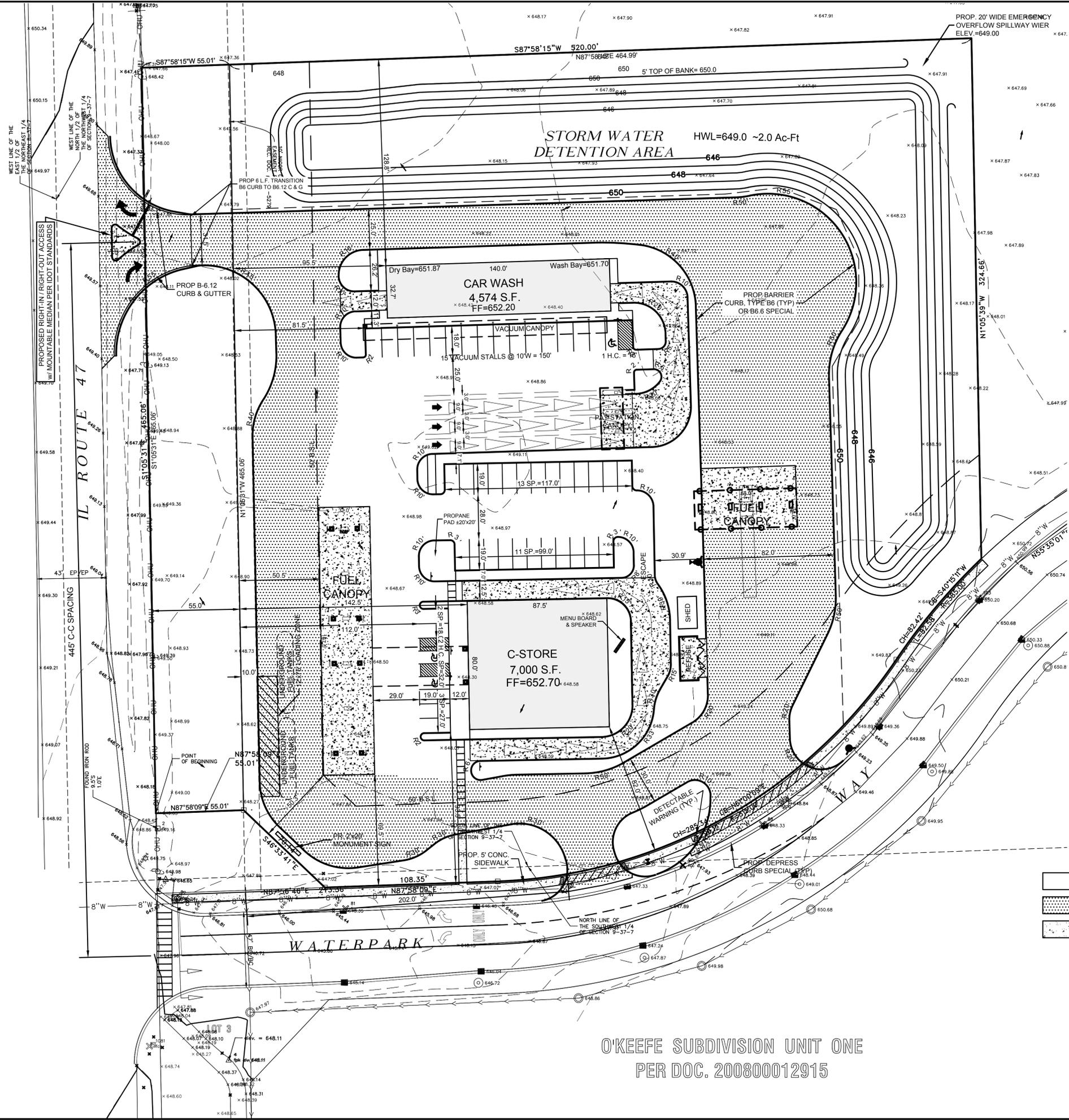
GAS N WASH
UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

SITE IMPROVEMENT PLANS

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NO.
C2 OF C10

JOB NO. 19-451



SITE DATA

Area: 219,693.83 sq.ft. (5.04 ac)
 Current Zoning: B-3
 Building Area: 11,813 sq.ft.
 Building Coverage: 5.4%
 Pavement Area*: 104,505 sq.ft.
 Pavement Coverage*: 47.6%
 Landscaping Area: **TBD sq.ft.±
 Landscaping Coverage: **TBD %±
 Impervious Coverage: 67%

* Fueling Canopies are included in Pavement Area.
 **To be verified with Landscape Architect Plan

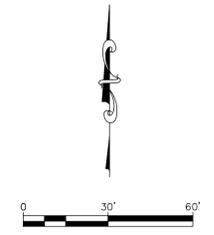
Height of Proposed C-Store: 34'
 Height of Proposed Car Wash: 21'-2"

PARKING DATA

Gas Station & Convenience Store (7,000 sf):
Convenience Store
 Number of Parking Stalls Provided: 31
 Number of Parking Stalls Req'd: 21
 (3 spaces /1,000 s.f)
Drive Thru / Behind Menu Board
 Number of Stacking Stalls Provided: 7
 Number of Stacking Stalls Req'd: 3
Drive Thru / Menu to 1st Window
 Number of Stacking Stalls Provided: 3
 Number of Stacking Stalls Req'd: 3
Automatic Car Wash:
Entrance
 Number of Stacking Stalls Provided: 5
 Number of Stacking Stalls Req'd: 5
 (5 stalls per bay)
Exit
 Number of Stacking Stalls Provided: 2
 Number of Stacking Stalls Req'd: 2
 (2 stalls per bay)
Pay Station
 Number of Stacking Stalls Provided: 15
 Number of Stacking Stalls Req'd: n/a
Vacuum Stalls / Parking
 Number of Parking Stalls Provided: 16
 Number of Parking Stalls Req'd: n/a

LEGEND

- PROP STANDARD DUTY HMA PAVEMENT - SY
- PROP HEAVY DUTY HMA PAVEMENT - SY
- PROP CONCRETE PAVEMENT - SY



O'KEEFE SUBDIVISION UNIT ONE
 PER DOC. 200800012915

PLAN EDITION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
001-1419	JMP	JMP	SUBMIT FOR REVIEW			

CIVIL ENGINEERING SURVEYING

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 P. 815-478-9680 www.mga2.com F. 815-478-9685
 25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

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DRAWING:	JMP
CHECKED:	RSR
APPROVED:	BPH

DESIGN:	JMP
DRAWING:	JMP
CHECKED:	RSR
APPROVED:	BPH

GAS N WASH

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

SITE IMPROVEMENT PLANS

SITE PAVING AND GEOMETRIC PLAN

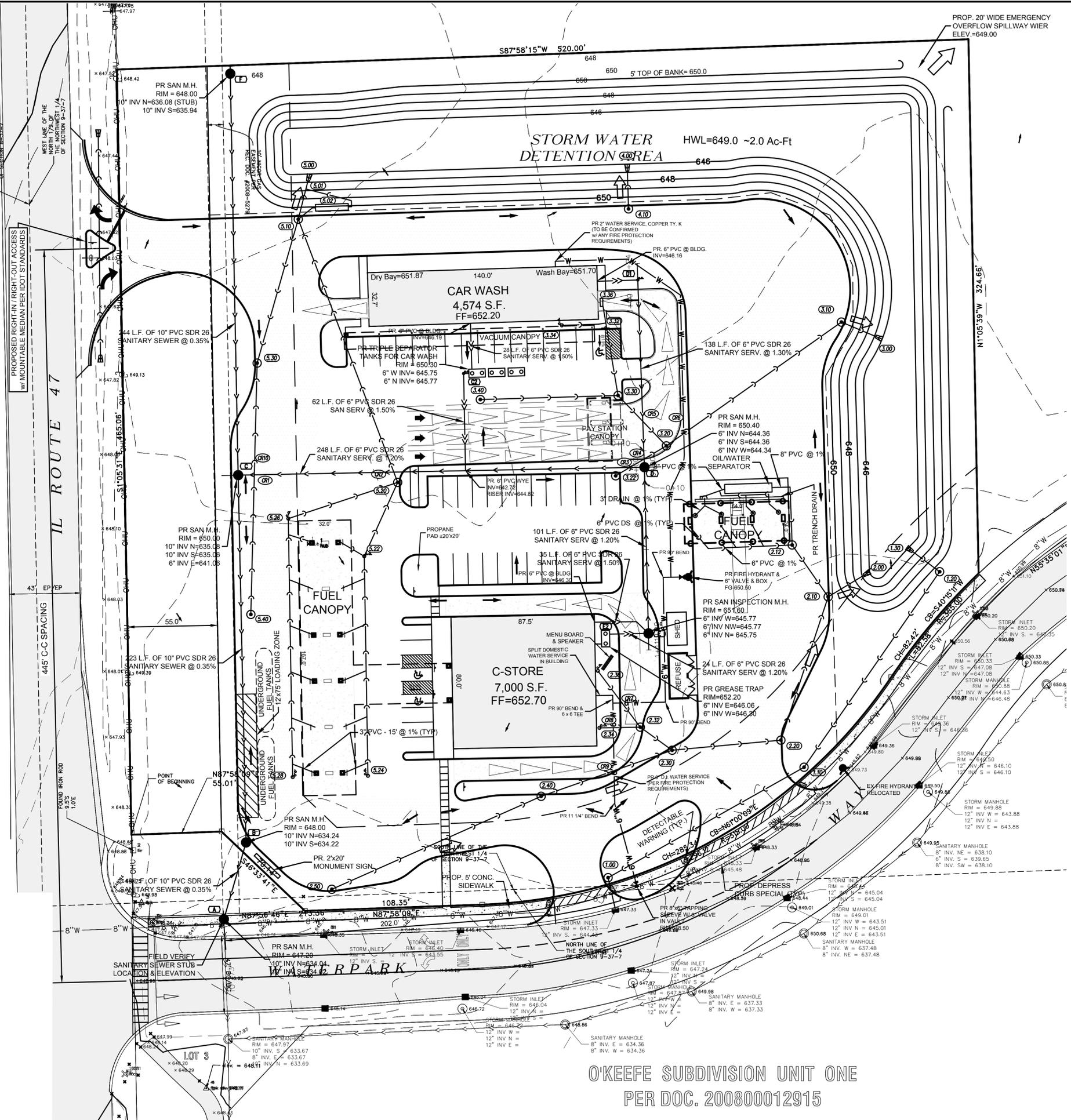
SHEET NO.
C3 OF **C10**

JOB NO. 19-451
 © 2018 M GINGERICH, GEREUX & ASSOCIATES

- 1.00 - EX 19 in. ft. - 12" RCP @ 0.43%
- 1.10 - 1.00 137 in. ft. - 12" RCP @ 0.43%
- 1.20 - 1.10 144 in. ft. - 12" RCP @ 0.43%
- 2.10 - 2.00 29 in. ft. - 18" RCP @ 0.30%
- 2.12 - 2.10 38 in. ft. - 12" RCP @ 0.40%
- 2.20 - 2.10 92 in. ft. - 18" RCP @ 0.25%
- 2.30 - 2.20 67 in. ft. - 18" RCP @ 0.25%
- 2.32 - 2.30 24 in. ft. - 12" RCP @ 0.40%
- 2.34 - 2.32 25 in. ft. - 12" RCP @ 0.40%
- 2.36 - 2.32 43 in. ft. - 12" RCP @ 0.40%
- 2.50 - 2.40 140 in. ft. - 12" RCP @ 0.40%
- 3.10 - 3.00 27 in. ft. - 18" RCP @ 0.30%
- 3.20 - 3.10 130 in. ft. - 18" RCP @ 0.25%
- 3.22 - 3.20 36 in. ft. - 12" RCP @ 0.40%
- 3.30 - 3.20 43 in. ft. - 12" RCP @ 0.50%
- 3.40 - 3.30 84 in. ft. - 12" RCP @ 0.40%
- 3.32 - 3.30 45 in. ft. - 12" RCP @ 0.40%
- 3.34 - 3.32 22 in. ft. - 12" RCP @ 0.40%
- 3.36 - 3.32 11 in. ft. - 12" RCP @ 0.40%
- 4.10 - 4.00 27 in. ft. - 12" PVC @ 0.40%
- 5.10 - 5.00 28 in. ft. - 24" RCP @ 0.25%
- 5.01 - 5.02 34 in. ft. - 10" PVC @ 0.15%
- 5.02 - 5.10 12 in. ft. - 10" PVC @ 0.20%
- 5.30 - 5.10 91 in. ft. - 12" RCP @ 0.40%
- 5.40 - 5.30 153 in. ft. - 12" RCP @ 0.40%
- 5.20 - 5.10 171 in. ft. - 12" RCP @ 0.50%
- 5.26 - 5.20 70 in. ft. - 12" RCP @ 0.40%
- 5.22 - 5.20 49 in. ft. - 12" RCP @ 0.40%
- 5.28 - 5.26 157 in. ft. - 12" RCP @ 0.40%
- 5.24 - 5.22 133 in. ft. - 12" RCP @ 0.40%

Crossing ID	Pipe Size (IN)	Utility Type	Elevation
1	Upper 12	Storm	B/P=646.68
	Lower 6	Sanitary	T/P=641.97
2	Upper 12	Storm	B/P=646.83
	Lower 6	Sanitary	T/P=642.99
3	Upper 12	Storm	B/P=646.40
	Lower 6	Sanitary	T/P=644.72
4	Upper 12	Storm	B/P=646.36
	Lower 6	Sanitary	T/P=644.93
5	Upper 12	Storm	B/P=646.49
	Lower 6	Sanitary	T/P=645.21
6	Upper 18	Storm	B/P=646.20
	Lower 2	Water	T/P=644.45
7	Upper 12	Storm	B/P=645.70
	Lower 6	Water	T/P=643.90
8	Upper 12	Storm	B/P=645.68
	Lower 6	Water	T/P=643.90
9	Upper 12	Storm	B/P=645.65
	Lower 6	Water	T/P=643.90
10	Upper 12	Storm	B/P=646.62
	Lower 6	Sanitary	T/P=641.81

- 1 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=648.50 12" INV S = 644.62 12" INV NE = 644.64
- 1.10 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=650.00 12" INV SW = 644.23 12" INV NE = 644.25
- 1.20 Catch Basin Type A, 6' Dia w/ EJIW 120 Fr & M1 Gr Outlet Control Structure (see detail) Rim=651.00 12" INV SW = 645.88 12" INV NW = 645.90
- 1.30 PRC Flared End Section 12" INV SE = 646.00
- 2.00 PRC Flared End Section 18" INV SW = 646.00
- 2.10 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=649.20 18" INV E = 646.09 12" INV W = 646.11 18" INV S = 646.11
- 2.12 Inlet Type B w/ EJIW 1050 Fr & M1 Gr Rim=650.20 12" INV SE = 646.27 8" INV N = 646.40 6" INV W = 646.50
- 2.20 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=649.30 18" INV N = 646.34 18" INV W = 646.36
- 2.30 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=649.35 18" INV E = 646.53 12" INV NW = 646.55 12" INV W = 646.55
- 2.32 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=650.80 12" INV SE = 646.65 12" INV W = 646.67 12" INV NW = 646.67
- 2.34 Clean-Out FG-652.50 12" INV E = 646.77
- 2.36 Clean-Out FG-652.50 12" INV SE = 646.85
- 2.40 Inlet Type B w/ EJIW 1050 Fr & M1 Gr Rim=649.50 12" INV S = 646.00
- 2.50 Inlet Type A w/ EJIW 1050 Fr & M1 Gr Rim=649.70 18" INV E = 646.09 18" INV SW = 646.11 18" INV NW = 646.11
- 3.00 PRC Flared End Section 18" INV NW = 646.00
- 3.10 Inlet Type B w/ EJIW 1050 Fr & M1 Gr Rim=649.20 18" INV E = 646.09 18" INV SW = 646.11 18" INV NW = 646.11
- 3.20 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=649.50 18" INV NE = 646.44 12" INV SW = 646.46 12" INV NW = 646.46
- 3.22 Inlet Type A w/ EJIW 1050 Fr & M1 Gr Rim=649.70 18" INV E = 646.61 12" INV NW = 646.95 12" INV W = 646.97 12" INV SW = 646.97
- 3.30 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=649.70 18" INV E = 646.68 12" INV W = 646.70 12" INV S = 646.70
- 3.40 Inlet Type A w/ EJIW 1050 Fr & M1 Gr Rim=649.30 12" INV S = 647.04
- 3.32 Manhole Type A, 4' Dia w/ EJIW 1050 Fr & M1 Gr Rim=652.20 12" INV NE = 646.88 12" INV W = 646.90 12" INV N = 646.90
- 3.34 Inlet Type A w/ EJIW 1050 Fr & M1 Gr Rim=652.20 12" INV E = 646.99
- 3.36 Trench Drain Rim=652.20 12" INV S = 646.95
- 4.00 PRC Flared End Section 12" INV S = 646.00
- 4.10 Inlet Type A w/ EJIW 1050 Fr & M1 Gr Rim=649.20 12" INV N = 646.11
- 5.0 PRC Flared End Section 18" INV S = 646.00
- 5.02 OIL/WATER Separator ADS 36" x 20' Rim=649.70 10" INV W = 646.05 10" INV E = 646.05
- 5.10 Manhole Type A, 5' Dia w/ EJIW 1050 Fr & M1 Gr Rim=649.20 18" INV N = 646.74 10" INV NE = 646.07 12" INV S = 646.09 12" INV SE = 646.09
- 5.30 Inlet Type B w/ EJIW 1050 Fr & M1 Gr Rim=649.30 12" INV N = 646.46 12" INV W = 646.48 12" INV S = 646.48
- 5.40 Inlet Type A w/ EJIW 1050 Fr & M1 Gr Rim=649.50 12" INV N = 647.10
- 5.20 Inlet Type B w/ EJIW 1050 Fr & M1 Gr Rim=650.40 12" INV NW = 646.95 12" INV W = 646.97 12" INV SW = 646.97
- 5.26 Clean-Out FG-650.90 12" INV S = 647.27
- 5.22 Clean-Out FG-651.20 12" INV NE = 647.17 12" INV S = 647.19
- 5.28 Clean-Out FG-650.90 12" INV N = 647.90
- 5.24 Clean-Out FG-650.90 12" INV N = 647.73



O'KEEFE SUBDIVISION UNIT ONE
PER DOC. 200800012915

PLAN EDITION	DATE	BY	DESCRIPTION
01	08-14-19	JMP	SUBMIT FOR REVIEW

MGA CIVIL ENGINEERING SURVEYING

M GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184-005003
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UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

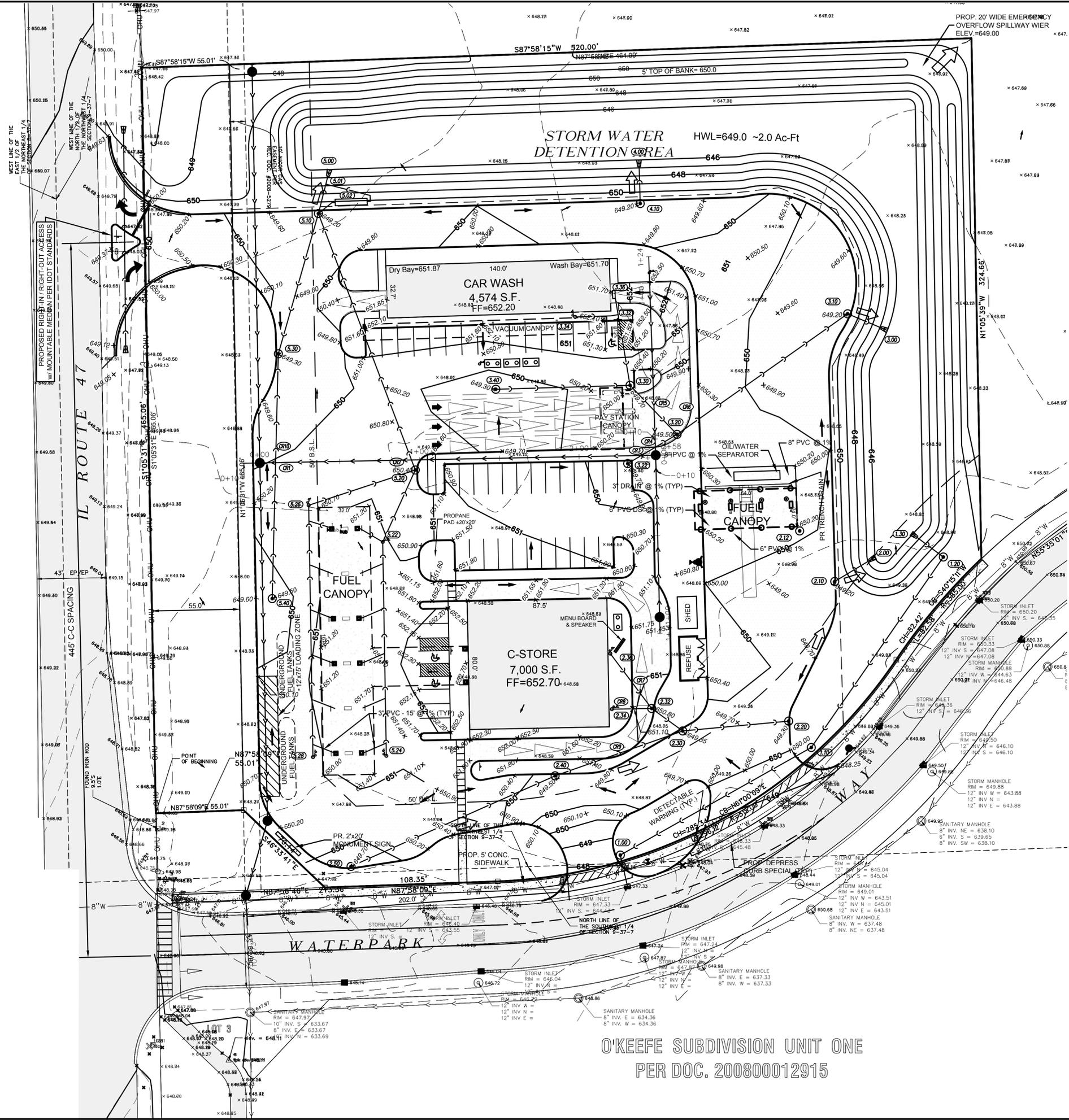
GAS N WASH

SITE IMPROVEMENT PLANS

SITE UTILITY PLAN

SHEET NO.	C5 OF C10
JOB NO.	19-451

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PLAN EDITION	DATE	BY	DESCRIPTION
01	10/19	JMP	SUBMIT FOR REVIEW

MGA CIVIL ENGINEERING SURVEYING

M GINGERICH GEREUX & ASSOCIATES
 Professional Design Firm License # 184-005003
 P. 815-478-9660 www.mga.com F. 815-478-9685
 25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: JMP
 DRAWING: JMP
 CHECKED: RSR
 APPROVED: BPH

GAS N WASH
 UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

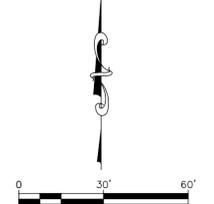
SITE IMPROVEMENT PLANS

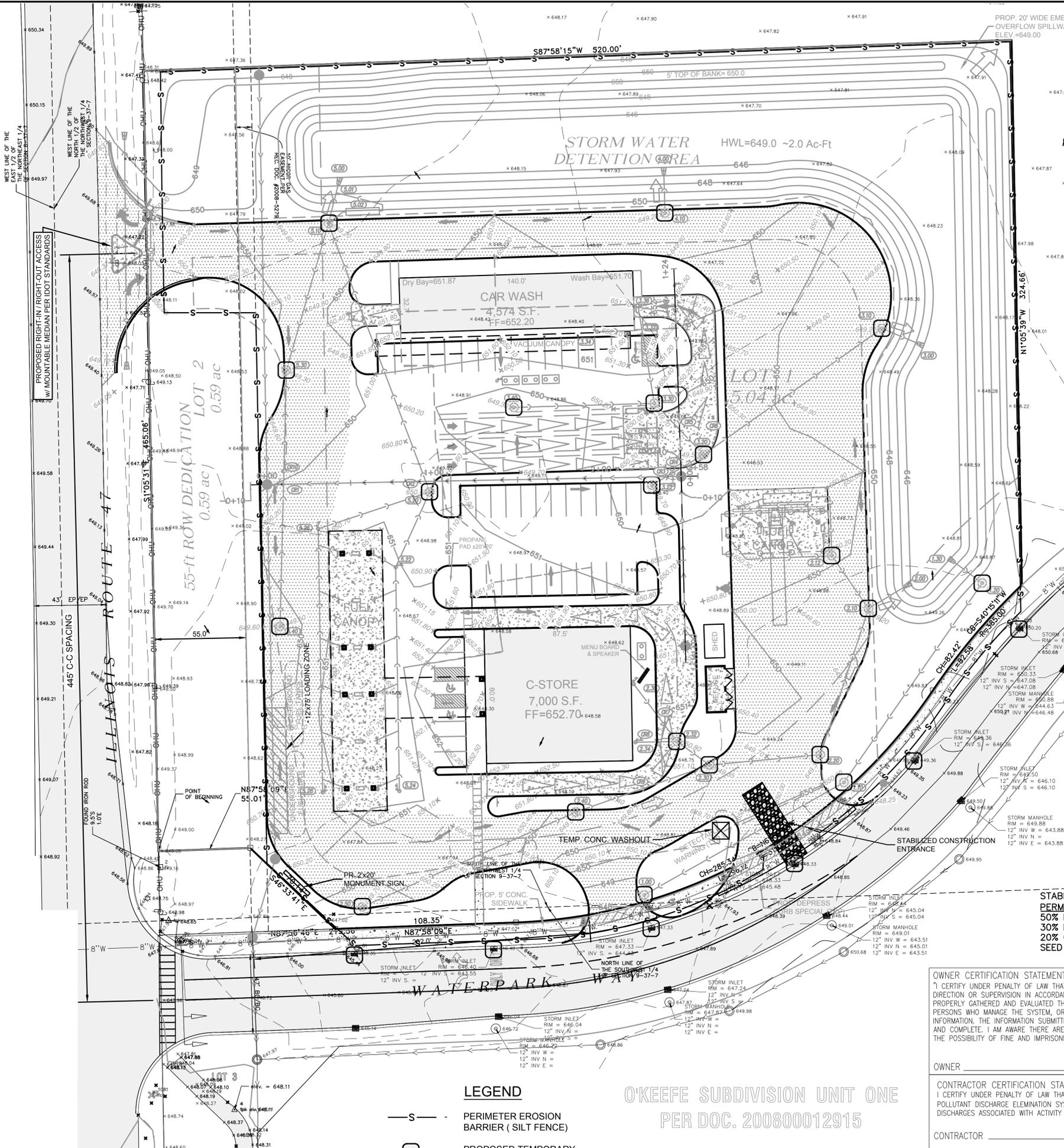
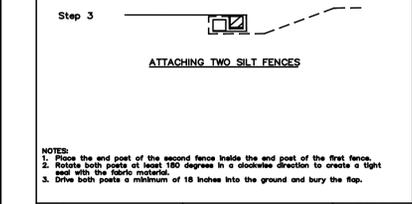
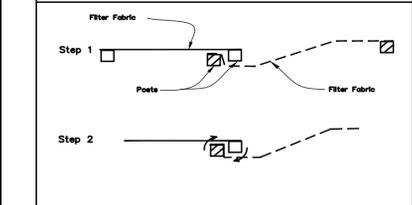
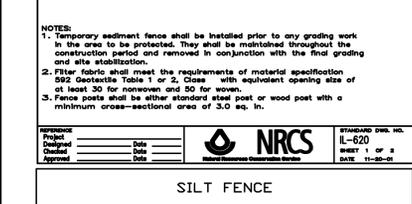
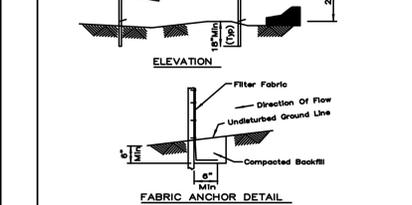
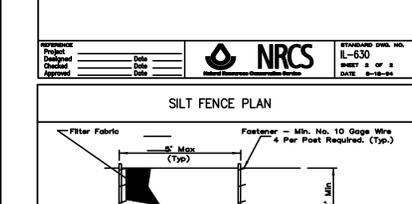
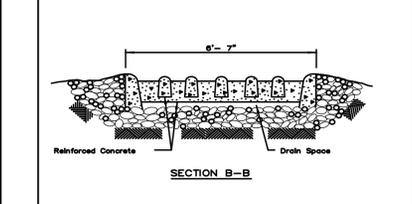
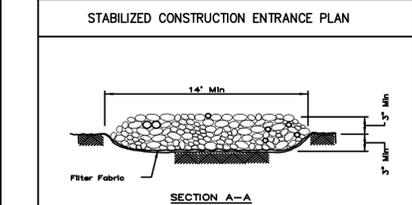
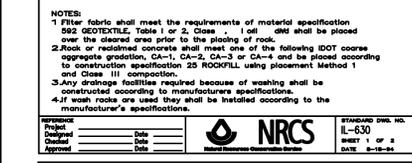
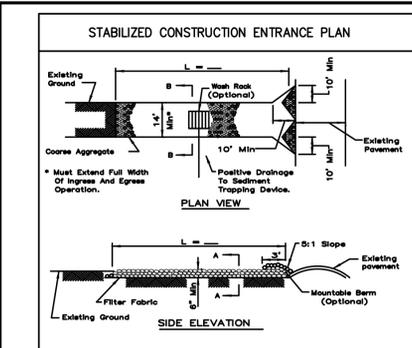
SITE GRADING PLAN

SHEET NO.
C6 OF **C10**

JOB NO. 19-451

O'KEEFE SUBDIVISION UNIT ONE
 PER DOC. 200800012915





STORM WATER CONSTRUCTION SEQUENCE IMPLEMENTATION SCHEDULE

1.	INSTALL SILT FENCE
2.	DEMOLITION AND CLEARING
3.	STRIP TOPSOIL
4.	MASS GRADE SITE
5.	INSTALL STORM SEWER
6.	INSTALL TEMP. INLET PROTECTION
7.	FINISH GRADING SITE
8.	INSTALL PERMANENT SEEDING
9.	REMOVE TEMP. EROSION CONTROL MEASURES

Temporary Erosion Control Notes:

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND CITY OF YORKVILLE SEDIMENT & EROSION CONTROL REQUIREMENTS.
- INLET AND PIPE PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER STORM SEWER CONSTRUCTION. CONTRACTOR SHALL PLACE FILTER FABRIC UNDER LIDS OF ALL PROPOSED DRAINAGE STRUCTURES.
- RUNOFF FROM EXCAVATED AREAS SHALL LEAVE THE SITE THROUGH SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL ADJUST HIS OPERATION AND IMPLEMENT EROSION CONTROL MEASURES ACCORDINGLY.
- THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE BEEN CONCLUDED.

Storm Water Pollution Prevention Notes:

- THE OWNER, ENGINEER, AND CONTRACTOR SHALL BE FAMILIAR WITH NPDES GENERAL PERMIT ILR-10 AND THE REQUIRED DOCUMENTS ASSOCIATED WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- THE OWNER IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (NOI) TO THE EPA AFTER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE NOI IS POSTMARKED AT LEAST 30 DAYS BEFORE COMMENCEMENT OF ANY WORK ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE SWPPP ON SITE AT ALL TIMES.
- INSPECTION OF CONTROLS WILL BE COMPLETED BY THE OWNER'S REPRESENTATIVE AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM 0.5" OR GREATER.
- AN INCIDENT OR NON-COMPLIANCE (INO) MUST BE COMPLETED AND SUBMITTED BY THE OWNER TO THE EPA IF, AT ANY TIME, AN EROSION OR SEDIMENT CONTROL DEVICE FAILS.
- A NOTICE OF TERMINATION (NOT) SHALL BE COMPLETED BY THE OWNER IN COMPLIANCE WITH NPDES PHASE II REQUIREMENTS WHEN ALL PERMANENT EROSION CONTROL MEASURES ARE IN PLACE WITH A 70% ESTABLISHMENT RATE OF VEGETATION. THE NOT SHALL BE SENT TO THE EPA.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS AND LITER IN PROPER DUMPSTERS. CONCRETE TRUCK WASHOUT IN WASHOUT FACILITY. OILS/GRADES SHALL BE STORED AND DISPOSED OF FOR MANUFACTURER, AND SANITARY WASTE IN PORTABLE TOILET FACILITY. THE CONSTRUCTION SITE SHALL NOT CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE CONTRACTOR SHALL HAVE THE LOCATIONS OF THE TEMPORARY FACILITIES APPROVED BY THE OWNER.

AREA OF DISTURBANCE = 5 ACRES

STABILIZE TURF AREAS OF SITE WITH PERMANENT SEED MIX (UNLESS OTHERWISE NOTED):

- 50% KY BLUEGRASS
- 30% PERENNIAL RYEGRASS
- 20% CREEPING RED FESCUE
- SEED RATE: 400 LB PER ACRE

OWNER CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER _____

CONTRACTOR CERTIFICATION STATEMENT:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR-10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR _____

PLAN EDITION MILESTONES

DATE	DESCRIPTION	SUBMIT FOR REVIEW
08-14-19	JMP	

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 25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

DESIGN:	JMP
DRAWING:	JMP
CHECKED:	RSR
APPROVED:	BPH

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GAS N WASH

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

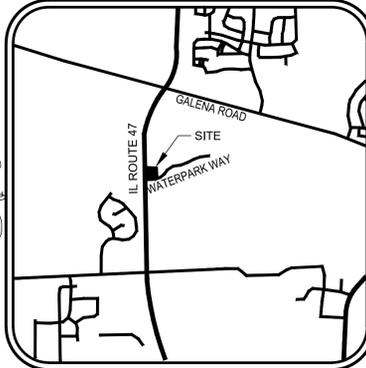
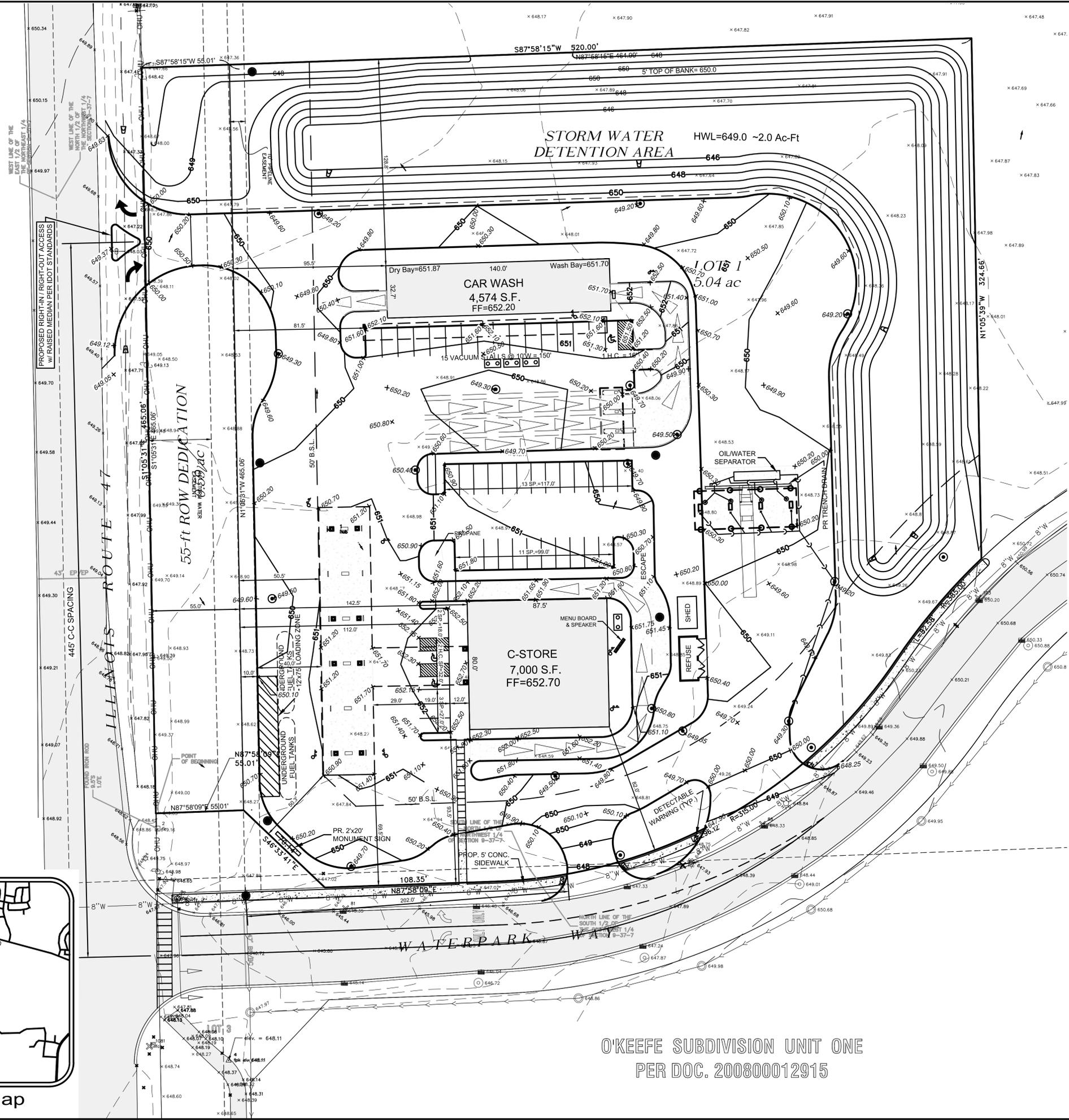
SITE IMPROVEMENT PLANS

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO. **C7** OF **C10**

JOB NO. 19-451

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SITE DATA

Area: 219,693.83 sq.ft. (5.04 ac)
 Current Zoning: B-3
 Building Area: 11,813 sq.ft.
 Building Coverage: 5.4%
 Pavement Area*: 104,505 sq.ft.
 Pavement Coverage*: 47.6%
 Landscaping Area: **TBD sq.ft.±
 Landscaping Coverage: **TBD %±
 Impervious Coverage: 67%

* Fueling Canopies are included in Pavement Area.
 **To be verified with Landscape Architect Plan

Height of Proposed C-Store: 34'
 Height of Proposed Car Wash: 21'-2"

PARKING DATA

Gas Station & Convenience Store (7,000 sf):

Convenience Store

Number of Parking Stalls Provided:	31
Number of Parking Stalls Req'd:	21
(3 spaces /1,000 s.f)	

Drive Thru / Behind Menu Board

Number of Stacking Stalls Provided:	7
Number of Stacking Stalls Req'd:	3

Drive Thru / Menu to 1st Window

Number of Stacking Stalls Provided:	3
Number of Stacking Stalls Req'd:	3

Automatic Car Wash:

Entrance

Number of Stacking Stalls Provided:	5
Number of Stacking Stalls Req'd:	5
(5 stalls per bay)	

Exit

Number of Stacking Stalls Provided:	2
Number of Stacking Stalls Req'd:	2
(2 stalls per bay)	

Pay Station

Number of Stacking Stalls Provided:	15
Number of Stacking Stalls Req'd:	n/a

Vacuum Stalls / Parking

Number of Parking Stalls Provided:	16
Number of Parking Stalls Req'd:	n/a

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 46 DEGREES 33 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 58 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.34 FEET AND A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 09 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.12 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.42 FEET, AND A CHORD BEARING OF NORTH 40 DEGREES 15 MINUTES 11 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 80.55 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 25 SECONDS WEST 324.66 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 15 SECONDS WEST 520.00 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 01 DEGREES 05 MINUTES 31 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

O'KEEFE SUBDIVISION UNIT ONE
 PER DOC. 200800012915

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
6/20/19	BPH	ISSUE FOR REVIEW
7/18/19	RFV	CITY COMMENTS
7/30/19	RFV	GRADING
8/12/19	BPH	PER EDC REVIEW

CIVIL ENGINEERING SURVEYING

MGA

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 Professional Design Firm License # 184.005003
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 25620 S. GOUGAR RD. | MANHATTAN, IL 60442

OWNER DATA

Gas N Wash - Yorkville LLC
 8200 185th Street, Unit K
 Tinley Park, IL 60487

DESIGN:	BPH
DRAWING:	NB
CHECKED:	BPH/RFV
APPROVED:	BPH

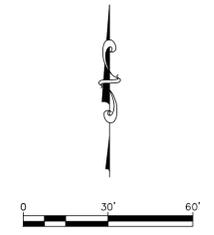
GAS n WASH
 NE CORNER IL RTE 47 & WATERPARK WAY
 YORKVILLE, ILLINOIS

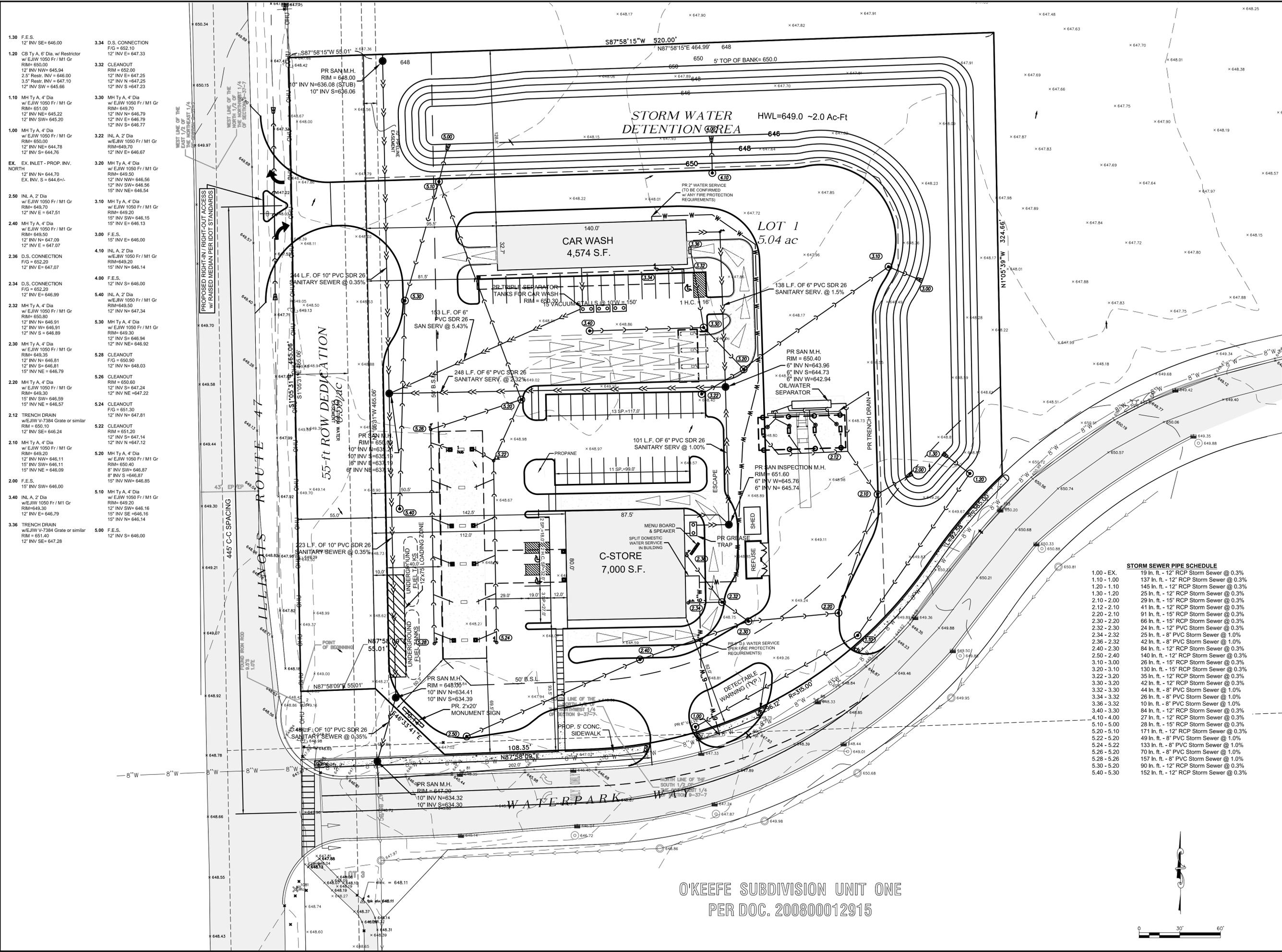
PRELIMINARY SITE PLAN (GEOMETRIC & GRADING)

SHEET NO.

1	OF	4
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JOB NO. 19-451
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- 1.30 F.E.S.
12" INV SE= 646.00
- 1.20 CB Ty A, 6" Dia. w/ Restrictor
w/ EJIW 1050 Fr / M1 Gr
RIM= 650.00
12" INV NW= 645.94
2.5' Rest. INV = 646.00
3.5' Rest. INV = 647.10
12" INV SW = 645.86
- 1.10 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 651.00
12" INV NE= 645.22
12" INV SW= 645.20
- 1.00 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 650.00
12" INV NE= 644.78
12" INV SW= 644.76
- EX. EX. INLET - PROP. INV.
NORTH
12" INV N= 644.70
EX. INV. S = 644.6+
- 2.50 INL A, 2" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.70
12" INV E = 647.51
- 2.40 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.50
12" INV N= 647.09
12" INV S = 647.07
- 2.36 D.S. CONNECTION
FIG = 652.20
12" INV E = 647.07
- 2.34 D.S. CONNECTION
FIG = 652.20
12" INV E = 646.99
- 2.32 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.70
12" INV N= 646.91
12" INV W= 646.91
12" INV S = 646.89
- 2.30 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.35
12" INV N= 646.81
12" INV S = 646.81
15" INV NE = 646.79
- 2.20 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.30
15" INV SW= 646.59
15" INV NE = 646.57
- 2.12 TRENCH DRAIN
w/ EJIW V-7384 Grate or similar
RIM = 650.10
12" INV SE = 646.24
- 2.10 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.20
12" INV NW= 646.11
15" INV SW= 646.11
15" INV NE = 646.09
- 2.00 F.E.S.
15" INV SW= 646.00
- 3.40 INL A, 2" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.30
12" INV SE = 646.79
12" INV E = 646.14
- 3.36 TRENCH DRAIN
w/ EJIW V-7384 Grate or similar
RIM = 651.40
12" INV SE = 647.28
- 3.34 D.S. CONNECTION
FIG = 652.10
12" INV E = 647.33
- 3.32 CLEANOUT
RIM = 652.00
2.5' Rest. INV = 647.25
3.5' Rest. INV = 647.25
12" INV SW = 647.23
- 3.30 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.70
12" INV N= 646.79
12" INV E= 646.79
12" INV S= 646.77
- 3.22 INL A, 2" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.70
12" INV N= 646.56
12" INV SW= 646.56
15" INV NE = 646.54
- 3.20 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.50
12" INV NW= 646.56
12" INV SW= 646.56
15" INV NE = 646.54
- 3.10 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.20
15" INV SW= 646.15
15" INV E = 646.13
- 3.00 F.E.S.
15" INV E = 646.00
- 4.10 INL A, 2" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.20
12" INV N= 646.14
- 4.00 F.E.S.
12" INV S= 646.00
- 5.40 INL A, 2" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.50
12" INV N= 647.34
- 5.30 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.30
12" INV S = 646.94
12" INV NE = 646.92
- 5.28 CLEANOUT
FIG = 650.90
12" INV N= 648.03
- 5.26 CLEANOUT
RIM = 650.60
12" INV S = 647.24
15" INV SW= 646.59
15" INV NE = 646.57
- 5.24 CLEANOUT
FIG = 651.30
12" INV N= 647.81
- 5.22 CLEANOUT
RIM = 651.20
12" INV S = 647.14
12" INV N = 647.12
- 5.20 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 650.40
8" INV SW= 646.87
8" INV S = 646.87
15" INV NW= 646.85
- 5.10 MH Ty A, 4" Dia
w/ EJIW 1050 Fr / M1 Gr
RIM= 649.20
12" INV SW = 646.16
15" INV NE = 646.14
- 5.00 F.E.S.
12" INV S = 646.00

PLAN EDITION MILESTONES	
DATE	DESCRIPTION
6/20/19	ISSUE FOR REVIEW
7/18/19	CITY COMMENTS
7/30/19	REV
8/12/19	REV
	PER EDC REVIEW

CIVIL ENGINEERING SURVEYING

MGA

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Professional Design Firm License # 184.005003
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25620 S. GOUGAR RD. | MANHATTAN, IL 60442

OWNER DATA
Gas n Wash - Yorkville LLC
8200 185th Street, Unit K
Tinley Park, IL 60487

DESIGN:	BPH
DRAWING:	NIB
CHECKED:	BPH/RVY
APPROVED:	BPH

GAS n WASH
NE CORNER IL RTE 47 & WATERPARK WAY
YORKVILLE, ILLINOIS

PRELIMINARY SITE PLAN (UTILITY & STORMWATER)

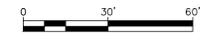
SHEET NO.	2	OF	4
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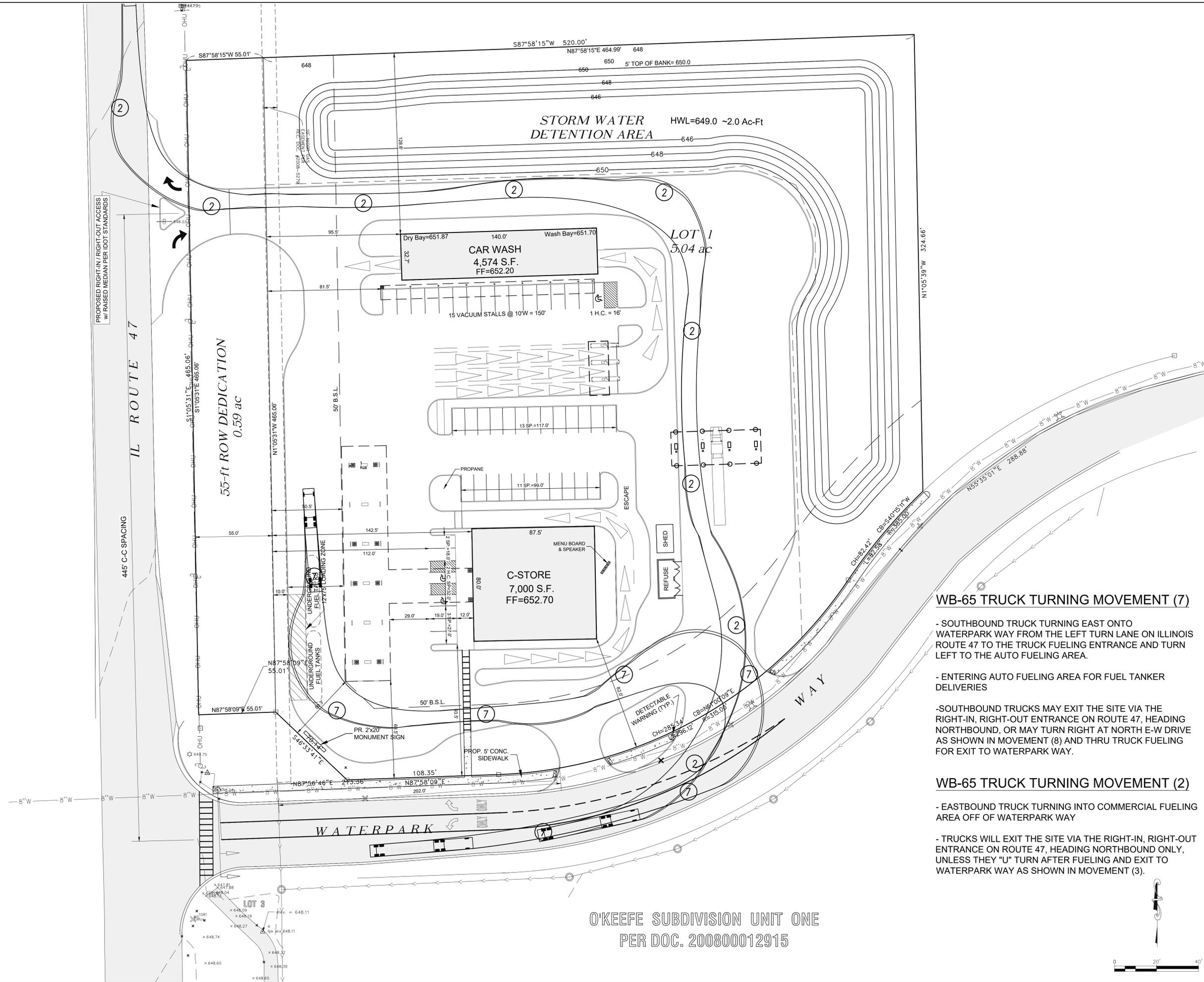
JOB NO. 19-451
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STORM SEWER PIPE SCHEDULE

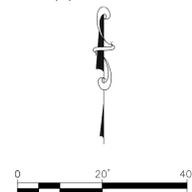
1.00 - EX.	19 In. ft. - 12" RCP Storm Sewer @ 0.3%
1.10 - 1.00	137 In. ft. - 12" RCP Storm Sewer @ 0.3%
1.20 - 1.10	145 In. ft. - 12" RCP Storm Sewer @ 0.3%
1.30 - 1.20	25 In. ft. - 12" RCP Storm Sewer @ 0.3%
2.10 - 2.00	29 In. ft. - 15" RCP Storm Sewer @ 0.3%
2.12 - 2.10	41 In. ft. - 12" RCP Storm Sewer @ 0.3%
2.20 - 2.10	91 In. ft. - 15" RCP Storm Sewer @ 0.3%
2.30 - 2.20	66 In. ft. - 15" RCP Storm Sewer @ 0.3%
2.32 - 2.30	24 In. ft. - 12" PVC Storm Sewer @ 0.3%
2.34 - 2.32	25 In. ft. - 8" PVC Storm Sewer @ 1.0%
2.36 - 2.32	42 In. ft. - 8" PVC Storm Sewer @ 1.0%
2.40 - 2.30	84 In. ft. - 12" RCP Storm Sewer @ 0.3%
2.50 - 2.40	140 In. ft. - 12" RCP Storm Sewer @ 0.3%
3.10 - 3.00	26 In. ft. - 15" RCP Storm Sewer @ 0.3%
3.20 - 3.10	130 In. ft. - 15" RCP Storm Sewer @ 0.3%
3.22 - 3.20	35 In. ft. - 12" RCP Storm Sewer @ 0.3%
3.30 - 3.20	42 In. ft. - 12" RCP Storm Sewer @ 0.3%
3.32 - 3.30	44 In. ft. - 8" PVC Storm Sewer @ 1.0%
3.34 - 3.32	26 In. ft. - 8" PVC Storm Sewer @ 1.0%
3.36 - 3.32	10 In. ft. - 8" PVC Storm Sewer @ 1.0%
3.40 - 3.30	84 In. ft. - 12" RCP Storm Sewer @ 0.3%
4.10 - 4.00	27 In. ft. - 12" RCP Storm Sewer @ 0.3%
5.10 - 5.00	28 In. ft. - 15" RCP Storm Sewer @ 0.3%
5.20 - 5.10	171 In. ft. - 12" RCP Storm Sewer @ 0.3%
5.22 - 5.20	49 In. ft. - 8" PVC Storm Sewer @ 1.0%
5.24 - 5.22	133 In. ft. - 8" PVC Storm Sewer @ 1.0%
5.26 - 5.20	70 In. ft. - 8" PVC Storm Sewer @ 1.0%
5.28 - 5.26	157 In. ft. - 8" PVC Storm Sewer @ 1.0%
5.30 - 5.20	90 In. ft. - 12" RCP Storm Sewer @ 0.3%
5.40 - 5.30	152 In. ft. - 12" RCP Storm Sewer @ 0.3%

O'KEEFE SUBDIVISION UNIT ONE
PER DOC. 200800012915





O'KEEFE SUBDIVISION UNIT ONE
PER DOC. 200800012915



WB-65 TRUCK TURNING MOVEMENT (7)

- SOUTHBOUND TRUCK TURNING EAST ONTO WATERPARK WAY FROM THE LEFT TURN LANE ON ILLINOIS ROUTE 47 TO THE TRUCK FUELING ENTRANCE AND TURN LEFT TO THE AUTO FUELING AREA.
- ENTERING AUTO FUELING AREA FOR FUEL TANKER DELIVERIES
- SOUTHBOUND TRUCKS MAY EXIT THE SITE VIA THE RIGHT-IN, RIGHT-OUT ENTRANCE ON ROUTE 47, HEADING NORTHBOUND, OR MAY TURN RIGHT AT NORTH E-W DRIVE AS SHOWN IN MOVEMENT (8) AND THRU TRUCK FUELING FOR EXIT TO WATERPARK WAY.

WB-65 TRUCK TURNING MOVEMENT (2)

- EASTBOUND TRUCK TURNING INTO COMMERCIAL FUELING AREA OFF OF WATERPARK WAY
- TRUCKS WILL EXIT THE SITE VIA THE RIGHT-IN, RIGHT-OUT ENTRANCE ON ROUTE 47, HEADING NORTHBOUND ONLY, UNLESS THEY "U" TURN AFTER FUELING AND EXIT TO WATERPARK WAY AS SHOWN IN MOVEMENT (3).

PLAN EDITION MILESTONES	
DATE	DESCRIPTION
6/20/19	ISSUE FOR REVIEW
7/18/19	REV
8/12/19	REV
	CITY COMMENTS
	CITY COMMENTS

MGA CIVIL ENGINEERING SURVEYING

M GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184.005003
P: 815-478-9680 www.mga2a.com F: 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

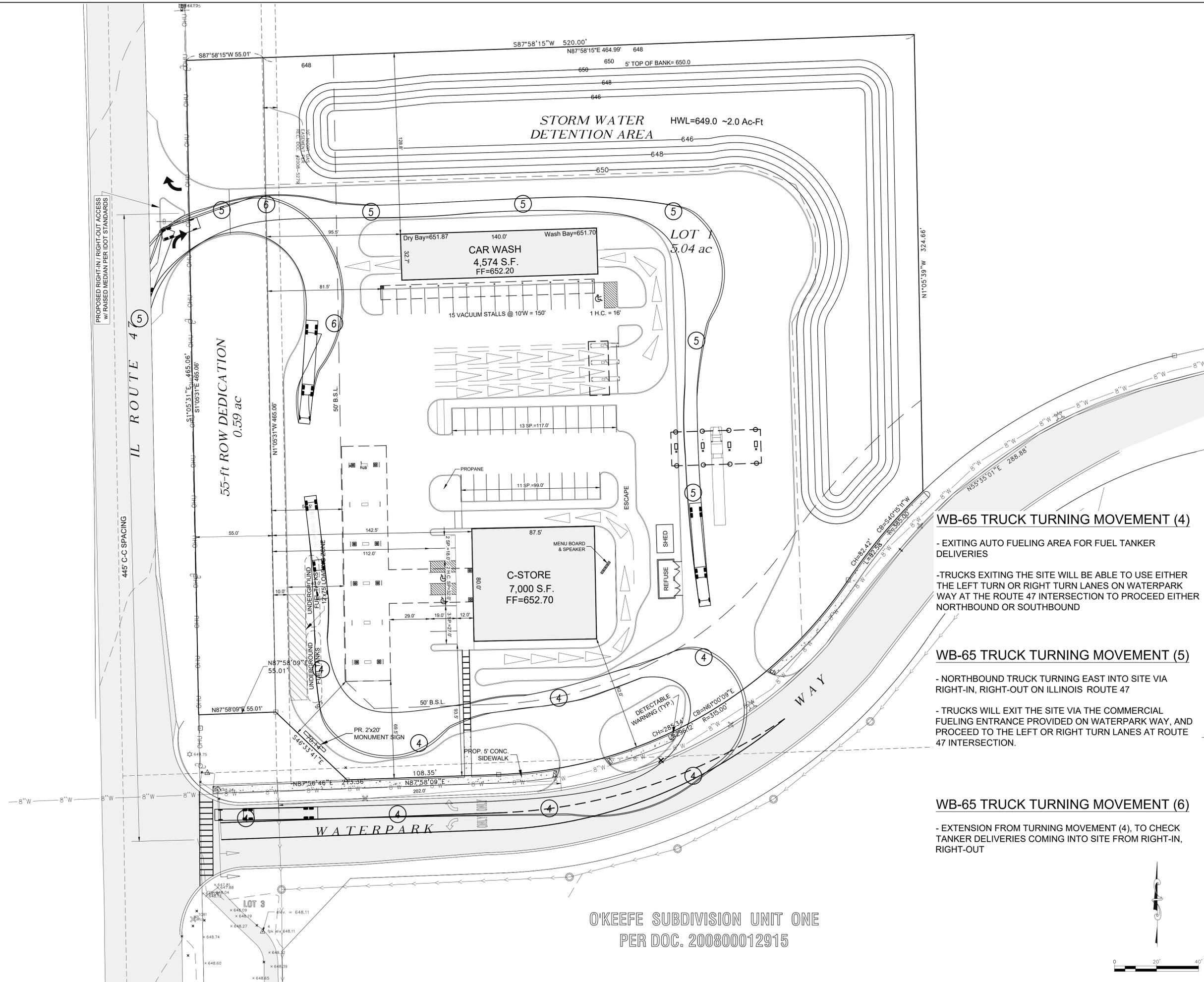
OWNER DATA
Gas N Wash - Yorkville LLC
8200 185th Street, Unit K
Tinley Park, IL 60487

DESIGN:	BPH
DRAWING:	NIB
CHECKED:	BPH
APPROVED:	BPH

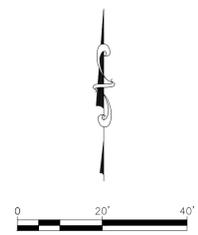
GAS N WASH
YORKVILLE, ILLINOIS

TRUCK TURNING PLAN

SHEET NO.
3 OF **4**



O'KEEFE SUBDIVISION UNIT ONE
PER DOC. 200800012915



PLAN EDITION MILESTONES	
DATE	DESCRIPTION
6/20/19	ISSUE FOR REVIEW
7/18/19	REV
8/12/19	REV

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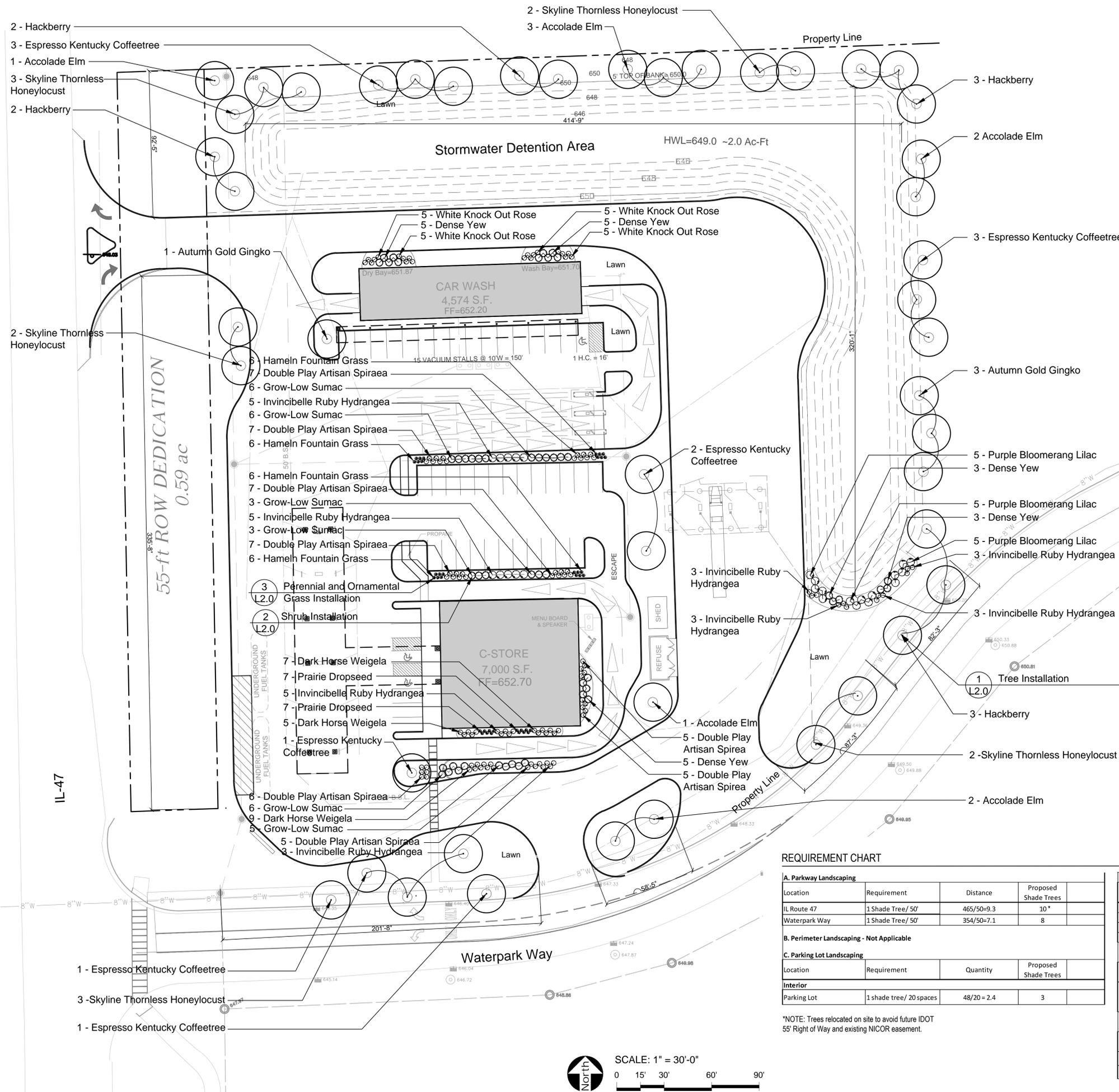
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DRAWING:	NIB
CHECKED:	BPH
APPROVED:	BPH

GAS N WASH
YORKVILLE, ILLINOIS

TRUCK TURNING PLAN

SHEET NO.
4 OF **4**

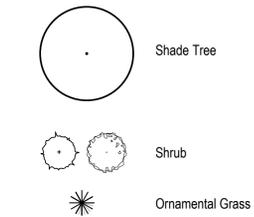
JOB NO. 19-451
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GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds and paving.
- Contractor shall restore all areas disturbed as a result of construction.

LEGEND



PLANT LIST

Shade Trees - Balled and Burlap			
10	2.5' cal	<i>Celtis occidentalis</i>	Hackberry
4	2.5' cal	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo
12	2.5' cal	<i>Gleditsia triacanthos var. 'inermis' 'Skycole'</i>	Skyline Honeylocust
11	2.5' cal	<i>Gymnocladus dioica 'Espresso'</i>	Espresso Kentucky Coffeetree
9	2.5' cal	<i>Ulmus 'Morton'</i>	Accolade Elm
46	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
21	24" Ht. x 24" Spr.	<i>Taxus x media 'Densiformis'</i>	Dense Yew
21	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
30	24" Ht. x 24" Spr.	<i>Hydrangea arborescens 'NCHA3'</i>	Invincibelle Ruby Hydrangea
29	24" Ht. x 36" Spr.	<i>Rhus aromatica 'Grow-Low'</i>	Grow-Low Sumac
20	24" Ht. x 24" Spr.	<i>Rosa 'Rachitile'</i>	White Knock Out Rose
49	24" Ht. x 24" Spr.	<i>Soraea japonica 'Galen'</i>	Spiraea Double Play Artisan
15	36" Ht. x 24" Spr.	<i>Syringa x 'Penda'</i>	Purple Bloomerang Lilac
21	18" Ht. x 24" Spr.	<i>Weigela x 'Dark Horse'</i>	Dark Horse Weigela
164	Total		

Perennials, Ornamental Grasses, and Groundcovers			
24	#1cont.	<i>Pennisetum alperucoides 'Hameln'</i>	Hameln Fountain Grass
14	#1cont.	<i>Sporobolus heterolepis</i>	Prairie Dropseed
38	Total		

REQUIREMENT CHART

A. Parkway Landscaping				
Location	Requirement	Distance	Proposed Shade Trees	
IL Route 47	1 Shade Tree / 50'	465/50=9.3	10 *	
Waterpark Way	1 Shade Tree / 50'	354/50=7.1	8	

B. Perimeter Landscaping - Not Applicable				

C. Parking Lot Landscaping				
Location	Requirement	Quantity	Proposed Shade Trees	
Interior				
Parking Lot	1 shade tree / 20 spaces	48/20 = 2.4	3	

*NOTE: Trees relocated on site to avoid future IDOT 55' Right of Way and existing NICOR easement.

Perimeter Parking Lot Landscape				
Location	Requirement	Quantity	Proposed Shade Trees	Proposed Shrubs
North	N/A	N/A	N/A	N/A
South - Waterpark Way	N/A	N/A	N/A	N/A
East - Adjacent Property	N/A	N/A	N/A	N/A
West - IL Route 47	N/A	N/A	N/A	N/A

Lot Landscaping				
Location	Requirement	Distance	Proposed Shade Trees	Proposed Shrubs
Entire Lot	2 trees & 15 shrubs / 20,000 sf of lot	219,542/20000=10.9 10.9*2=21.8 10.9*15=163.5	46	164

Stormwater Detention Landscaping				
Location	Requirement	Distance	Proposed Shade Trees	
North Property Edge	1 tree / 30 LF	414.75/30=13.83	14	
East Property Edge	1 tree / 30 LF	320.08/30 = 10.67	11	

PROJECT
Gas N Wash
Yorkville, Illinois



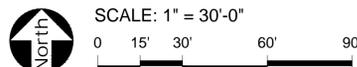
SHEET TITLE

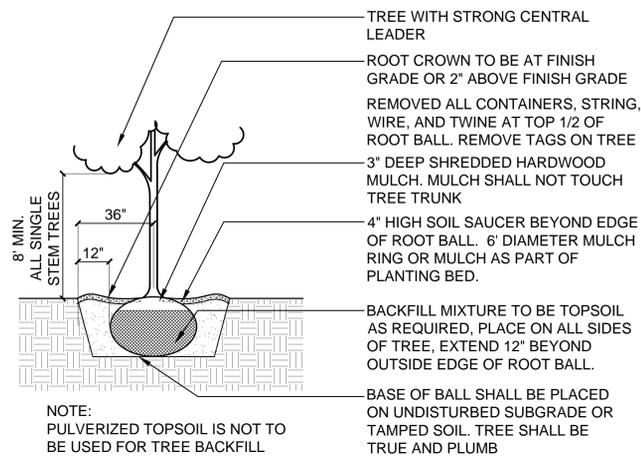
Landscape Plan

SHEET NUMBER L1.0

DRAW / REVISION

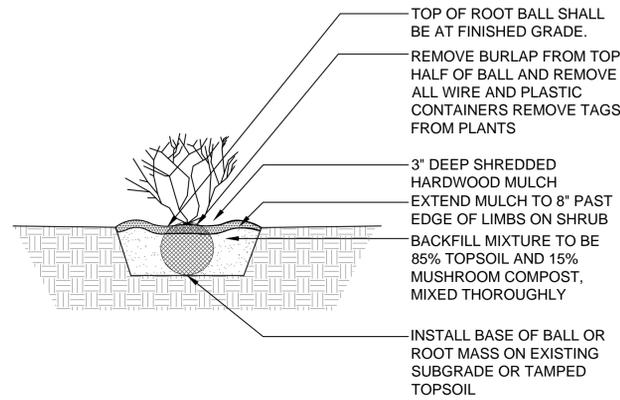
LD/VT	Review	21JUN2019
LD/VT	Resubmittal	20AUG2019





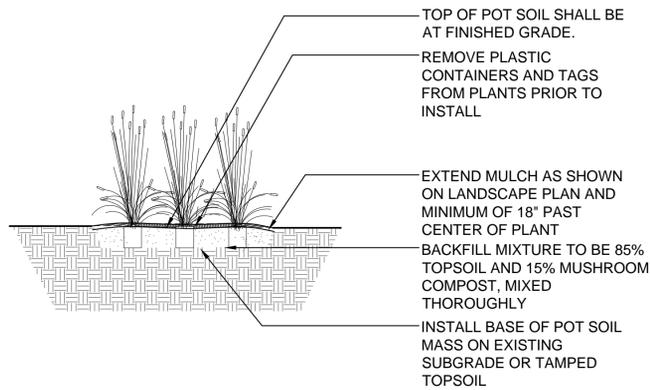
1 Tree Installation

SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation

SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation

SCALE: 1" = 1'-0" d-perennials

PROJECT
Gas N Wash
Yorkville, Illinois



uplandDesign Ltd

Park Planning and Landscape Architecture
24042 Lockport St, Plainfield, Illinois 60544
815-254-0091 www.uplanddesign.com

SHEET TITLE

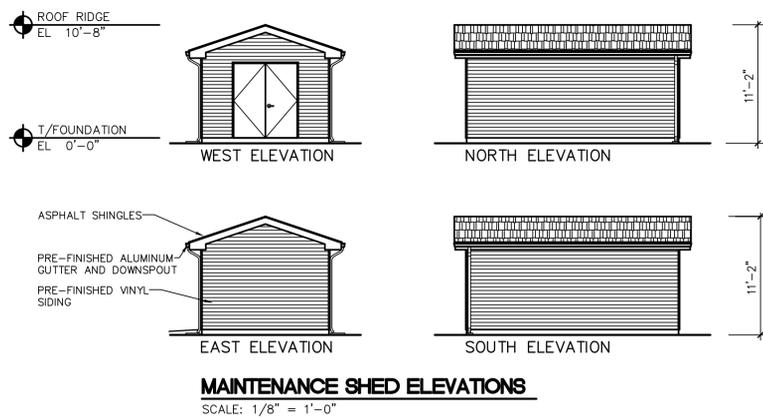
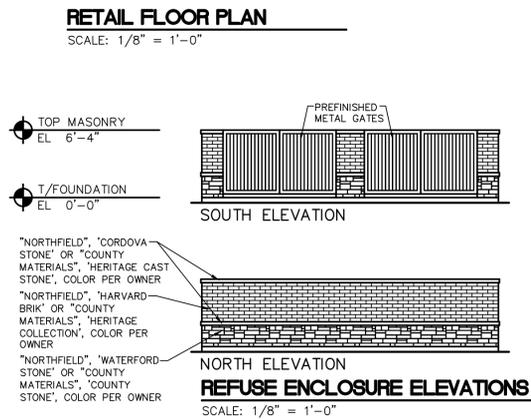
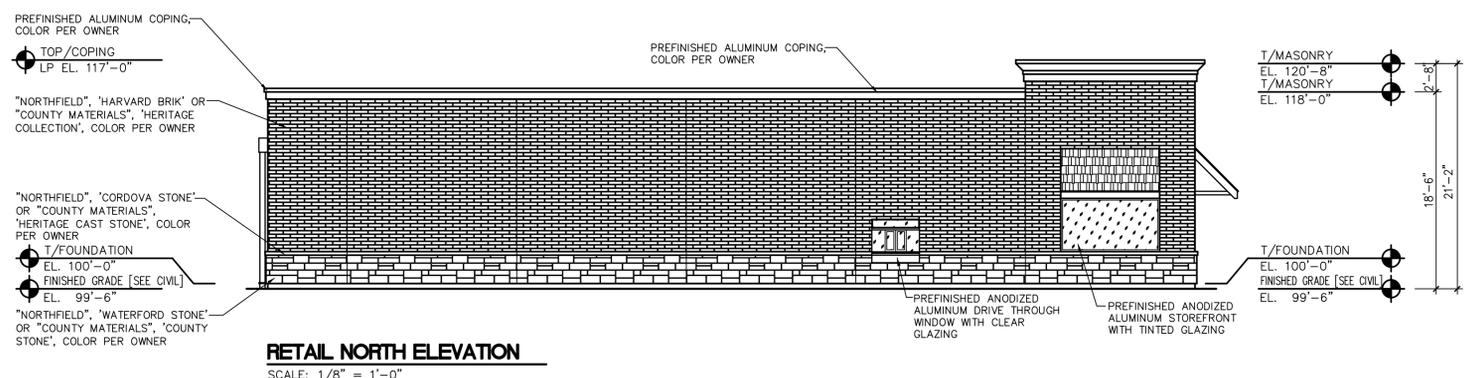
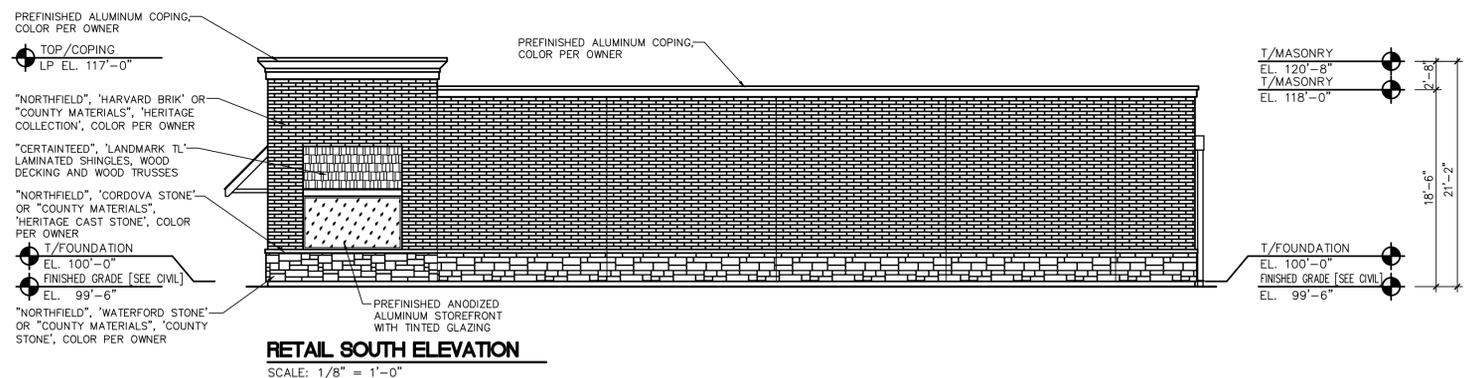
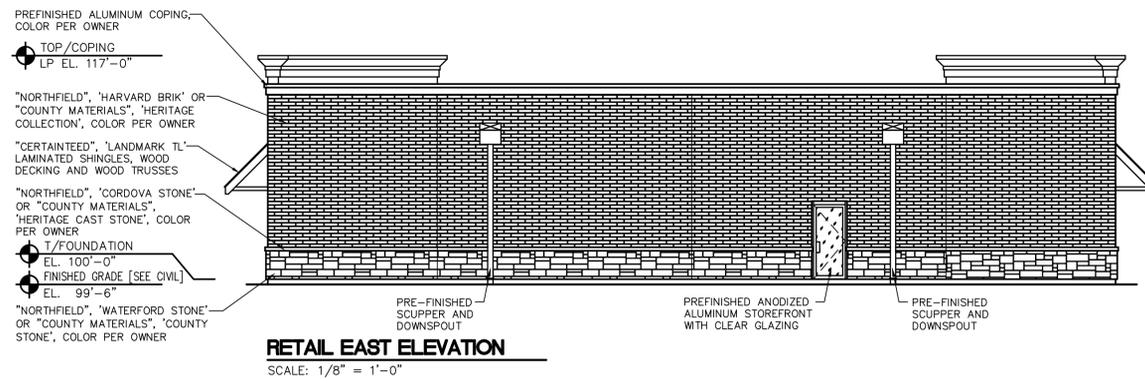
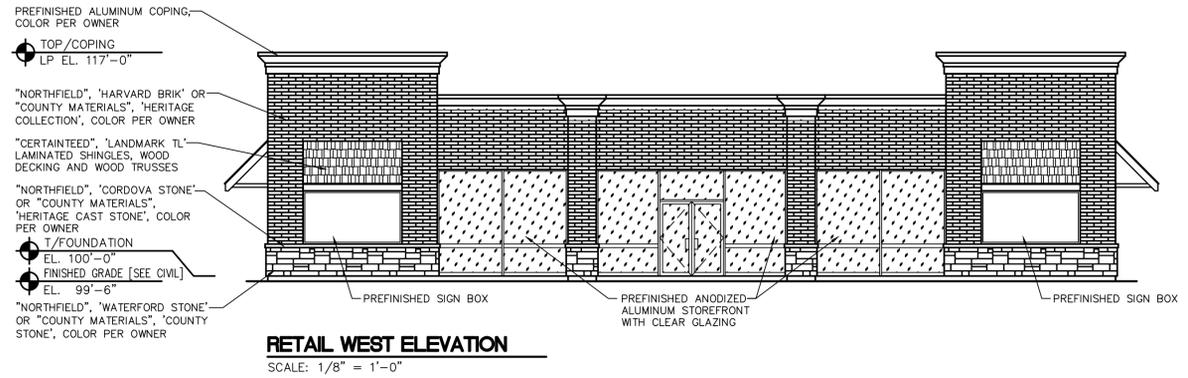
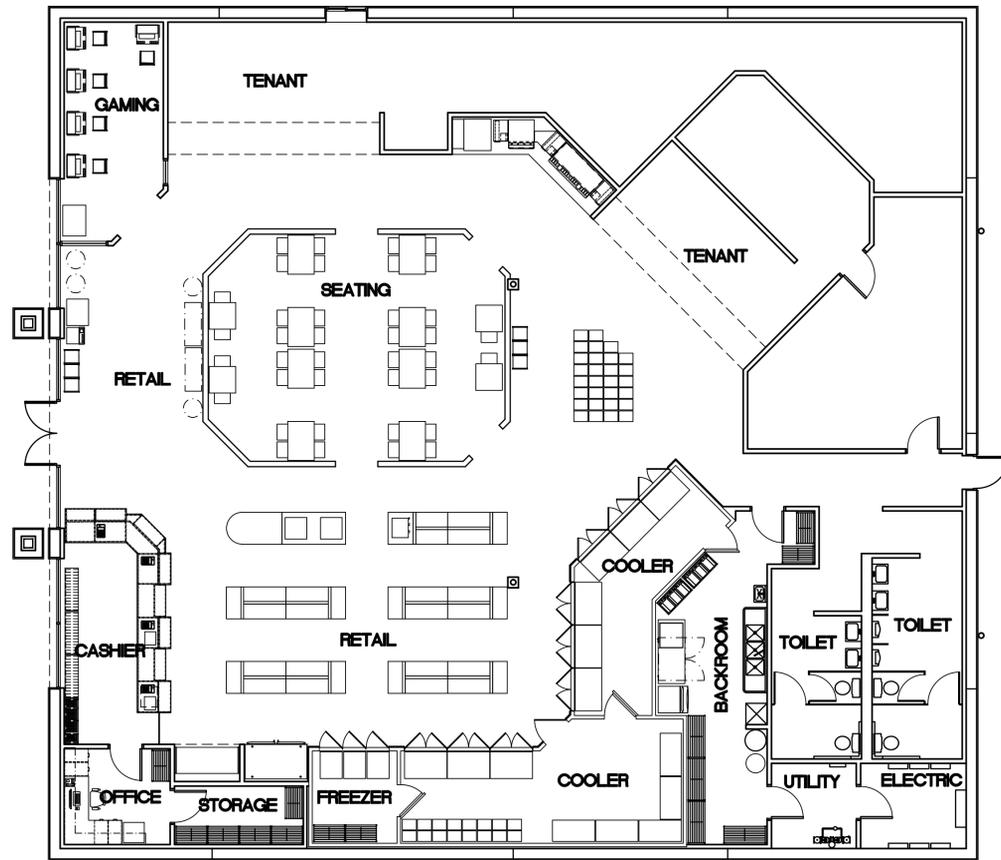
**Landscape
Details**

SHEET NUMBER **L2.0**

DRAW / REVISION

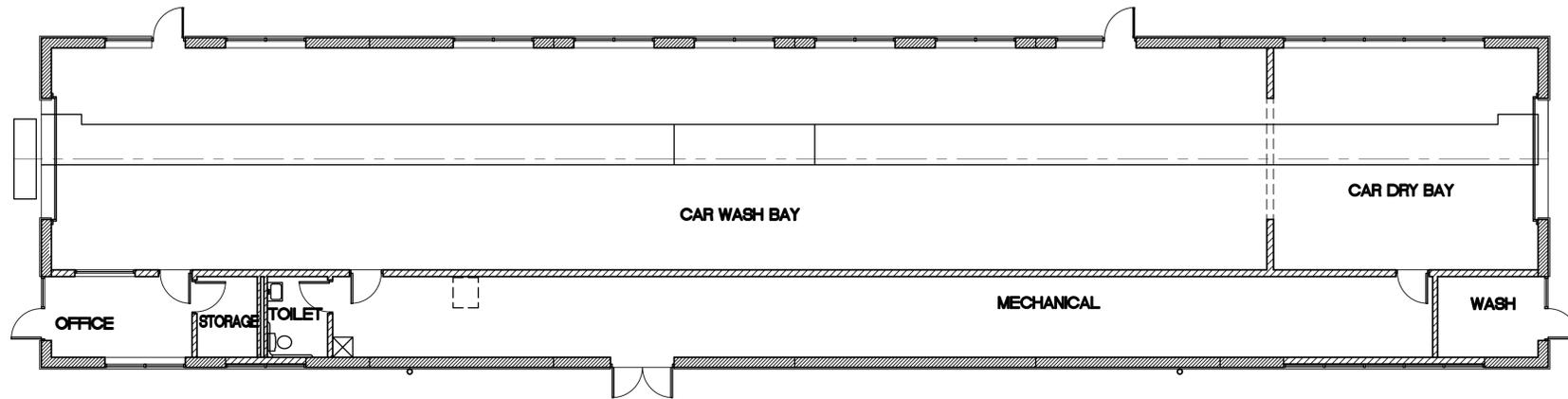
LD/VT	Review	21JUN2019
LD/VT	Resubmittal	20AUG2019

Project Number 746
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W:746-Yorkville Gas N Wash 11/20-Concepts
PLOT: UPLAND 2013

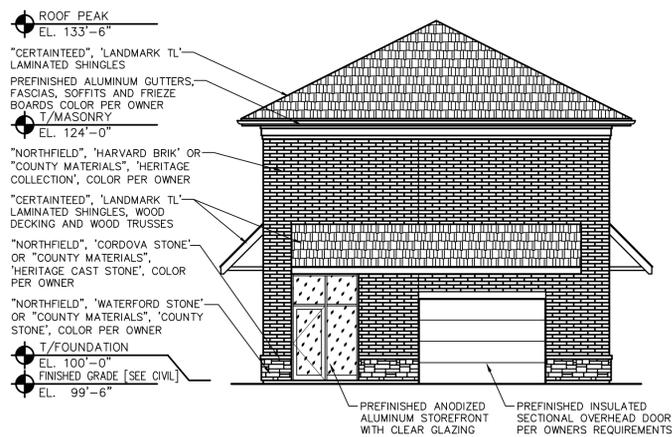


GAS AND WASH

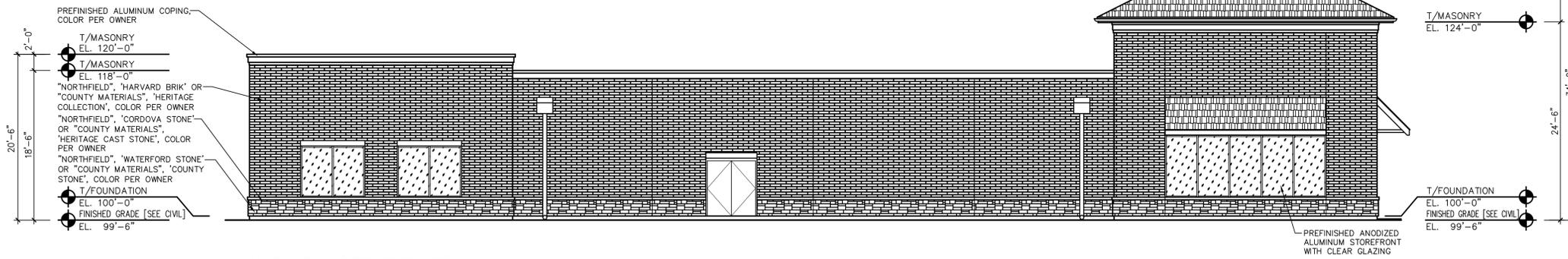
NEC STATE ROUTE 47 AND WATERPARK WAY
YORKVILLE, ILLINOIS



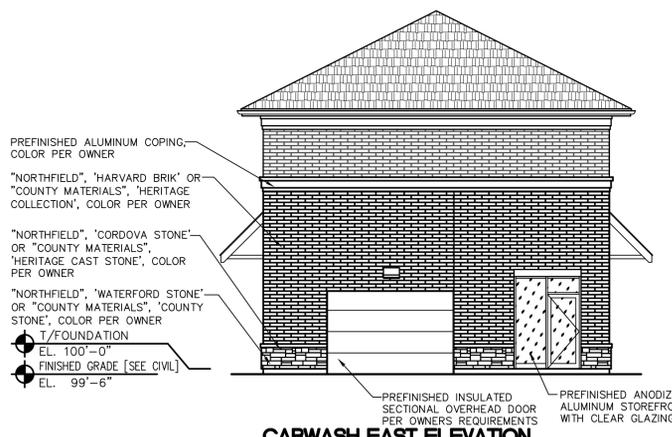
CARWASH FLOOR PLAN
SCALE: 1/8" = 1'-0"



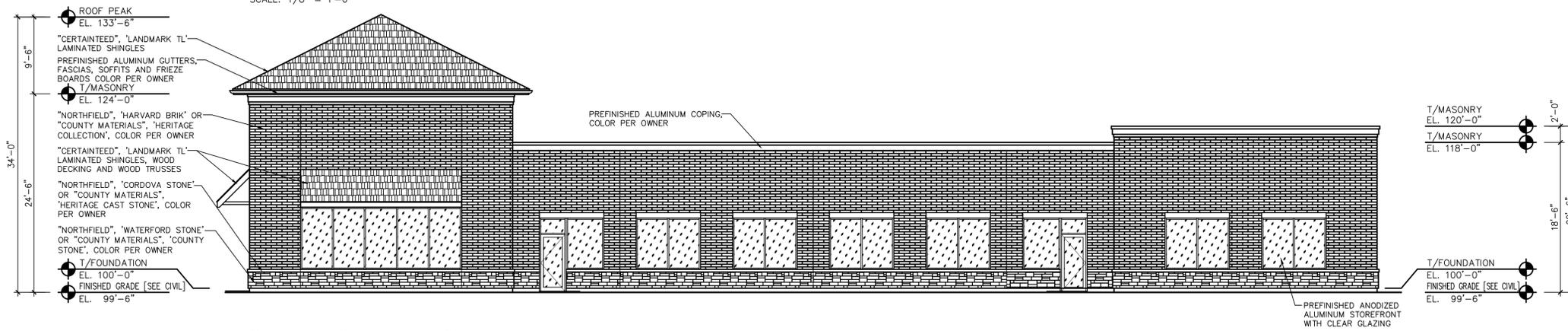
CARWASH WEST ELEVATION
SCALE: 1/8" = 1'-0"



CARWASH NORTH ELEVATION
SCALE: 1/8" = 1'-0"



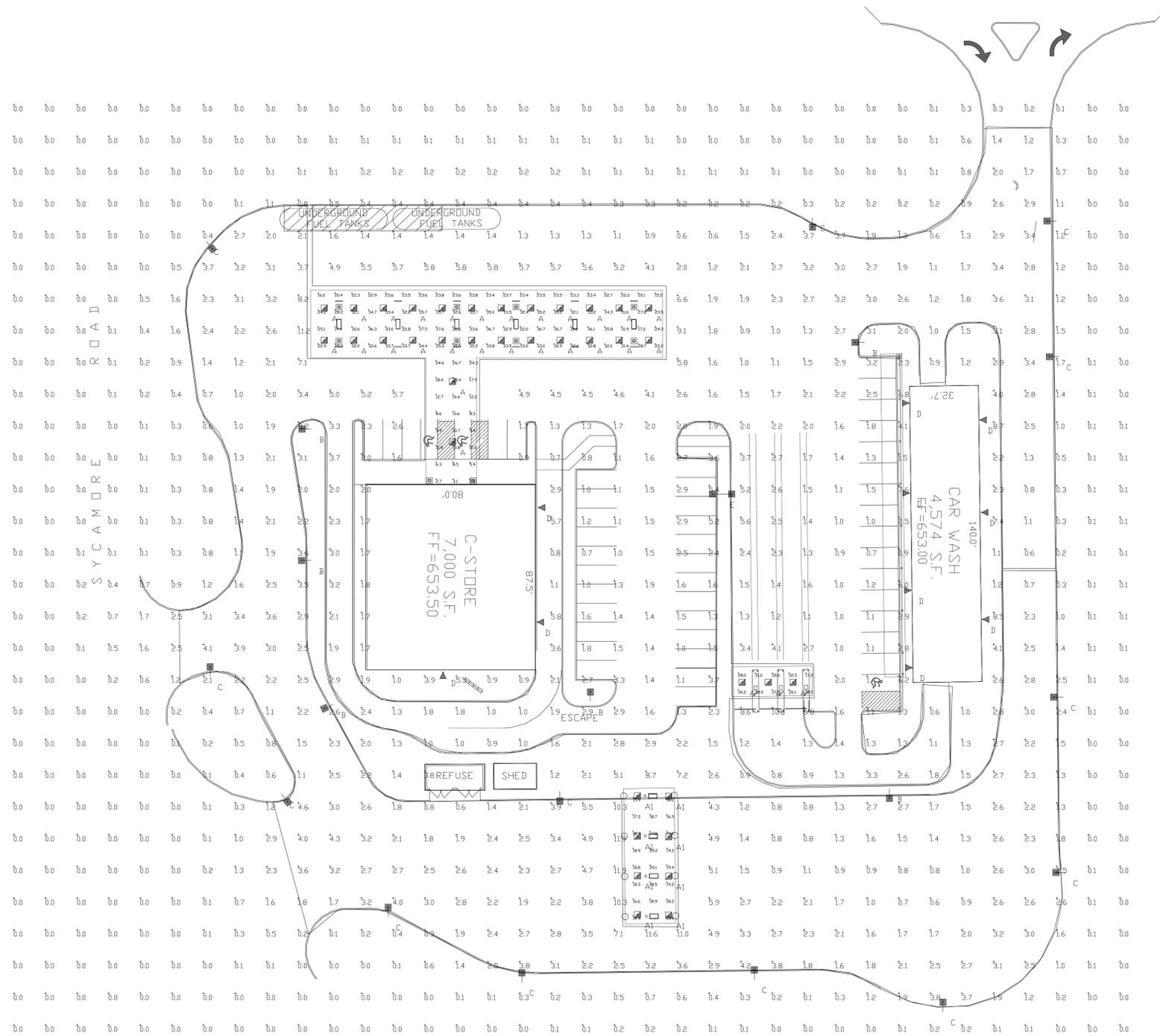
CARWASH EAST ELEVATION



CARWASH SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GAS AND WASH

NEC STATE ROUTE 47 AND WATERPARK WAY
YORKVILLE, ILLINOIS



SCV



SLM



TMWP

Click image to open Product Page

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	29	A	SINGLE	SCV-LED-10L-SC-50 MTD @ 10'PAY, 15'GAS,18'DIESEL	1.000	1.000	1.000	10306	66.1
	8	A1	SINGLE	SCV-LED-10L-SC-50 MTD 18' Dimmed to 80%	1.000	1.000	0.800	10306	66.1
	6	B	SINGLE	SLM-LED-12L-SIL-5W-50-70CRI-SINGLE-17'POLE+3'BASE	1.000	1.000	1.000	12246	93.1
	13	C	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-IL-SINGLE-17'POLE+3'BASE	1.000	1.000	1.000	8398	93.1
	10	D	SINGLE	TMWP-LED-04L-50 MTD @ 10'	1.000	1.000	1.000	4044	31.23
	1	E	D180	SLM-LED-12L-SIL-5W-50-70CRI-D180-17'POLE+3'BASE	1.000	1.000	1.000	24492	186.2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL_CALC_POINTS	Illuminance	Fc	1.46	11.9	0.0	N.A.	N.A.
DIESEL_CANDPY	Illuminance	Fc	18.00	20.2	13.4	1.34	1.51
GAS_CANDPY	Illuminance	Fc	25.45	37.6	2.5	10.18	15.04
PAY_CANDPY	Illuminance	Fc	29.89	37.7	17.2	1.74	2.19
INSIDE_CURB	Illuminance	Fc	2.56	11.9	0.6	4.27	19.83

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 4713.102



LIGHTING PROPOSAL LD-146399-6

GAS N WASH
SYCAMORE ROAD
YORKVILLE, IL

By: [Signature] DATE: 02-19 REV: 02/19 SHEET 1 OF 1

SCALE: 1"=30'



Yorkville IL

Jul 17, 2019





Yorkville IL

Jul 17, 2019

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60068 • tel 847-698-4438 / fax 847-698-9889





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SIGN
A



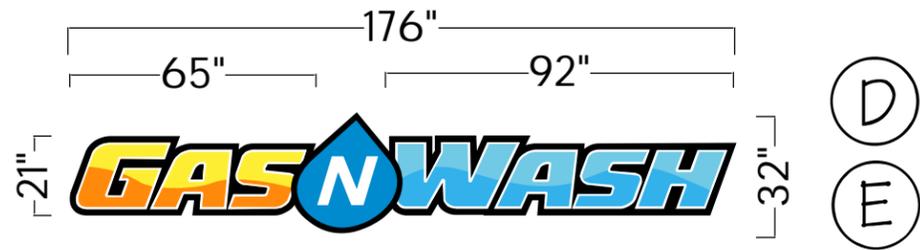
13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS
708-448-0826 FAX 708-448-9092

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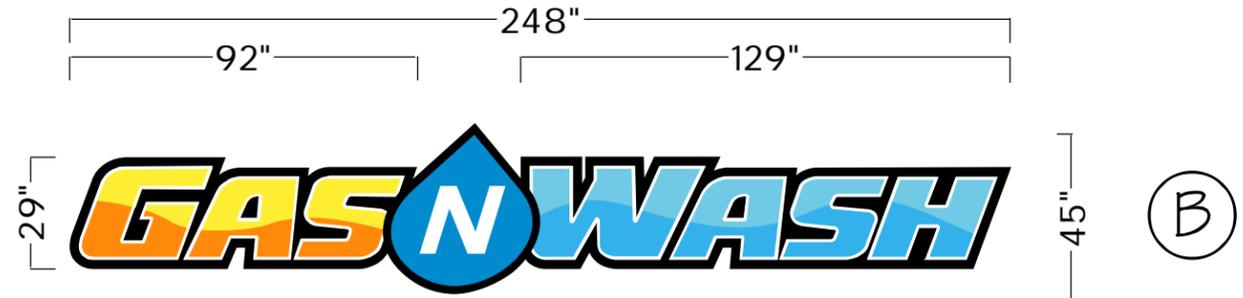
Approved _____ Date _____

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Scale	1/2"	Title	GAS N WASH - YORKVILLE		
Date	4-18-19	Description	MONUMENT SIGN 16"		
Drawn By	ED	Revisions By	ED	_____	Drawing No.
		Date	6-13-19	_____	19-109.2CA



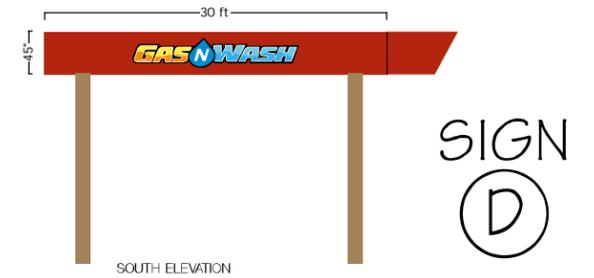
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1/4" SCALE ILLUMINATED CHANNEL LETTERS - 57.5 SQ. FT.

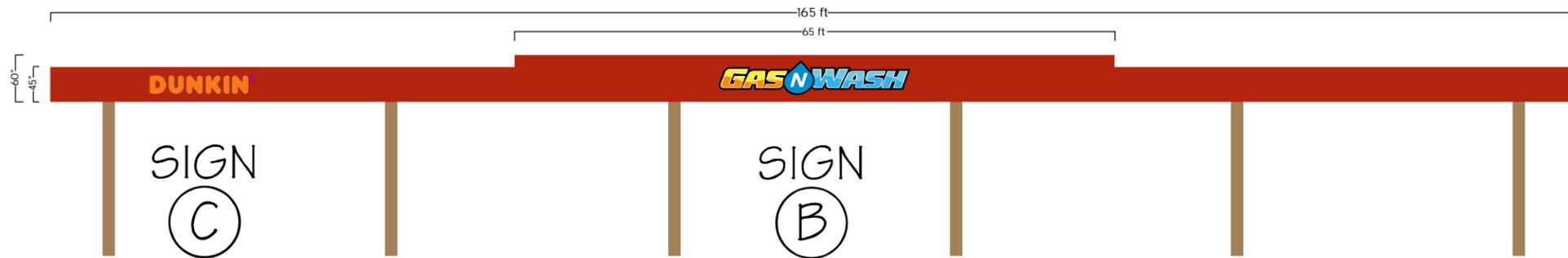


1/4" SCALE ILLUMINATED CHANNEL LETTERS - 23 SQ. FT.

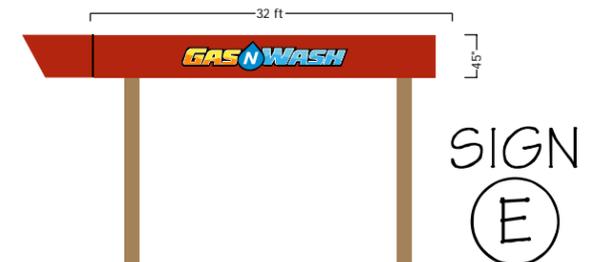


SOUTH ELEVATION

SIGN
D



WEST ELEVATION 1/16" SCALE



NORTH ELEVATION 1/16" SCALE

SIGN
E



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

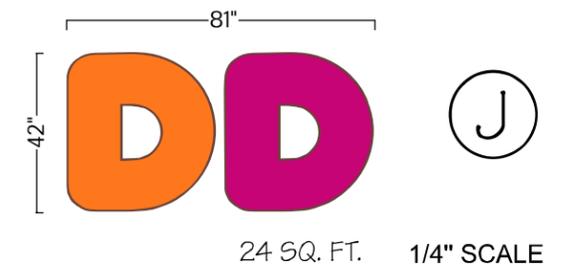
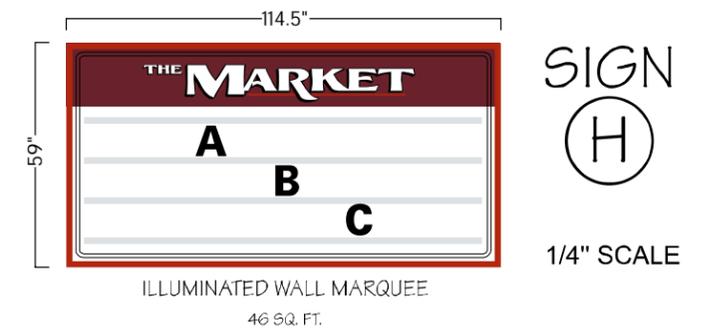
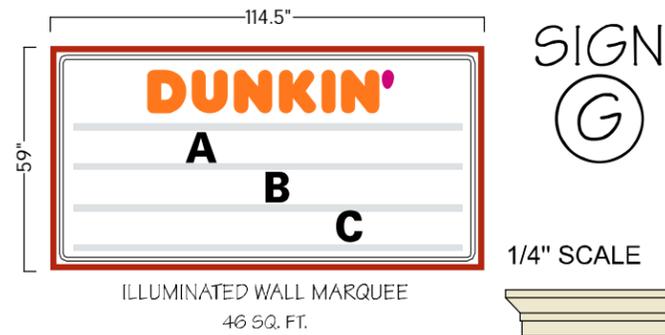
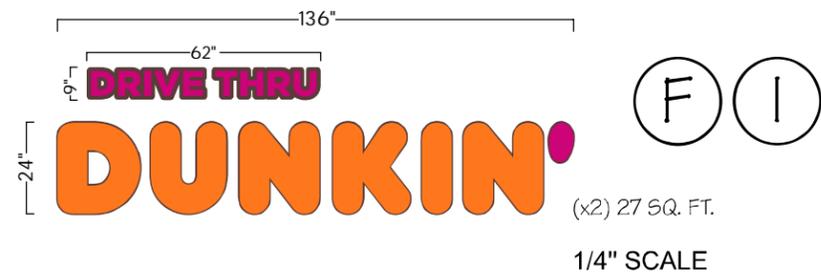
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Scale	NOTED	Title				GAS N WASH - YORKVILLE			
Date	4-23-19	Description				CAR CANOPY			
Drawn By	ED	Revisions By	ED			Drawing No.	19-109.6C		
		Date	6-13-19						



VanBruggen SIGNS
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Scale	NOTED	Title	GAS N WASH - YORKVILLE				
Date	4-22-19	Description	C-STORE SIGNAGE				
Drawn By	ED	Revisions By	ED			Drawing No.	19-109.3C
		Date	6-13-19				

SIGN
 (K)



SINGLE FACE ILLUMINATED CANOPY SIGN
 WEST ELEVATION
 35.7 SQ. FT.



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 ORLAND PARK, ILLINOIS

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Scale	3/8"	Title	GAS N WASH - YORKVILLE				
Date	4-23-19	Description	CAR WASH ENTRANCE				
Drawn By	ED	Revisions By	ED			Drawing No.	19-109.7C
		Date	6-13-19				

215.5"
CAR WASH
 25"
 27.5"

1/4" SCALE ILLUMINATED CHANNEL LETTERS - 41 SQ. FT.

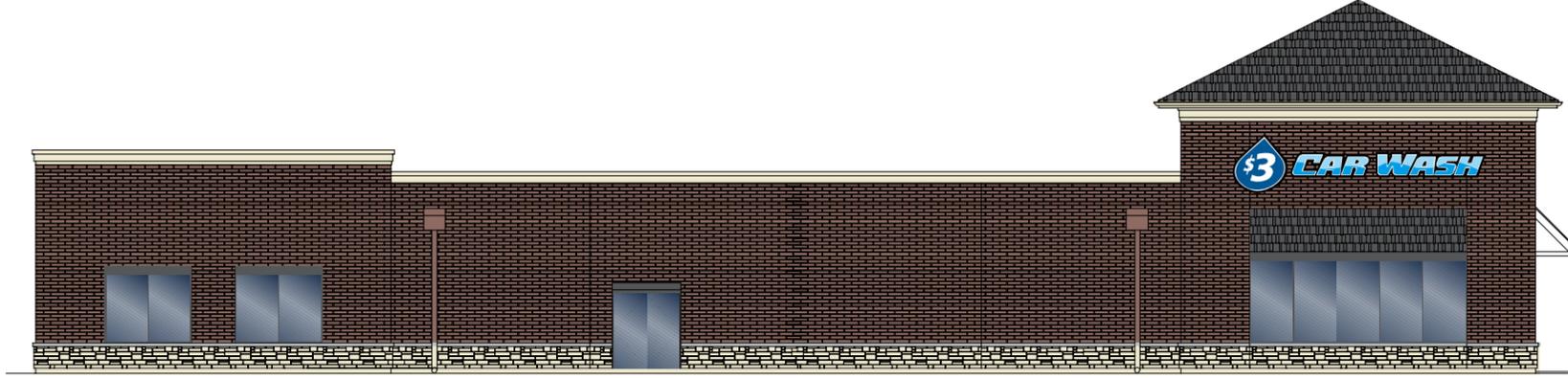
(L)

60.5" (M)
 215.5"
 65.5"
\$3 CAR WASH
 25"
 27.5"
 1/4" SCALE ILLUMINATED CHANNEL LETTERS - 68 SQ. FT.

SIGN (L)

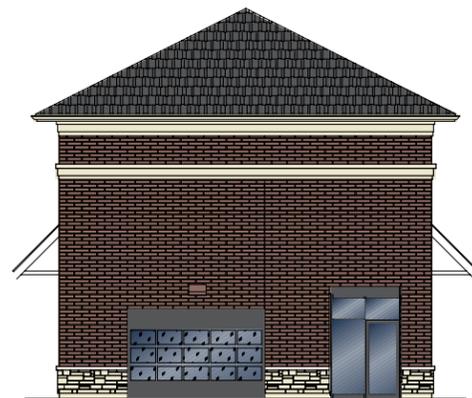


CARWASH WEST ELEVATION



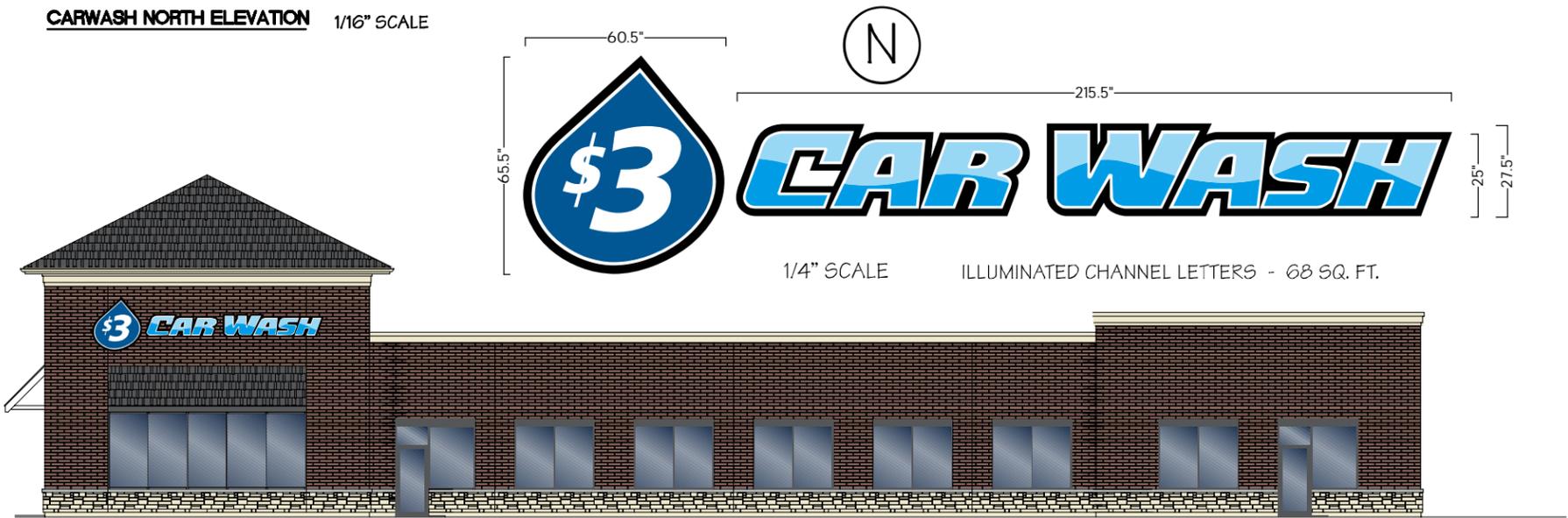
CARWASH NORTH ELEVATION 1/16" SCALE

SIGN (M)



CARWASH EAST ELEVATION

SIGN (N)



CARWASH SOUTH ELEVATION 1/16" SCALE



13401 SOUTHWEST HWY.,
 ORLAND PARK, ILLINOIS

708-448-0826 FAX 708-448-9092

Notes _____

Approved _____ Date _____

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Scale	NOTED	Title	GAS N WASH - YORKVILLE				
Date	4-22-19	Description	CAR WASH BUILDING SIGNAGE				
Drawn By	ED	Revisions By	ED			Drawing No.	19-109.4C
		Date	6-13-19				

0

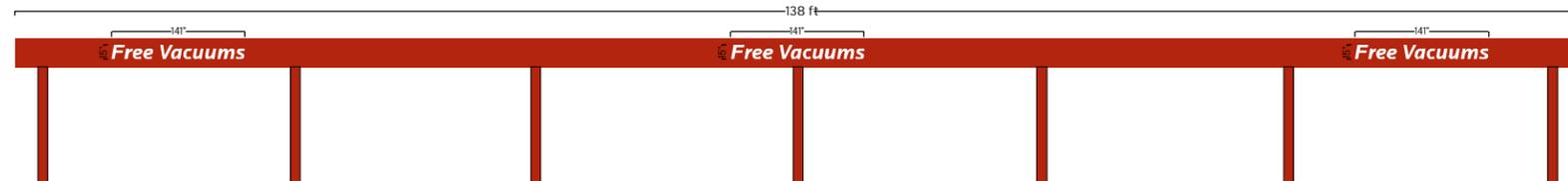
141"

15" **Free Vacuums**

1/2" SCALE

SIGN

0



SOUTH ELEVATION - VACUUM CANOPY - YORKVILLE 1/16" SCALE



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ORLAND PARK, ILLINOIS

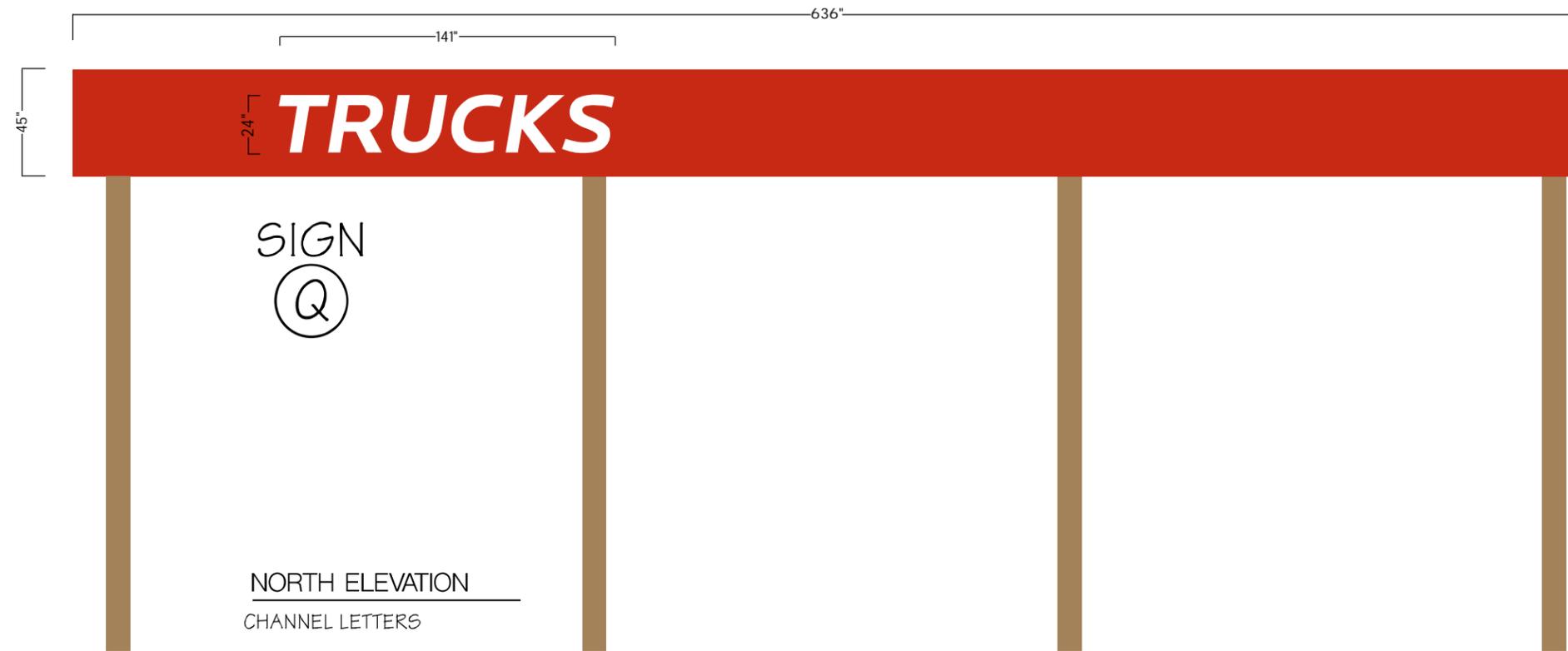
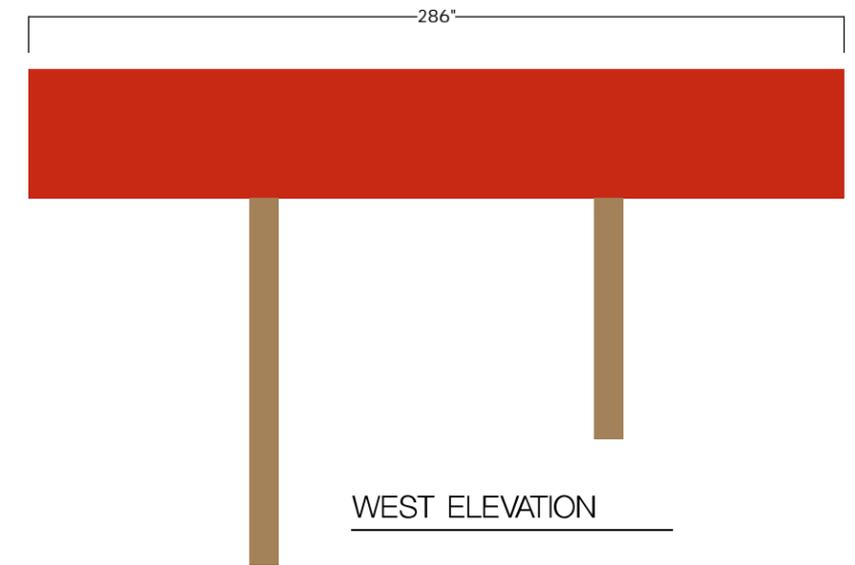
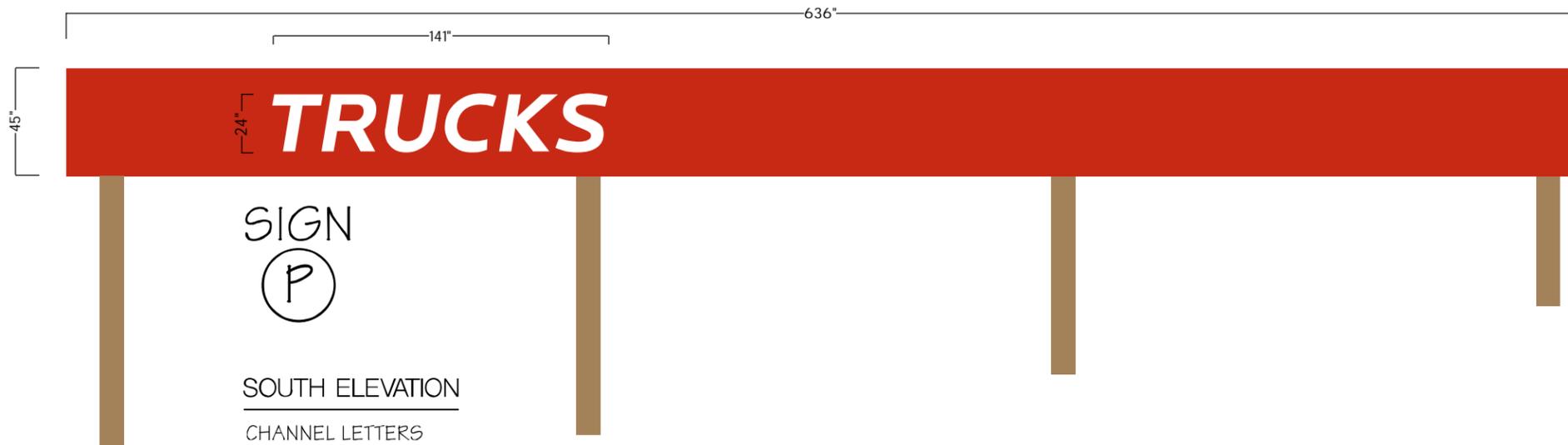
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 creating these drawings.

Scale	NOTED	Title	GAS N WASH - YORKVILLE			
Date	4-23-19	Description	VACUUM CANOPY			
Drawn By	ED	Revisions By	ED			Drawing No.
		Date	6-13-19			19-020.8C



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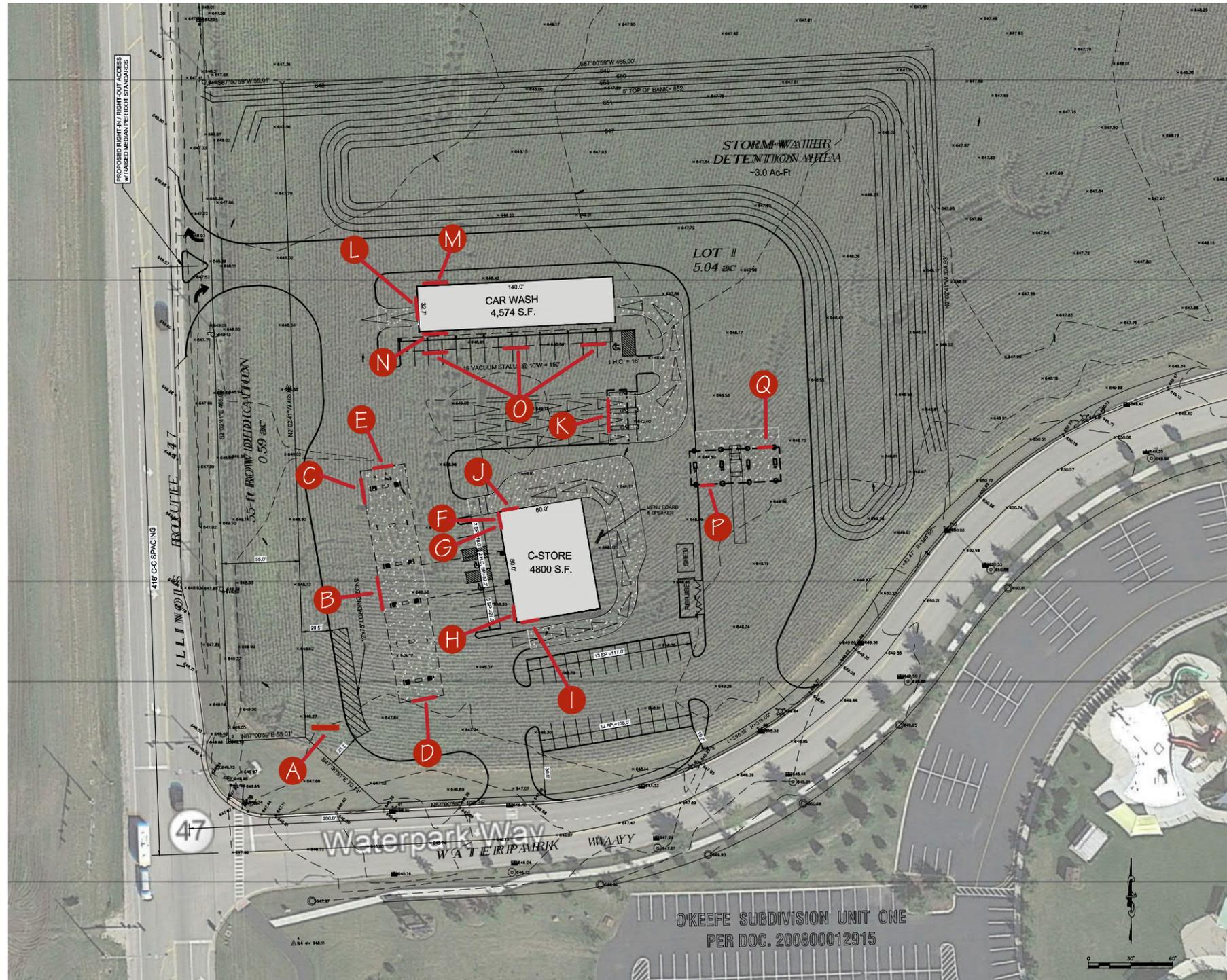
708-448-0826 FAX 708-448-9092

Notes _____

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 creating these drawings.

Scale	3/16"	Title	GAS N WASH - YORKVILLE				
Date	4-23-19	Description	TRUCK CANOPY				
Drawn By	ED	Revisions By	ED			Drawing No.	19-109.5C
		Date	6-13-19				



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Scale	NTS	Title	GAS N WASH - YORKVILLE		
Date	6-13-19	Description	SITE PLAN		
Drawn By	ED	Revisions By			Drawing No.
		Date			19-109.9C

SIGN
A



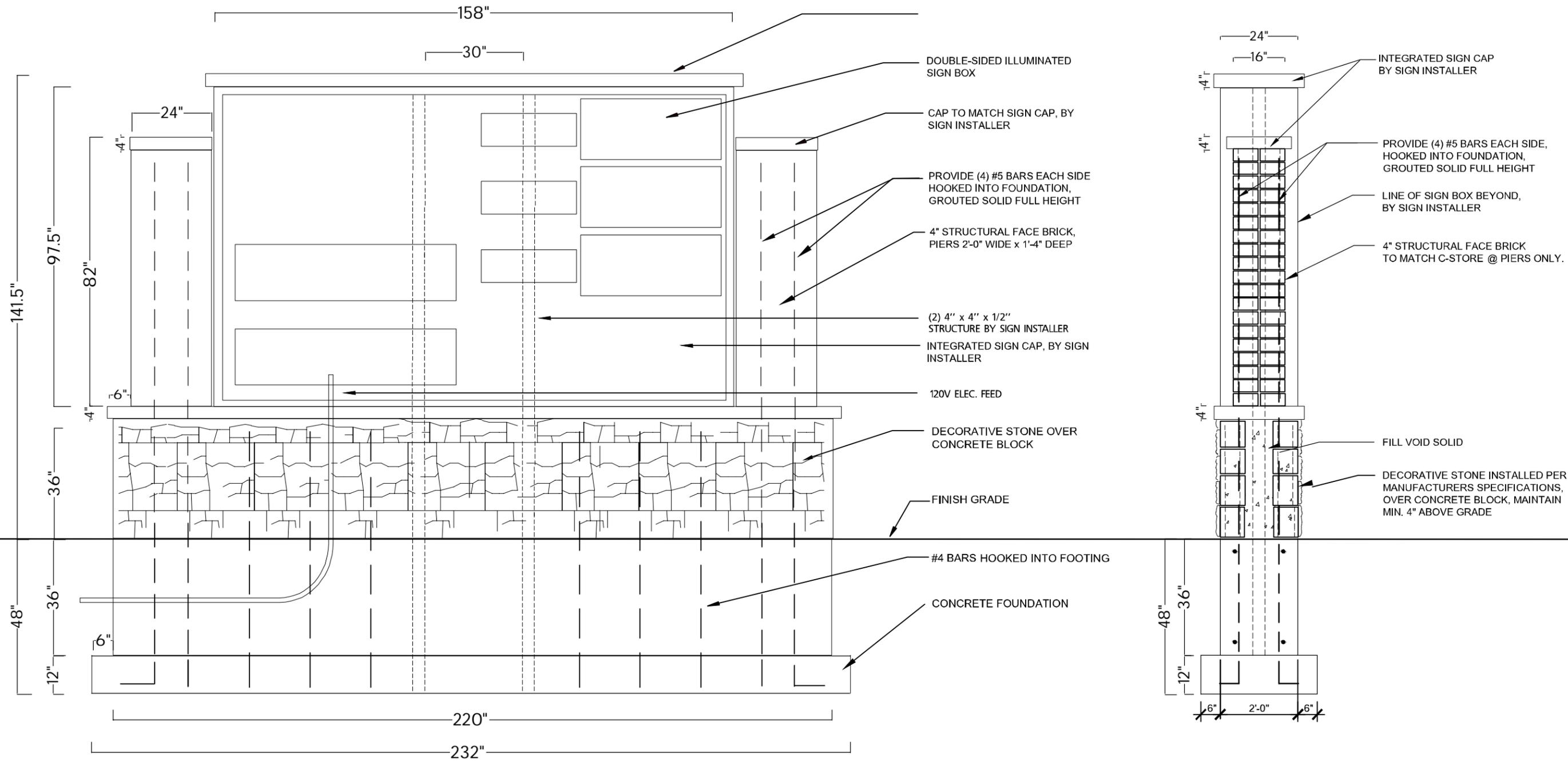
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creating these drawings.

Scale	1/2"	Title	GAS N WASH - YORKVILLE		
Date	4-18-19	Description	MONUMENT SIGN 16"		
Drawn By	ED	Revisions By	ED	_____	Drawing No.
		Date	6-13-19	_____	19-109.2CA



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 creating these drawings.

Scale	3/8"	Title	GAS N WASH - YORKVILLE		
Date	4-18-19	Description	MONUMENT SIGNS FOUNDATION		
Drawn By	ED	Revisions By	ED		Drawing No.
		Date	6-13-19		19-109.2C



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 creating these drawings.

Scale	NTS	Title	GAS N WASH - YORKVILLE		
Date	6-13-19	Description	MONUMENT SIGN - SITE PLAN		
Drawn By	ED	Revisions By			Drawing No.
		Date			19-109.9C



Engineering Enterprises, Inc.

July 9, 2019

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

**Re: Gas N Wash
Preliminary Site Plan
United City of Yorkville, Kendall County, Illinois**

Dear Krysti:

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

- Preliminary Site Plans (2 sheets) dated June 20, 2019 and prepared by MG²A.
- Preliminary Stormwater Report dated June 20, 2019 and prepared by MG²A.
- Photometric Plan (1 sheet) dated June 21, 2019.
- Landscape Plan (1 sheet) dated June 1, 2019 and prepared by Upland Design Ltd.
- Sign Plan (8 sheets) dated June 13, 2019 and prepared by VanBruggen Signs Inc.
- Monument Sign Plan (3 sheets) dated June 13, 2019 and prepared by VanBruggen Signs Inc.
- Architectural Building Plan (1 sheet) dated June 20, 2019 and prepared by Alan R. Schneider Architects P.C.
- Land Title Survey (1 sheet) dated June 8, 2019 and prepared by MG²A.
- Final Plat (2 sheet) dated June 14, 2019 and prepare by MG²A.

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:

General

1. The following permits may be required and should be provided to the City when obtained. The City and EEI should be copied on all correspondence with the agencies.
 - YBSD approval is needed for the connection of the proposed sanitary lines to the existing sanitary sewer.
 - IEPA Sanitary Permit is required for the 10" sanitary sewer.
 - IEPA NPDES General Construction Permit is required. The Notice of Intent must be filed with IEPA 30 days prior to start of construction.

- IDNR and IHPA permits should be obtained, and the City and EEI should be copied on all correspondence.
 - IDOT approval of the right-in/right-out on IL Route 47 will be needed.
2. An engineer's estimate for the public and soil erosion control improvements should be provided. This will be used to determine the construction guarantee amount. In addition, a cost estimate needs to be provided for all site improvements which will be used to calculate the building permit fees.
 3. The plans should be reviewed and approved by the Fire District for emergency vehicle access, turning movements, and fire protection coverage.
 4. The proposed parking provided should be confirmed by the City.
 5. The Landscape Plan has been reviewed by the City's landscaping consultant. Please see the attached comment letter.

Photometric Plan

6. The proposed light fixtures should be approved by the City.

Engineering Plans

7. The Final Engineering plans should include the following:
 - Title Sheet
 - Construction Notes, Specifications and Details
 - Existing Conditions
 - Erosion Control Plan and Details
 - 10" Sanitary Sewer Plan and Profile
 - Striping and Signage Plan
 - Pavement Plan

Geometric & Grading Plan (Sheet 1 of 4)

8. The pavement plan to be provided should include sidewalk, curb, and pavement sections.
9. Entrance details should be provided for connection to the existing curb and gutter.
10. Emergency overland flow routes should be clearly marked on the grading plan.
11. Proposed storm sewer lines should be shown on the grading plans.
12. Per Section 10-16-3 of the City Code, Nonresidential driveways shall be a minimum of two hundred feet (200') when from the driveway edge to the nearest intersecting street right of way line.

Utility and Stormwater Plan (Sheet 2 of 4)

13. All utility conflicts should be called out on the plans with the top and bottom of pipe elevations identified at the crossings. The utility conflict details should be provided.
14. All water main fittings should be called out on the plans.
15. A detail should be provided for the 6" water service connection to the 8" main and for the corresponding 6" valve.
16. The size and material should be confirmed for the proposed water service to the car wash and called out on the plans.
17. Details should be provided for all storm catch basins, manholes, inlets, and frames and grates as well as the oil & water separator, cleanouts, the trench drain, and for storm sewer pipe and trench.
18. Details should be provided for the triple separator tanks, sanitary manholes, the sanitary core and boot connection, and the grease trap.
19. The sanitary sewer should be extended to the northern property line.

Truck Turning Plan (Sheet 3 of 4)

20. WB-65 Truck Movements (1) and (2) show areas where the truck appears to be over the proposed curb.

Truck Turning Plan (Sheet 4 of 4)

21. WB-65 Truck Movements (4) show areas where the truck appears to be over the proposed curb.

Preliminary Stormwater Report

22. The Preliminary Stormwater Report detention calculations are in general conformance with the City's ordinance. The Final Report should include a storm water permit application along with storm sewer calculations, in accordance with the Yorkville Storm Water Management Ordinance (Kendall Countywide Ordinance).
23. Off-Site Flows should be addressed in the Final Stormwater Report.
24. The plan should demonstrate that all fueling areas are tributary to an oil and water separator or similar water quality control structures. Details and supporting calculations should be provided for the separator.
25. The connection of the detention basin outfall is shown connecting to an inlet on Water Park Way. The capacity of this outfall location needs to be confirmed at final engineering.

Final Plat

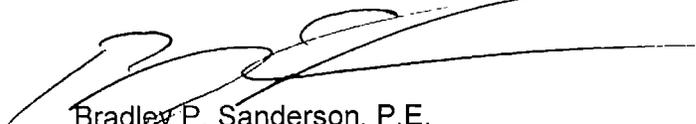
26. City certificates and provisions need to be used. Those can be provided to the surveyor upon request.
27. It does not appear that Lot 3 has been conveyed to the state and is still owned by Raging Waves. Documentation needs to be provided showing it has been transferred to the state.
28. It is our understanding that the state will not except the right of way dedication on the plat and will want it conveyed by warranty deed.
29. The legal description calls out the existing road as Rosenwinkel Street however the correct name is Waterpark Way.
30. The 10" sanitary sewer needs to be in an easement.
31. The legal description does not close. It is also missing several commas.
32. The north line of lot one needs to be dimensioned.
33. "Heretofore Dedicated" needs to be added to Waterpark Way.
34. Label all widths of existing right of ways along with the recording document numbers.
35. Label all adjacent subdivisions along with the recording document numbers.
36. Show all chord bearings and chord lengths on the plat.
37. Show the recording document numbers for the existing easements.
38. Route 47 is a state route and not a U.S. route please change the label to State Route 47 or Illinois Route 47.
39. Remove all existing features on the plat. i.e. curb, storm and pavement.
40. The Storm Water Detention Easement needs to be changed to Storm Water Management Easement.
41. The stormwater easement geometry does not match what is shown on the engineering plans.
42. A final, signed copy of the Alta survey should be submitted.

Ms. Krysti Barksdale-Noble
July 9, 2019
Page 5

The Developer should make the necessary revisions and re-submit plans and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/nls

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. Brian Hertz, P.E., MG²A (Via e-mail)
TNP, JAM, EEI (Via e-mail)



**PLANNING
RESOURCES INC.**
913 Parkview Boulevard
Lombard, Illinois 60148
Web: www.planres.com
P: 630.668.3788
F: 630.668.4125

Memorandum

PP13032-46

To: Tim Paulson, P.E., CFM
Engineering Enterprises, Inc.

From: Joseph Murphy, PLA, ASLA, CLARB
Planning Resources, Inc.

Date: July 2, 2019

Subject: Gas 'N Wash #2 – Waterpark Way
Landscape Review #1

This review is based on the following documents, pursuant to requirements of the City of Yorkville's Ordinance Section 8-12 (Landscape Ordinance)

- Landscape Plan (Sheet L1.0) prepared by UplandDesign; dated 6/21/19.

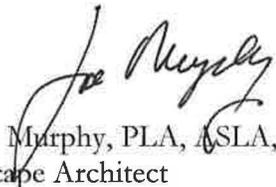
Review Comments

1. Need to provide a details sheet showing all planting details applicable to the plan. Note: the detail for the canopy tree needs to have branches to 'start no less than 8' above the pavement' to maintain proper sitelines. Sheet L1.0 refers to sheet L2.0; this has not been provided.
2. Show all dimensions on plans for linear feet of frontages (measurements appear slightly off from lengths provided in Requirement Chart).
3. See Section 8-12-2 (F) "Stormwater Storage Basin Landscaping" – add the calculations for the buffer to the Requirement Chart. There needs to be a buffer to the pond that fronts IL-47. Label pond either 'retention' or 'detention' on Landscape Plan. Show dimensions of buffer for pond.

At this time, Planning Resources does not recommend the approval of the Landscape Plan as submitted.

END OF COMMENTS

Respectfully submitted,


Joseph Murphy, PLA, ASLA, CLARB
Landscape Architect



Engineering Enterprises, Inc.

August 7, 2019

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

**Re: *Gas N Wash
Preliminary Site Plan – 2nd Review
United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Preliminary Site Plans (4 sheets) dated July 18, 2019 and prepared by MG²A.
- Photometric Plan (1 sheet) dated July 29, 2019.
- Landscape Plan (2 sheets) dated June 21, 2019 and prepared by Upland Design Ltd.
- Final Plat (2 sheet) dated July 18, 2019 and prepare by MG²A.

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:

General

1. This is a review of the revised preliminary plans and is supplemental to our review letter, dated July 9, 2019, of the petitioner's Plan Council Submittal. All of the items from the July 9, 2009 must be addressed as the project moves to final engineering.
2. The revised Landscape Plan is under review by the City's landscaping consultant. Comments will be provided under separate cover.

Photometric Plan

3. The current photometric plan does not meet the ordinance requirements for average intensity (2.0 to 2.5 foot candles) or max to min intensity (no more than 20:1) and should be revised.

Preliminary Engineering Site Plan

4. The driveway location has been moved so that it meets the minimum standard of two hundred feet (200') from the driveway edge to the nearest intersecting street right of way line.

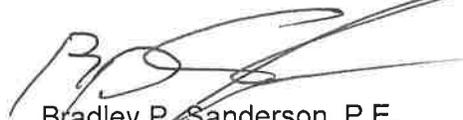
Final Plat

5. Revisions were made to the Final Plat; however, the majority of the comments in our July 9, 2019 letter still need to be addressed.

The Developer should make the necessary revisions and re-submit plans and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/nls

- 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. Brian Hertz, P.E., MG²A (Via e-mail)
TNP, JAM, EEI (Via e-mail)

Ordinance No. 2019-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS, APPROVING
A SPECIAL USE FOR A GASOLINE SERVICE STATION WITH AN ACCESSORY
CONVENIENCE STORE AND CAR WASH AT 4100 N BRIDGE STREET
(Lenny's Gas N Wash)**

WHEREAS, the United City of Yorkville (the “City”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, under section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), the Mayor and City Council of the City (collectively, the “Corporate Authorities”) may provide for the classification of special uses in its zoning ordinances; and,

WHEREAS, pursuant to the United City of Yorkville Zoning Ordinance (the “Zoning Code”), any person owning or having an interest in property may file an application to use such land for one or more of the special uses provided for in the zoning district in which the land is situated; and,

WHEREAS, Lenny’s Gas N Wash, LLC is the contract purchaser (the “Owner”) of the property located at 4100 N Bridge Street, legally described in Section 2 of this Ordinance (the “Subject Property”); and,

WHEREAS, under the authority of the Zoning Code, the Subject Property is located in a designated B-3 General Business District, and a gasoline service station is allowed in this district with a special use permit; and,

WHEREAS, the Corporate Authorities have received a request from the contract Owner for a special use permit for the Subject Property to allow a gasoline service station with convenience store and car wash; and,

WHEREAS, a legal notice of publication regarding a public hearing before the Planning and Zoning Commission on the proposed special use permit was duly published in a newspaper of general circulation in the City, not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and,

WHEREAS, notice to property owners within 500 feet of the Subject Property identified for the special use permit was delivered by certified mail; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on the 14th day of August 2019, on the question of the special use application; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 10-4-9(F) of the Zoning Code; and,

WHEREAS, upon conclusion of said public hearing, the Planning and Zoning Commission recommended the approval with conditions of the special use for the Subject Property for a gasoline service station use of the Subject Property.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve a special use of the Subject Property, legally described as:

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.32 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 05 MINUTES 15 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.10 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.31 FEET, AND A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.47 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 41 SECONDS WEST 324.93 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 59 SECONDS WEST 520.01 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

for a gasoline service station with an accessory convenience store and car wash.

Section 3: That the special use granted herein shall be constructed, operated and maintained in accordance with the following plans, diagrams and conditions:

- A. Site Improvement Plans dated revised August 14, 2019 prepared by M Gingerich Gereaux & Associates, attached hereto as "Exhibit A,"
- B. Preliminary Site Plans (Geometric & Grading) dated revised August 12, 2019 prepared by M Gingerich Gereaux & Associates, attached hereto as "Exhibit B,"
- C. Landscape Plan, dated revised August 20, 2019, prepared by Upland Design LTD attached hereto as "Exhibit C",

- D. Photometric Plan, dated revised August 12, 2019 prepared by LSI, attached hereto as “Exhibit D,”
- E. Stormwater Report dated August 14, 2019 prepared by M Gingerich Gereaux & Associates, attached hereto as “Exhibit E,”

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

MAYOR

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, GRANTING A SIGN VARIANCE FOR THE PROPERTY LOCATED AT 4100 N BRIDGE STREET (Lenny’s Gas N Wash)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non-home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to the Illinois Municipal Code (65 ILCS 5/11-13-5) the Mayor and City Council of the City (the “Corporate Authorities”) may provide for and allow variances to provide relief when strict compliance with the requirements of the Yorkville Zoning Ordinance (the “Zoning Ordinance”) presents a particular hardship; and,

WHEREAS, Lenny’s Gas N Was, LLC (the “Applicants”), requested an increase of the maximum allowable sign area in a business district for a free-standing sign of 64 square feet to 107 square feet for the purposes of constructing a monument sign for the gas station that is not permitted pursuant to Section 10-20-09-A of the Zoning Ordinance; and,

WHEREAS, the Planning and Zoning Commission of the City conducted a public hearing on August 14, 2019, pursuant to notice published on July 26, 2019, in accordance with the State statutes and the ordinances of the City; and,

WHEREAS, the Planning and Zoning Commission made written Findings of Fact that the variation meet the standards in Section 10-4-7C and Section 10-20-13 of the Zoning Ordinance and recommended that the variance be granted; and,

WHEREAS, the Corporate Authorities of the City of Yorkville have received and considered the recommendation of the Planning and Zoning Commission.

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

Section 1: That this Ordinance shall apply to the Subject Property legally described as:

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.32 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 05 MINUTES 15 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.10 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.31 FEET, AND A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.47 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 41 SECONDS WEST 324.93 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 59 SECONDS WEST 520.01 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

Commonly known as 4100 N Bridge Street, Yorkville, Illinois,

Section 2: That a variation pursuant to Section 10-07-01 and 10-20-13 of the Zoning Ordinance to increase the maximum allowable sign area in a business district for a free-standing sign from 64 square feet to 107 square feet is hereby granted.

Section 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois, this ____ day of _____, 2019.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
_____ day of _____, 2019.

MAYOR

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING THE GAS N WASH ROUTE 47 YORKVILLE SUBDIVISION PLAT

WHEREAS, the United City of Yorkville (the “*City*”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, Lenny’s Gas N Wash, LLC (the “*Petitioner*”) has filed an application and petition for approval of the Gas N Wash Route 47 Yorkville Subdivision Plat for the subdivision of property generally located at the northeast corner of Route 47 and Waterpark Way, an approximately 5.04 acre property for a Gas N Wash; and,

WHEREAS, the Planning and Zoning Commission convened and held a public meeting on the 14th day of August, 2019, to consider the Gas N Wash Route 47 Subdivision Plat and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Chapter 3 and 4 of Title 11 of the Yorkville Subdivision Control Ordinance and made a recommendation to the Mayor and City Council (“the Corporate Authorities”) for approval of the subdivision and the Gas N Wash Route 47 Yorkville Subdivision Plat.

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

Section 1: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the Corporate Authorities hereby approve the Gas N Wash Route 47 Yorkville Subdivision Plat for the property legally described as:

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN

O'KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 108.35 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.32 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 05 MINUTES 15 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.10 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.31 FEET, AND A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.47 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 41 SECONDS WEST 324.93 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 59 SECONDS WEST 520.01 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

and attached hereto and made a part hereof by reference as Exhibit A, prepared by M Gingerich Gereaux & Associates, Manhattan, Illinois, dated for review August 16, 2019 attached hereto and made a part hereof as Exhibit A, and authorize the Mayor, City Clerk, City Administrator and City Engineer to execute said Plat.

Section 3: That the City Clerk is hereby authorized pursuant to Section 11-2-3.H of the Yorkville Subdivision Control Ordinance to file a copy of this ordinance and the Gas N Wash Route 47 Yorkville Subdivision Plat with the Kendall County Recorder of Deeds within 30 days from the date of the approval of this Ordinance.

Section 4: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2019.

CITY CLERK

KEN KOCH _____
JACKIE MILSCHEWSKI _____
CHRIS FUNKHOUSER _____
SEAVER TARULIS _____

DAN TRANSIER _____
ARDEN JOE PLOCHER _____
JOEL FRIEDERS _____
JASON PETERSON _____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2019.

MAYOR



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

Agenda Item Number

Mayor's Report #6

Tracking Number

CC 2019-51

Agenda Item Summary Memo

Title: Adult-Use Cannabis

Meeting and Date: City Council – September 10, 2019

Synopsis: A verbal discussion will take place at the meeting.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:
