



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 24, 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:

Public Hearings:

Citizen Comments on Agenda Items:

Consent Agenda:

Minutes for Approval:

1. Minutes of the Regular City Council – September 10, 2019

Bill Payments for Approval from the Current Bill List:

Payments total these amounts:

- \$ 712,021.43 (vendors)
- \$ 282,414.57 (payroll period ending 9/6/19)
- \$ 994,436.00 (total)

Mayor's Report:

1. CC 2019-57 Resolution Approving Old Jail License Agreement for Maintenance Access to City Parking Lot
2. CC 2019-58 Road to Better Roads Program (FY 2021) – Approval of Streets
3. CC 2019-59 City Administrator Employment Agreement
4. CC 2019-60 MFT Compliance Review No. 66 for January 1, 2018 – April 30, 2019
5. CC 2019-61 Ordinance Amending Title 3, Chapter 2 of the Code of Ordinances Imposing Municipal Cannabis Retailers' Occupation Tax

Public Works Committee Report:

Economic Development Committee Report:

Public Safety Committee Report:

1. PS 2019-29 Resolution Authorizing the Sale and Transfer of Personal Property Owned by the City (Squad Cars)
2. PS 2019-30 Resolution Authorizing the Sale and Transfer of Personal Property Owned by the City (Police Department Equipment)
3. PS 2019-32 Ordinance Amending Title 3, Chapter 3 of the Code of Ordinances Creating a New Liquor License Class and Fee (Bring Your Own)

Administration Committee Report:

1. ADM 2019-32 Resolution Approving an Amendment to the United City of Yorkville Employee Manual (Nepotism Policy)
2. ADM 2019-50 Monthly Treasurer's Report for August 2019

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
2. PZC 2019-09 and EDC 2019-23 Downtown Form-Based Code and Streetscape Master Plan
 - a. Ordinance Amending the Yorkville Zoning Ordinance by Adding a Downtown Overlay District
 - b. Ordinance Approving a Streetscape Master Plan for the Downtown Overlay District
3. PZC 2019-20 and EDC 2019-64 Ordinance Granting a Front Yard Setback Variance for the Property Located at 208 E. Main Street (Front Porch)

City Council Report:

City Clerk's Report:

Community and Liaison Report:

Staff Report:

Additional Business:

Citizen Comments:

Executive Session:

Adjournment:

COMMITTEES, MEMBERS AND RESPONSIBILITIES

ADMINISTRATION: October 16, 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: October 15, 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 24, 2019
7:00 PM
CITY COUNCIL CHAMBERS

AMENDMENTS TO AGENDA:

CITIZEN COMMENTS ON AGENDA ITEMS:

MINUTES FOR APPROVAL:

1. Minutes of the Regular City Council – September 10, 2019

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

BILLS FOR PAYMENT:

Approved _____

As presented

As amended

Notes _____

MAYOR'S REPORT:

1. CC 2019-57 Resolution Approving Old Jail License Agreement for Maintenance Access to City Parking Lot

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

-
2. CC 2019-58 Road to Better Roads Program (FY 2021) – Approval of Streets

Approved: Y _____ N _____ Subject to _____

Removed _____

Notes _____

3. CC 2019-59 City Administrator Employment Agreement

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

Removed _____

Notes _____

4. CC 2019-60 MFT Compliance Review No. 66 for January 1, 2018 – April 30, 2019

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

Removed _____

Notes _____

5. CC 2019-61 Ordinance Amending Title 3, Chapter 2 of the Code of Ordinances Imposing Municipal Cannabis Retailers' Occupation Tax

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

Removed _____

Notes _____

PUBLIC SAFETY COMMITTEE REPORT:

1. PS 2019-29 Resolution Authorizing the Sale and Transfer of Personal Property Owned by the City (Squad Cars)

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

2. PS 2019-30 Resolution Authorizing the Sale and Transfer of Personal Property Owned by the City (Police Department Equipment)

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

3. PS 2019-32 Ordinance Amending Title 3, Chapter 3 of the Code of Ordinances Creating a New Liquor License Class and Fee (Bring Your Own)

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

ADMINISTRATION COMMITTEE REPORT:

1. ADM 2019-32 Resolution Approving an Amendment to the United City of Yorkville Employee Manual (Nepotism Policy)

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

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-
2. ADM 2019-50 Monthly Treasurer's Report for August 2019

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

PLANNING AND ZONING COMMISION 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

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

2. PZC 2019-09 and EDC 2019-23 Downtown Form-Based Code and Streetscape Master Plan

a. Ordinance Amending the Yorkville Zoning Ordinance by Adding a Downtown Overlay District

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

Removed _____

b. Ordinance Approving a Streetscape Master Plan for the Downtown Overlay District

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

Removed _____

Notes _____

3. PZC 2019-20 and EDC 2019-64 Ordinance Granting a Front Yard Setback Variance for the Property
Located at 208 E. Main Street (Front Porch)

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 – September 10, 2019

Meeting and Date: City Council – September 24, 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, SEPTEMBER 10, 2019**

Mayor Purcell called the meeting to order at 7:01 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	(arrived 7:09 p.m.)
Ward III	Funkhouser	Present	
	Frieders	Present	
Ward IV	Tarulis	Absent	
	Peterson	Present	

Staff present: City Administrator Olson, City Clerk Pickering, Chief of Police Jensen, Deputy Chief of Police Mikolasek, Deputy Chief of Police Pfizenmaier, Community Development Director Barksdale-Noble, Finance Director Fredrickson, Parks and Recreation Director Evans, Assistant City Administrator Willrett, Building Code Official Ratos, Purchasing Manager Parker, and Attorney Orr.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

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

Mayor Purcell, along with Fire and Police Commission Chairman Robert Johnson and Chief of Police James Jensen, swore in Luke Swanson, Sean Enk, and Cory Shepherd as Patrol Officers for the police department.

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 meetings of August 13, 2019 and August 27, 2019 as presented. So moved by Alderman Milschewski; seconded by Alderman Peterson.

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 \$310,301.36 (vendors); \$53,525.35 (wire payments); \$290,570.84 (payroll period ending 8/23/19); for a total of \$654,397.55. So moved by Alderman Transier; seconded by Alderman Koch.

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

REPORTS

MAYOR’S REPORT

Mill Road Paving

Mayor Purcell reported that Kendall County expected the Mill Road paving to be completed by the end of the September.

Hometown Days

Mayor Purcell reported that the Hometown Days festival had an excellent turnout. Director Evans thanked everyone that attended the event. He said that festival attendance this year was higher than previous years. He also mentioned that the addition of the Disney cover band on Saturday afternoon was very popular with festival attendees and resulted in a large amount of carnival ticket sales.

Meeting with School District

Mayor Purcell mentioned that himself, Administrator Olson, and Director Evans met with Dr. Shimp and Dr. Burks from the school district to discuss potential future collaborations between the city and the school district.

**National Suicide Prevention + Action Month Proclamation
(CC 2019-52)**

Mayor Purcell proclaimed the month of September as National Suicide Prevention Awareness Month in the United City of Yorkville (*see attached*).

Alderman Frieders reported that a total of eighty-two communities and six counties in twenty-one different states have now issued proclamations resulting in a total population impact of 5.5 million people. He mentioned that today is an important day for suicide prevention as it is World Suicide Prevention Day.

**Assisted Living Week Proclamation
(CC 2019-53)**

Mayor Purcell proclaimed September 8 – 14, 2019 as Assisted Living Week in the United City of Yorkville (*see attached*).

**Constitution Week Proclamation
(CC 2019-54)**

Mayor Purcell proclaimed September 17 – 23, 2019 as Constitution Week in the United City of Yorkville (*see attached*).

Resolution 2019-26

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

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Agreement Between the United City of Yorkville and Kendall County Emergency Phone Service and Communications Board (2019) – IP Flexible Reach and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; seconded by Alderman Peterson.

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

**Purchase Request for a Police SUV
(CC 2019-56)**

Purchase Authorization

Ordinance 2019-47

**Authorizing the Fifth 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 purchase request for a new 2020 Ford Explorer SUV and all of the required equipment through the state bid not to exceed \$64,000 and to approve an Ordinance Authorizing a Fifth 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 Funkhouser.

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

PUBLIC WORKS COMMITTEE REPORT

**Temporary Easement for East Alley Parking Lot
between the City and Imperial Investments, LLC
(PW 2018-102)**

Alderman Plocher made a motion to approve a Temporary Easement Agreement for the East Alley Parking Lot between the City and Imperial Investments, LLC and authorize the Mayor to execute; seconded by Alderman Koch.

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

ECONOMIC DEVELOPMENT COMMITTEE REPORT

Resolution 2019-27

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

Alderman Milschewski made a motion to approve a Resolution Approving an Amendment to the Professional Services Agreement with Houseal Lavigne Associates, LLC (Unified Development Ordinance) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

Motion approved by a roll call vote. Ayes-6 Nays-0 Present-1
Frieders-aye, Peterson-aye, Koch-aye, Milschewski-aye,
Funkhouser-present, Transier-aye, Plocher-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Resolution 2019-28

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

Alderman Funkhouser made a motion to approve a Resolution Approving an Amendment to the Employee Manual (Travel/Meal Policy) and authorize the Mayor and City Clerk to execute; seconded by Alderman Frieders.

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

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

**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
(PZC 2019-16 and EDC 2019-38)**

Mayor Purcell stated this item was on the agenda for a first reading. He asked Code Official Ratos to give a brief synopsis on the building code updates. Code Official Ratos said the purpose of these building code updates is to update the city from the 2009 building codes to the 2018 building codes. He said the Planning and Zoning Commission has reviewed the proposed updates and has recommended approval.

This item will be on the September 24th City Council agenda for a vote.

**Lenny's Gas N Wash
(PZC 2019-19 and EDC 2019-63)**

Ordinance 2019-48

**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)**

Mayor Purcell entertained a motion to approve an 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) and authorize the Mayor and City Clerk to execute. So moved by Alderman Transier; seconded by Alderman Peterson.

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

Ordinance 2019-49 **Granting a Sign Variance for the Property Located at 4100 N. Bridge Street (Lenny's Gas N Wash)**

Mayor Purcell entertained a motion to approve an Ordinance Granting a Sign Variance for the Property Located at 4100 N. Bridge Street (Lenny's Gas N Wash) 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-5 Nays-2
Milschewski-nay, Funkhouser-nay, Transier-aye, Plocher-aye,
Frieders-aye, Peterson-aye, Koch-aye

Ordinance 2019-50 **Approving the Gas N Wash Route 47 Yorkville Subdivision Plat**

Mayor Purcell entertained a motion to approve an Ordinance Approving the Gas N Wash Route 47 Yorkville Subdivision Plat and authorize the Mayor and City Clerk to execute. So moved by Alderman Frieders; seconded by Alderman Plocher.

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

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Metronet

David and Stephanie Lopez, residents of the Greenbriar Subdivision, commented about their displeasure with the Metronet installation in their yard. They stated that Metronet used their yard and left deep vehicle tracks between their house and their neighbor's house. Metronet also ran over their cinder block fire pit and cut their Comcast line.

MAYOR'S REPORT (cont'd)

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

Mayor Purcell said the city needs to have an ordinance in place by January 1st with any conditions that the City Council would like to implement. Mayor Purcell asked the council members to think about the conditions that the city should impose on cannabis sales.

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. So moved by Alderman Milschewski; seconded by Alderman Plocher.

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

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

The City Council returned to regular session at 9:03 p.m.

ADJOURNMENT

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

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 9:04 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 24, 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:

DATE: 09/03/19
 TIME: 12:01:31
 PRG ID: AP215000.WOW

UNITED CITY OF YORKVILLE
 CHECK REGISTER

CHECK DATE: 09/03/19

CHECK #	VENDOR #	INVOICE NUMBER	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	ITEM AMT	
530117	DRSSKINN	DRS SKINNERS AMUSEMENTS INC.						
	2019 HTD		09/03/19	01	2019 HOMETOWN DAYS CARNIVAL	79-795-56-00-5602	39,233.20	
						INVOICE TOTAL:	39,233.20 *	
						CHECK TOTAL:	39,233.20	
						TOTAL AMOUNT PAID:	39,233.20	

01-110 ADMINISTRATION
 01-120 FINANCE
 01-210 POLICE
 01-220 COMMUNITY DEVELOPMENT
 01-410 STREET OPERATIONS
 01-540 HEALTH & SANITATION
 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

DATE: 09/16/19
 TIME: 08:17:08
 ID: AP225000.WOW

UNITED CITY OF YORKVILLE
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM # DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131153	KCR	KENDALL COUNTY RECORDER'S		09/10/19		
	181127	09/10/19	01 MILL RD IMPROVEMENTS WARRANTY		23-230-60-00-6012	106.00
			02 DEEDS		** COMMENT **	
					INVOICE TOTAL:	106.00 *
					CHECK TOTAL:	106.00
					TOTAL AMOUNT PAID:	106.00

01-110 ADMINISTRATION
 01-120 FINANCE
 01-210 POLICE
 01-220 COMMUNITY DEVELOPMENT
 01-410 STREET OPERATIONS
 01-540 HEALTH & SANITATION
 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

DATE: 09/16/19
 TIME: 08:23:43
 ID: AP225000.WOW

UNITED CITY OF YORKVILLE
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM # DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
131155	KCR KENDALL COUNTY RECORDER'S			09/13/19		
	18245	09/13/19	01 FILED 4 NEW UTILITY LIENS		51-510-54-00-5448	212.00
			02 MILL RD IMPROVEMENTS PLAT OF		23-230-60-00-6012	87.00
			03 DEDICATION		** COMMENT **	
					INVOICE TOTAL:	299.00 *
					CHECK TOTAL:	299.00
					TOTAL AMOUNT PAID:	299.00

01-110 ADMINISTRATION
 01-120 FINANCE
 01-210 POLICE
 01-220 COMMUNITY DEVELOPMENT
 01-410 STREET OPERATIONS
 01-540 HEALTH & SANITATION
 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 09/24/2019

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT	
531010	AACVB	AURORA AREA CONVENTION						
	7/19-ALL	09/05/19	01	ALL SEASONS HOTEL TAX	01-640-54-00-5481		41.01	
			02	REBATE-JUL 2019	** COMMENT **			
					INVOICE TOTAL:		41.01 *	
	7/19-HAMPTON	09/05/19	01	HAMPTON INN HOTEL TAX	01-640-54-00-5481		6,008.49	
			02	REBATE-JUL 2019	** COMMENT **			
					INVOICE TOTAL:		6,008.49 *	
	7/19-SUNSET	09/05/19	01	SUNSET HOTEL TAX REBATE-JUL	01-640-54-00-5481		33.30	
			02	2019	** COMMENT **			
					INVOICE TOTAL:		33.30 *	
	7/19-SUPER	09/05/19	01	SUPER 8 HOTEL TAX REBATE-JUL	01-640-54-00-5481		1,946.29	
			02	2019	** COMMENT **			
					INVOICE TOTAL:		1,946.29 *	
					CHECK TOTAL:		8,029.09	
531011	ALLSTAR	ALL STAR SPORTS INSTRUCTION						
	195144	08/14/19	01	SUMMER II SESSION SPORTS	79-795-54-00-5462		910.00	
			02	INSTRUCTION	** COMMENT **			
					INVOICE TOTAL:		910.00 *	
					CHECK TOTAL:		910.00	
531012	AMPERAGE	AMPERAGE ELECTRICAL SUPPLY INC						
	0942282-IN	08/01/19	01	LIGHT	79-790-56-00-5640		190.13	
					INVOICE TOTAL:		190.13 *	
	0945944-IN	08/15/19	01	LUGS	79-790-56-00-5640		38.56	
					INVOICE TOTAL:		38.56 *	
	0948841-IN	08/22/19	01	FLEX STEEL, CONNECTORS, NIPPLE	79-790-56-00-5640		49.30	

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25-225 PARKS & REC 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
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 88-880 DOWNTOWN TIF
 89-890 DOWNTOWN TIF II
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531012	AMPERAGE 0948841-IN	AMPERAGE ELECTRICAL SUPPLY INC 08/22/19	02	LOCKNUTS, SCREW COVER BOX	** COMMENT **		49.30 *
					INVOICE TOTAL:		49.30 *
					CHECK TOTAL:		277.99
531013	ANIRI 073119-STREBATE	ANIRI LLC 09/16/19	01 02	MAY - JULY 2019 SALES TAX REBATE	01-640-54-00-5492 ** COMMENT **		1,425.70
					INVOICE TOTAL:		1,425.70 *
					CHECK TOTAL:		1,425.70
D001369	ANTPLACE 091519	ANTHONY PLACE YORKVILLE LP 09/15/19	01 02 03	CITY OF YORKVILLE HOUSING ASSISTANCE PROGRAM RENT REIMBURSEMENT FOR OCT 2019	01-640-54-00-5427 ** COMMENT ** ** COMMENT **		634.00
					INVOICE TOTAL:		634.00 *
					DIRECT DEPOSIT TOTAL:		634.00
531014	ARNESON 260555	ARNESON OIL COMPANY 08/14/19	01	AUG 2019 GASOLINE	79-790-56-00-5695		354.59
					INVOICE TOTAL:		354.59 *
	261315	08/22/19	01 02 03	AUG 2019 DIESEL FUEL AUG 2019 DIESEL FUEL AUG 2019 DIESEL FUEL	01-410-56-00-5695 51-510-56-00-5695 52-520-56-00-5695		86.67 86.67 86.66
					INVOICE TOTAL:		260.00 *
	261322	08/22/19	01	AUG 2019 GASOLINE	79-790-54-00-5495		504.50
					INVOICE TOTAL:		504.50 *
					CHECK TOTAL:		1,119.09

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531015	ATLAS BV9739	ATLAS BOBCAT 08/20/19	01	BOLTS, GRINDER TEETH	01-410-56-00-5628		493.12
						INVOICE TOTAL:	493.12 *
					CHECK TOTAL:		493.12
531016	ATT 6305536805-0819	AT&T 08/25/19	01	08/25-09/24 SERVICE	51-510-54-00-5440		345.76
						INVOICE TOTAL:	345.76 *
					CHECK TOTAL:		345.76
531017	BCBS 090619	BLUE CROSS BLUE SHIELD 09/06/19	01	OCT 2019 HEALTH INS	01-110-52-00-5216		9,168.77
			02	OCT 2019 HEALTH INS	01-120-52-00-5216		4,173.48
			03	OCT 2019 HEALTH INS	01-210-52-00-5216		54,259.05
			04	OCT 2019 HEALTH INS	01-220-52-00-5216		6,930.88
			05	OCT 2019 HEALTH INS	01-410-52-00-5216		8,711.00
			06	OCT 2019 HEALTH INS	01-640-52-00-5240		13,823.45
			07	OCT 2019 HEALTH INS	79-790-52-00-5216		12,462.77
			08	OCT 2019 HEALTH INS	79-795-52-00-5216		7,338.04
			09	OCT 2019 HEALTH INS	51-510-52-00-5216		7,634.51
			10	OCT 2019 HEALTH INS	52-520-52-00-5216		4,636.87
			11	OCT 2019 HEALTH INS	82-820-52-00-5216		5,537.74
			12	OCT 2019 DENTAL INS	01-110-52-00-5223		654.40
			13	OCT 2019 DENTAL INS	01-120-52-00-5223		432.69
			14	OCT 2019 DENTAL INS	01-210-52-00-5223		3,691.29
			15	OCT 2019 DENTAL INS	01-220-52-00-5223		587.66
			16	OCT 2019 DENTAL INS	01-410-52-00-5223		538.77
			17	OCT 2019 DENTAL INS	01-640-52-00-5241		1,098.27
			18	OCT 2019 DENTAL INS	79-790-52-00-5223		868.07
			19	OCT 2019 DENTAL INS	79-795-52-00-5223		544.89
			20	OCT 2019 DENTAL INS	51-510-52-00-5223		563.18

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531017	BCBS	BLUE CROSS BLUE SHIELD					
	090619	09/06/19	21	OCT 2019 DENTAL INS	52-520-52-00-5223		319.74
			22	OCT 2019 DENTAL INS	82-820-52-00-5223		582.29
						INVOICE TOTAL:	144,557.81 *
						CHECK TOTAL:	144,557.81
531018	BNSF	BNSF RAILWAY COMPANY					
	082919	08/29/19	01	BNSF SITE CERTIFICATION	01-110-54-00-5448		500.00
			02	DEPOSIT AMOUNT	** COMMENT **		
						INVOICE TOTAL:	500.00 *
						CHECK TOTAL:	500.00
531019	BOHYERR	REBEKAH BOHYER					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		25.00
						INVOICE TOTAL:	25.00 *
						CHECK TOTAL:	25.00
531020	BOOMBAH	BOOMBAH					
	073119-STREBATE	09/16/19	01	MAY - JULY 2019 SALES TAX	01-640-54-00-5492		2,428.00
			02	REBATE	** COMMENT **		
						INVOICE TOTAL:	2,428.00 *
						CHECK TOTAL:	2,428.00
531021	BULLINGJ	JOSLYN T. BULLINGTON					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		20.00
						INVOICE TOTAL:	20.00 *
						CHECK TOTAL:	20.00

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531022	CALLONE	UNITED COMMUNICATION SYSTEMS						
	1211242-1130059-0819	09/13/19	01	AUG 2019 ADMIN LINES	01-110-54-00-5440		403.76	
			02	AUG 2019 CITY HALL NORTEL	01-110-54-00-5440		166.76	
			03	AUG 2019 CITY HALL NORTEL	01-210-54-00-5440		166.76	
			04	AUG 2019 CITY HALL NORTEL	51-510-54-00-5440		166.76	
			05	AUG 2019 POLICE LINES	01-210-54-00-5440		1,177.84	
			06	AUG 2019 CITY HALL FIRE	01-210-54-00-5440		390.15	
			07	AUG 2019 CITY HALL FIRE	01-110-54-00-5440		390.15	
			08	AUG 2019 PUBLIC WORKS LINES	51-510-54-00-5440		2,393.28	
			09	AUG 2019 SEWER DEPT LINES	52-520-54-00-5440		479.13	
			10	AUG 2019 TRAFFIC SIGNAL	01-410-54-00-5435		53.20	
			11	MAINTENANCE	** COMMENT **			
			12	AUG 2019 PARKS DEPT LINES	79-790-54-00-5440		57.71	
			13	AUG 2019 REC DEPT LINES	79-795-54-00-5440		289.57	
					INVOICE TOTAL:		6,135.07 *	
					CHECK TOTAL:		6,135.07	
531023	CHDJOHAN	CHAD JOHANSEN GOLF ACADEMY						
	2039	07/24/19	01	SUMMER JUNIOR CAMPS	79-795-54-00-5462		1,858.00	
					INVOICE TOTAL:		1,858.00 *	
					CHECK TOTAL:		1,858.00	
531024	COMED	COMMONWEALTH EDISON						
	0185079109-0819	08/27/19	01	07/29-08/27 420 FAIRHAVEN	52-520-54-00-5480		121.82	
					INVOICE TOTAL:		121.82 *	
	0435113116-0819	09/03/19	01	07/31-08/30 RT34 & BEECHER	23-216-54-00-5482		56.60	
					INVOICE TOTAL:		56.60 *	
	0903040077-0819	08/27/19	01	07/12-08/27 MISC STREET LIGHTS	23-216-54-00-5482		3,194.24	
					INVOICE TOTAL:		3,194.24 *	

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531024	COMED	COMMONWEALTH EDISON					
	0908014004-0819	08/28/19	01	07/30-08/28 6780 RT47	51-510-54-00-5480		62.33
						INVOICE TOTAL:	62.33 *
	09660388077-0819	08/26/19	01	07/26-08/26 456 KENNEDY RD	23-216-54-00-5482		60.49
						INVOICE TOTAL:	60.49 *
	1251108256-0819	08/26/19	01	07/26-08/26 301 E HYDRAULIC	79-795-54-00-5480		60.30
						INVOICE TOTAL:	60.30 *
	1407125045-0819	08/29/19	01	07/31-08/29 FOXHILL 7 LIFT	52-520-54-00-5480		71.78
						INVOICE TOTAL:	71.78 *
	1647065335-0819	08/28/19	01	07/30-08/28 SARAVANOS PUMP	52-520-54-00-5480		174.24
						INVOICE TOTAL:	174.24 *
	2019099044-0819	09/04/19	01	7/12-8/12 BRIDGE WATER TANK	51-510-54-00-5480		40.75
						INVOICE TOTAL:	40.75 *
	2947052031-0819	08/27/19	01	07/29-08/27 RT47 & RIVER	23-216-54-00-5482		237.41
						INVOICE TOTAL:	237.41 *
	2961017043-0819	08/26/19	01	07/26-08/26 PRESTWICK LIFT	52-520-54-00-5480		101.21
						INVOICE TOTAL:	101.21 *
	3119142025-0819	08/26/19	01	07/26-08/26 VAN EMMON LOT	51-510-54-00-5480		21.03
						INVOICE TOTAL:	21.03 *
	4085080033-0819	08/26/19	01	07/26-08/26 1991 CANNONBALL TR	51-510-54-00-5480		185.28
						INVOICE TOTAL:	185.28 *
	4449087016-0819	09/04/19	01	07/26-08/28 MISC LIFT STATIONS	52-520-54-00-5480		817.23
						INVOICE TOTAL:	817.23 *
	4475093053-0819	08/27/19	01	07/29-08/27 610 TOWER	51-510-54-00-5480		126.24
						INVOICE TOTAL:	126.24 *

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531024	COMED COMMONWEALTH EDISON						
	6819027011-0819	09/03/19	01	07/26-08/27 MISC PR BUILDINGS	79-795-54-00-5480		346.82
						INVOICE TOTAL:	346.82 *
	7110074020-0819	08/26/19	01	07/26-08/26 104 E VAN EMMON	01-110-54-00-5480		482.94
						INVOICE TOTAL:	482.94 *
	7982120022-0819	08/27/19	01	07/29-08/27 609 N BRIDGE	01-110-54-00-5480		17.87
						INVOICE TOTAL:	17.87 *
						CHECK TOTAL:	6,178.58
531025	CONSTELL CONSTELLATION NEW ENERGY						
	15612714901	08/28/19	01	07/29-08/27 COUNTRYSIDE LITE	23-216-54-00-5482		114.22
						INVOICE TOTAL:	114.22 *
						CHECK TOTAL:	114.22
531026	COREMAIN CORE & MAIN LP						
	L089937	08/26/19	01	GAUGE WIRE, 100 CF METERS	51-510-56-00-5664		3,080.00
						INVOICE TOTAL:	3,080.00 *
	L095096	08/27/19	01	100 CF METERS	51-510-56-00-5664		3,930.00
						INVOICE TOTAL:	3,930.00 *
	L100469	08/27/19	01	METER COUPLING	51-510-56-00-5664		495.50
						INVOICE TOTAL:	495.50 *
						CHECK TOTAL:	7,505.50
531027	DEARNATI DEARBORN NATIONAL LIFE						
	090919	09/09/19	01	OCT 2019 VISION INSURANCE	01-110-52-00-5224		94.15

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531027	DEARNATI	DEARBORN NATIONAL LIFE					
	090919	09/09/19	02	OCT 2019 VISION INSURANCE	01-120-52-00-5224		58.95
			03	OCT 2019 VISION INSURANCE	01-210-52-00-5224		518.08
			04	OCT 2019 VISION INSURANCE	01-220-52-00-5224		90.06
			05	OCT 2019 VISION INSURANCE	01-410-52-00-5224		76.10
			06	OCT 2019 VISION INSURANCE	01-640-52-00-5242		179.29
			07	OCT 2019 VISION INSURANCE	79-790-52-00-5224		121.44
			08	OCT 2019 VISION INSURANCE	79-795-52-00-5224		78.99
			09	OCT 2019 VISION INSURANCE	51-510-52-00-5224		82.51
			10	OCT 2019 VISION INSURANCE	52-520-52-00-5224		43.75
			11	OCT 2019 VISION INSURANCE	82-820-52-00-5224		84.33
					INVOICE TOTAL:		1,427.65 *
					CHECK TOTAL:		1,427.65
531028	DELAGE	DLL FINANCIAL SERVICES INC					
	64829965	08/24/19	01	OCT 2019 COPIER MAINTENANCE	01-110-54-00-5485		112.33
			02	OCT 2019 COPIER MAINTENANCE	01-120-54-00-5485		37.44
			03	OCT 2019 COPIER MAINTENANCE	01-210-54-00-5485		112.33
			04	OCT 2019 COPIER MAINTENANCE	51-510-54-00-5485		50.18
			05	OCT 2019 COPIER MAINTENANCE	52-520-54-00-5485		12.36
			06	OCT 2019 COPIER MAINTENANCE	01-410-54-00-5485		12.36
					INVOICE TOTAL:		337.00 *
					CHECK TOTAL:		337.00
531029	DELAGE	DLL FINANCIAL SERVICES INC					
	64951484	09/07/19	01	OCT 2019 COPIER LEASE	82-820-54-00-5462		194.48
					INVOICE TOTAL:		194.48 *
					CHECK TOTAL:		194.48
D001370	DJIDICK	KAYLA DJIDIC					

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D001370	DJIDICK	KAYLA DJIDIC						
	0006		09/05/19	01	ZUMBA CLASS INSTRUCTION	79-795-54-00-5462		371.00
								INVOICE TOTAL: 371.00 *
								DIRECT DEPOSIT TOTAL: 371.00
531030	DONNELLD	DEBRA DONNELLY						
	2019 ICS		09/02/19	01	CARICATURES DURING 2019 ICE	82-820-56-00-5671		50.00
				02	CREAM SOCIAL	** COMMENT **		
								INVOICE TOTAL: 50.00 *
								CHECK TOTAL: 50.00
531031	DYNEGY	DYNEGY ENERGY SERVICES						
	266978919081		08/30/19	01	07/29-08/27 2921 BRISTOL RIDGE	51-510-54-00-5480		4,284.96
								INVOICE TOTAL: 4,284.96 *
	266979119081		08/28/19	01	07/29-08/25 2224 TREMONT	51-510-54-00-5480		4,998.13
								INVOICE TOTAL: 4,998.13 *
	266979219091		08/29/19	01	07/29-08/26 610 TOWER WELLS	51-510-54-00-5480		8,118.52
								INVOICE TOTAL: 8,118.52 *
								CHECK TOTAL: 17,401.61
531032	ECO	ECO CLEAN MAINTENANCE INC						
	8127		08/30/19	01	AUG 2019 OFFICE CLEANING	01-110-54-00-5488		1,005.00
				02	AUG 2019 OFFICE CLEANING	01-210-54-00-5488		1,005.00
				03	AUG 2019 OFFICE CLEANING	79-795-54-00-5488		525.00
				04	AUG 2019 OFFICE CLEANING	79-790-54-00-5488		254.00
				05	AUG 2019 OFFICE CLEANING	01-410-54-00-5488		65.00
				06	AUG 2019 OFFICE CLEANING	51-510-54-00-5488		65.00

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 72-720 LAND CASH
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82-820 LIBRARY OPERATIONS
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531032	ECO	ECO CLEAN MAINTENANCE INC					
	8127	08/30/19	07	AUG 2019 OFFICE CLEANING	52-520-54-00-5488		65.00
						INVOICE TOTAL:	2,984.00 *
						CHECK TOTAL:	2,984.00
531033	FARMFLEE	BLAIN'S FARM & FLEET					
	3258-N.HERNANDEZ	08/13/19	01	PANTS, CAP	79-790-56-00-5600		58.48
						INVOICE TOTAL:	58.48 *
						CHECK TOTAL:	58.48
531034	FLATSOS	RAQUEL HERRERA					
	11174	04/16/19	01	2 TUBES	01-410-56-00-5628		30.00
						INVOICE TOTAL:	30.00 *
	11794	06/18/19	01	6 TIRES	51-510-54-00-5490		1,054.32
						INVOICE TOTAL:	1,054.32 *
	11894	06/26/19	01	1 TIRE	01-410-54-00-5490		69.48
						INVOICE TOTAL:	69.48 *
	11944	07/02/19	01	1 TIRE	01-410-54-00-5490		69.48
						INVOICE TOTAL:	69.48 *
	12354	08/08/19	01	1 USED TIRE	01-410-56-00-5628		40.00
						INVOICE TOTAL:	40.00 *
						CHECK TOTAL:	1,263.28
531035	FOXVALLE	FOX VALLEY TROPHY & AWARDS					
	36267	08/22/19	01	2019 CAR SHOW TROPHIES	79-795-56-00-5602		805.15
						INVOICE TOTAL:	805.15 *

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531035	FOXVALLE	FOX VALLEY TROPHY & AWARDS					
	36269	08/23/19	01	2019 BAGS TOURNEY TROPHIES	79-795-56-00-5602		59.75
						INVOICE TOTAL:	59.75 *
						CHECK TOTAL:	864.90
531036	GIANter	RICARDO GANTE					
	090719	09/07/19	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:	70.00 *
						CHECK TOTAL:	70.00
531037	GOLINSKA	ANDREW GOLINSKI					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		70.00
						INVOICE TOTAL:	70.00 *
						CHECK TOTAL:	70.00
531038	GROUND	GROUND EFFECTS INC.					
	419711-000	09/04/19	01	DIRT FOR MISC CITY LOCATIONS	52-520-56-00-5620		81.78
						INVOICE TOTAL:	81.78 *
						CHECK TOTAL:	81.78
531039	HELLANDJ	JONATHON HELLAND					
	091219	09/12/19	01	REFUND SEPT 2019 RETIREE	01-640-52-00-5240		2,086.74
			02	HEALTH INS. PAID DUE TO	** COMMENT **		
			03	CANCELLATION	** COMMENT **		
						INVOICE TOTAL:	2,086.74 *
						CHECK TOTAL:	2,086.74

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531040	HERNANDD	DEVIN HERNANDEZ					
	090719	09/07/19	01	UMPIRE	79-795-54-00-5462		105.00
						INVOICE TOTAL:	105.00 *
					CHECK TOTAL:		105.00
531041	HOTWANGJ	JAREK DANIEL HOTWANGER					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		110.00
						INVOICE TOTAL:	110.00 *
					CHECK TOTAL:		110.00
531042	HUTHM	MARK A. HUTH					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		110.00
						INVOICE TOTAL:	110.00 *
					CHECK TOTAL:		110.00
531043	ILFIREPD	ILLINOIS FIRE & POLICE					
	00686	08/27/19	01	ILLINOIS FIRE & POLICE	01-210-54-00-5411		375.00
			02	ASSOCIATION FALL SEMINAR	** COMMENT **		
			03	REGISTRATION-ANDERSON	** COMMENT **		
					INVOICE TOTAL:		375.00 *
					CHECK TOTAL:		375.00
531044	IMPERINV	IMPERIAL INVESTMENTS					
	090619	09/06/19	01	REFUND LANDLORD PAYMENT ON	01-000-13-00-1371		533.35
			02	TENNANTS ACCOUNT PAID IN FULL	** COMMENT **		
			03	FOR 207 W VAN EMMON	** COMMENT **		
			04	ACCT#0101040800-05	** COMMENT **		
					INVOICE TOTAL:		533.35 *
					CHECK TOTAL:		533.35

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531045	IMPERINV	IMPERIAL INVESTMENTS					
	JULY 2019-REBATE	09/10/19	01	JULY 2019 DOWNTOWN BUSINESS	01-000-24-00-2488		26.03
			02	DISTRICT TAX REBATE	** COMMENT **		
					INVOICE TOTAL:		26.03 *
					CHECK TOTAL:		26.03
531046	INLAND	INLAND CONTINENTAL PROPERTY					
	073119-STREBATE	09/16/19	01	MAY - JULY 2019 SALES TAX	01-640-54-00-5492		49,521.91
			02	REBATE	** COMMENT **		
					INVOICE TOTAL:		49,521.91 *
					CHECK TOTAL:		49,521.91
531047	JIMSTRCK	JIM'S TRUCK INSPECTION LLC					
	178452	07/25/19	01	TRUCK INSPECTION	79-790-54-00-5495		35.00
					INVOICE TOTAL:		35.00 *
	178457	07/26/19	01	TRUCK INSPECTION	79-790-54-00-5495		37.00
					INVOICE TOTAL:		37.00 *
	178541	08/02/19	01	TRUCK INSPECTION	79-790-54-00-5495		37.00
					INVOICE TOTAL:		37.00 *
	178835	08/29/19	01	TRUCK INSPECTION	51-510-54-00-5490		37.00
					INVOICE TOTAL:		37.00 *
	178881	09/04/19	01	TRUCK INSPECTION	52-520-54-00-5490		37.00
					INVOICE TOTAL:		37.00 *
					CHECK TOTAL:		183.00
531048	KCSHERIF	KENDALL CO. SHERIFF'S OFFICE					

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531048	KCSHERIF KENDALL CO. SHERIFF'S OFFICE						
	AUG 2019-DUPAGE	09/04/19	01	DUPAGE COUNTY FTA BOND FEE	01-000-24-00-2412		140.00
			02	REIMBURSEMENTS DUE TO COUNTY	** COMMENT **		
					INVOICE TOTAL:		140.00 *
					CHECK TOTAL:		140.00
531049	KENDCROS KENDALL CROSSING, LLC						
	BD REBATE 0/19	09/10/19	01	JULY 2019 NCG BUSINESS	01-000-24-00-2487		1,012.53
			02	DISTRICT REBATE	** COMMENT **		
					INVOICE TOTAL:		1,012.53 *
					CHECK TOTAL:		1,012.53
531050	KENPRINT ANNETTE M. POWELL						
	19-09064	09/06/19	01	100 TOW REPORTS	01-210-54-00-5430		47.05
					INVOICE TOTAL:		47.05 *
					CHECK TOTAL:		47.05
531051	KWIATKOJ JOESEPH KWIATKOWSKI						
	090819	09/08/19	01	UMPIRE	79-795-54-00-5462		70.00
					INVOICE TOTAL:		70.00 *
					CHECK TOTAL:		70.00
531052	LET DALE ANDERSON						
	INV-0150	09/01/19	01	MONTHLY COURTSMART	01-210-54-00-5460		1,360.00
			02	PUBLICATION RENEWAL	** COMMENT **		
					INVOICE TOTAL:		1,360.00 *
					CHECK TOTAL:		1,360.00

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531053	MCCURDYK KYLE DEAN MCCURDY						
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		35.00
						INVOICE TOTAL:	35.00 *
					CHECK TOTAL:		35.00
531054	MENINC MENARDS INC						
	073119-STREBATE	09/16/19	01	MAY - JULY 2019 SALES TAX	01-640-54-00-5492		62,773.67
			02	REBATE	** COMMENT **		
						INVOICE TOTAL:	62,773.67 *
					CHECK TOTAL:		62,773.67
531055	MENLAND MENARDS - YORKVILLE						
	58521	08/16/19	01	FEBREZE, DRY ERASE SET,	79-790-56-00-5640		355.45
			02	BEVEL, CARPENTER PENCIL, PIPE,	** COMMENT **		
			03	FLOOR FLANGE, CHALK, PLYWOOD,	** COMMENT **		
			04	LUMBER, SEALANT	** COMMENT **		
						INVOICE TOTAL:	355.45 *
					CHECK TOTAL:		355.45
531056	MENLAND MENARDS - YORKVILLE						
	58924	08/20/19	01	BACKER RODS, LUMBER	79-790-56-00-5640		15.96
						INVOICE TOTAL:	15.96 *
	58940	08/20/19	01	CONTRACTOR BAGS, FLEXLINER	79-790-56-00-5630		286.18
			02	BAGS, CHALKBOARD PAINT, DUCK	** COMMENT **		
			03	TAPE, PAINT CAN, STRAINER,	** COMMENT **		
			04	PAINT SPRAYER	** COMMENT **		
						INVOICE TOTAL:	286.18 *
	58982	08/20/19	01	PAINT, TRAY LINER, BRUSH, TRAY	79-795-56-00-5640		44.06
						INVOICE TOTAL:	44.06 *

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531056	MENLAND	MENARDS - YORKVILLE						
	59020	08/21/19	01	LOCK NUTS, OUTLETS, SCREWS,	79-790-56-00-5620		15.75	
			02	LUGS	** COMMENT **			
					INVOICE TOTAL:		15.75 *	
	59147	08/22/19	01	STOVE BOLTS, OUTLETS, WASHERS,	79-790-56-00-5640		78.72	
			02	POLE BREAKER, BLANK COVER,	** COMMENT **			
			03	LOCKNUTS, GROUND BAR	** COMMENT **			
					INVOICE TOTAL:		78.72 *	
	59471	08/26/19	01	OUTLET, CABLE TIES	79-790-56-00-5620		76.09	
					INVOICE TOTAL:		76.09 *	
	59484	08/26/19	01	PADDLOCKS, SPRING SNAPS	52-520-56-00-5613		11.16	
					INVOICE TOTAL:		11.16 *	
	59503	08/26/19	01	LIGHTBULBS	01-210-54-00-5495		16.97	
					INVOICE TOTAL:		16.97 *	
	59507	08/26/19	01	GALVANIZING COMPOUND, CASTERS,	79-790-56-00-5640		53.22	
			02	PINTLE	** COMMENT **			
					INVOICE TOTAL:		53.22 *	
	59560	08/27/19	01	HARDWARE CLOTH	79-790-56-00-5620		15.98	
					INVOICE TOTAL:		15.98 *	
	59639	08/28/19	01	GLOVES, RODS, STRIPING PAINT,	79-790-56-00-5620		145.80	
			02	ROD CLAMPS	** COMMENT **			
					INVOICE TOTAL:		145.80 *	
	59645	08/28/19	01	OUTLET COVERS, OUTLETS	79-790-56-00-5640		88.46	
					INVOICE TOTAL:		88.46 *	
	59652	08/28/19	01	CREDIT FOR RETURNED OUTLETS	79-790-56-00-5640		-41.38	
					INVOICE TOTAL:		-41.38 *	

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531056	MENLAND	MENARDS - YORKVILLE						
	59653	08/28/19	01	ELECTRICAL TAPE, OUTLETS	79-790-56-00-5640		48.68	
						INVOICE TOTAL:	48.68 *	
	59744	08/29/19	01	BOLTS, WASHERS, NUTS	79-790-56-00-5640		38.34	
						INVOICE TOTAL:	38.34 *	
	59818-19	08/30/19	01	POLE BREAKER, LUG KIT	79-790-56-00-5620		34.25	
						INVOICE TOTAL:	34.25 *	
	59826	08/30/19	01	FURNANCE FILTERS	23-216-56-00-5656		71.91	
						INVOICE TOTAL:	71.91 *	
	59874	08/30/19	01	EXTENSION CORDS	79-790-56-00-5620		314.30	
						INVOICE TOTAL:	314.30 *	
	60466	09/06/19	01	MARKING PAINT, HITCH PINS,	79-790-56-00-5620		40.61	
			02	CLEVIS PINS, PIN CLIPS	** COMMENT **			
						INVOICE TOTAL:	40.61 *	
						CHECK TOTAL:	1,355.06	
531057	MIDAM	MID AMERICAN WATER						
	165252A	08/23/19	01	OIL GAUGE	51-510-56-00-5630		45.00	
						INVOICE TOTAL:	45.00 *	
						CHECK TOTAL:	45.00	
531058	MIDWSALT	MIDWEST SALT						
	P447320	08/30/19	01	BULK ROCK SALT	51-510-56-00-5638		2,439.50	
						INVOICE TOTAL:	2,439.50 *	
	P447351	09/03/19	01	BULK ROCK SALT	51-510-56-00-5638		2,772.70	
						INVOICE TOTAL:	2,772.70 *	
						CHECK TOTAL:	5,212.20	

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531059	NEENAH	NEENAH FOUNDRY CO.					
	335977	08/23/19	01	GRATES	01-410-56-00-5640		796.14
						INVOICE TOTAL:	796.14 *
					CHECK TOTAL:		796.14
531060	NEOUSA	NEOPOST USA INC					
	56980679	09/05/19	01	OCT 2019 - JAN 2020 POSTAGE	79-795-54-00-5485		60.36
			02	MACHINE LEASE	** COMMENT **		
						INVOICE TOTAL:	60.36 *
					CHECK TOTAL:		60.36
531061	NICOR	NICOR GAS					
	00-41-22-8748 4-0819	09/03/19	01	08/01-08/30 1107 PRAIRIE	01-110-54-00-5480		46.88
						INVOICE TOTAL:	46.88 *
	12-43-53-5625 3-0819	09/03/19	01	08/02-09/01 609 N BRIDGE	01-110-54-00-5480		22.15
						INVOICE TOTAL:	22.15 *
	15-41-50-1000 6-0819	09/03/19	01	07/30-08/30 804 GAME FARM RD	01-110-54-00-5480		126.88
						INVOICE TOTAL:	126.88 *
	15-64-61-3532 5-0819	08/30/19	01	07/30-08/30 1991 CANNONBALL TR	01-110-54-00-5480		38.47
						INVOICE TOTAL:	38.47 *
	20-52-56-2042 1-0819	08/28/19	01	07/28-08/27 420 FAIRHAVEN	01-110-54-00-5480		106.72
						INVOICE TOTAL:	106.72 *
	23-45-91-4862 5-0819	09/03/19	01	08/02-09/01 101 BRUELL ST	01-110-54-00-5480		109.76
						INVOICE TOTAL:	109.76 *
	40-52-64-8356 1-0819	09/04/19	01	08/04-09/02 102 E VAN EMMON	01-110-54-00-5480		105.74
						INVOICE TOTAL:	105.74 *

01-110 ADMINISTRATION
 01-120 FINANCE
 01-210 POLICE
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CHECK #	VENDOR #	INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	PROJECT CODE	ITEM AMT
531061	NICOR	NICOR GAS						
	46-69-47-6727	1-0819	09/06/19	01	08/06-09/06 1975 N BRIDGE	01-110-54-00-5480		106.52
							INVOICE TOTAL:	106.52 *
	61-60-41-1000	9-0819	09/04/19	01	08/02-09/01 610 TOWER	01-110-54-00-5480		49.65
							INVOICE TOTAL:	49.65 *
	62-37-86-4779	6-0819	09/06/19	01	08/06-09/06 185 WOLF ST	01-110-54-00-5480		18.35
							INVOICE TOTAL:	18.35 *
	66-70-44-6942	9-0819	09/06/19	01	08/06-09/06 1908 RAINTREE	01-110-54-00-5480		139.66
							INVOICE TOTAL:	139.66 *
	80-56-05-1157	0-0819	09/06/19	01	08/06-09/06 2512 ROSEMONT	01-110-54-00-5480		37.09
							INVOICE TOTAL:	37.09 *
	83-80-00-1000	7-0819	09/04/19	01	08/02-09/01 610 TOWER UNIT B	01-110-54-00-5480		41.75
							INVOICE TOTAL:	41.75 *
	95-16-10-1000	4-0819	09/03/19	01	08/02-09/03 1 RT47	01-110-54-00-5480		34.75
							INVOICE TOTAL:	34.75 *
							CHECK TOTAL:	984.37
D001371	ORRK	KATHLEEN FIELD ORR & ASSOC.						
	16006		09/05/19	01	MISC CITY LEGAL MATTERS	01-640-54-00-5456		5,063.25
				02	HOOVER MATTERS	01-640-54-00-5456		215.00
				03	MEETINGS	01-640-54-00-5456		1,000.00
				04	AUTUMN CREEK MATTERS	01-640-54-00-5456		161.25
				05	DOWNTOWN TIF MATTERS	88-880-54-00-5466		107.50
				06	DOWNTOWN TIF II MATTERS	89-890-54-00-5466		4,375.25
							INVOICE TOTAL:	10,922.25 *
							DIRECT DEPOSIT TOTAL:	10,922.25

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531062	OSWPRINT 74366	JAMES A AGEMA 08/22/19	01 02	2,500 BUILDING INSPECTION FORMS	01-220-56-00-5620 ** COMMENT **		212.40
					INVOICE TOTAL:		212.40 *
					CHECK TOTAL:		212.40
531063	PARADISE 223960	PARADISE CAR WASH 09/06/19	01 02	AUG 2019 CAR WASHES AUG 2019 CAR WASHES	79-795-54-00-5495 79-790-54-00-5495		10.00 10.00
					INVOICE TOTAL:		20.00 *
	223976	09/06/19	01	AUG 2019 CAR WASHES	01-210-54-00-5495		114.00
					INVOICE TOTAL:		114.00 *
					CHECK TOTAL:		134.00
531064	PESOLA 1266351	PESOLA MEDIA GROUP 08/26/19	01	MUSIC & MINGLE MAP	79-795-56-00-5602		237.50
					INVOICE TOTAL:		237.50 *
					CHECK TOTAL:		237.50
531065	PLANFILL 687	PLANO CLEAN FILL 08/24/19	01	AUG 2019 DUMPING	01-410-54-00-5462		90.00
					INVOICE TOTAL:		90.00 *
					CHECK TOTAL:		90.00
531066	PRINTSRC 1424	LAMBERT PRINT SOURCE, LLC 08/23/19	01	WINED DOWN WEDNESDAY TASTING	79-795-56-00-5606		2,520.00

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531066	PRINTSRC	LAMBERT PRINT SOURCE, LLC						
	1424	08/23/19	02	GLASSES	** COMMENT **			
						INVOICE TOTAL:	2,520.00 *	
	1429	08/27/19	01	CAR SHOW T-SHIRTS	79-795-56-00-5602		692.50	
						INVOICE TOTAL:	692.50 *	
	1432	08/28/19	01	SANDWICH BOARD POSTERS	79-795-56-00-5602		102.00	
						INVOICE TOTAL:	102.00 *	
	1433	08/28/19	01	YARD SIGNS & BANNERS	79-795-56-00-5602		1,969.00	
						INVOICE TOTAL:	1,969.00 *	
					CHECK TOTAL:		5,283.50	
531067	R0000474	NEIL BORNEMAN						
	090519	09/05/19	01	REFUND OF LIBRARY & CITY	01-640-54-00-5491		1,258.23	
			02	PORTION OF P-TAXES PER	** COMMENT **			
			03	ORDINANCE 2006-105	** COMMENT **			
						INVOICE TOTAL:	1,258.23 *	
					CHECK TOTAL:		1,258.23	
531068	R0001912	FM CAPITAL LLC						
	090319	09/03/19	01	REFUND OVERPAYMENT FOR	01-000-24-00-2440		275.00	
			02	CITATION N3944 ISSUED 5/1/19	** COMMENT **			
						INVOICE TOTAL:	275.00 *	
					CHECK TOTAL:		275.00	
531069	R0002208	HARI DEVELOPMENT YORKVILLE LLC						
	073119-STREBATE	09/16/19	01	MAY - JULY 2019 SALES TAX	01-640-54-00-5492		985.76	

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531069	R0002208	HARI DEVELOPMENT YORKVILLE LLC					
	073119-STREBATE	09/16/19	02	REBATE	** COMMENT **		
					INVOICE TOTAL:		985.76 *
					CHECK TOTAL:		985.76
531070	R0002280	MARILYN KIENZLE					
	082919	08/29/19	01	REFUND OVERPAYMENT ON FINAL	01-000-13-00-1371		145.30
			02	BILL FOR ACCT#0208249830-00	** COMMENT **		
					INVOICE TOTAL:		145.30 *
					CHECK TOTAL:		145.30
531071	R0002281	JANICE OLDS					
	082519	08/27/19	01	BEECHER DEPOSIT REFUND	01-000-24-00-2410		100.00
					INVOICE TOTAL:		100.00 *
					CHECK TOTAL:		100.00
531072	R0002282	LYNN JOHNSON					
	174052	09/05/19	01	CLASS REGISTRATION REFUND	79-000-44-00-4404		30.00
					INVOICE TOTAL:		30.00 *
					CHECK TOTAL:		30.00
531073	R0002283	MIDWESTERN SOLUTION					
	173890	08/27/19	01	VENDOR CANCELLATION REFUND	79-000-48-00-4843		150.00
					INVOICE TOTAL:		150.00 *
					CHECK TOTAL:		150.00
531074	R0002284	MARK CULP					

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531074	R0002284	MARK CULP					
	2019 HTD	09/10/19	01	STAFF MEAL PROGRAM	79-795-56-00-5602		120.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		120.00 *
					CHECK TOTAL:		120.00
531075	R0002285	UNITED METHODIST MEN					
	2019 HTD	09/10/19	01	STAFF MEAL PROGRAM	79-795-56-00-5602		115.00
			02	REIMBURSEMENT	** COMMENT **		
					INVOICE TOTAL:		115.00 *
					CHECK TOTAL:		115.00
531076	SERVICE	SERVICE PRINTING CORPORATION					
	29233	07/31/19	01	FALL 2019 PROGRAM CATALOGS	79-795-54-00-5426		11,813.45
					INVOICE TOTAL:		11,813.45 *
					CHECK TOTAL:		11,813.45
531077	SILAST	TY JAMES SILAS					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		25.00
					INVOICE TOTAL:		25.00 *
					CHECK TOTAL:		25.00
531078	SISLERS	SISLER'S ICE, INC.					
	520869/522813	09/03/19	01	BAGS OF ICE	79-795-56-00-5602		425.00
					INVOICE TOTAL:		425.00 *
					CHECK TOTAL:		425.00

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531079	SPEEDWAY FB638-091119	FLEETCOR 09/11/19	SUPERFLEET 01	MASTERCARD AUG 2019 GASOLINE	01-210-56-00-5695		31.07 INVOICE TOTAL: 31.07 *
					CHECK TOTAL:		31.07
531080	STEVENS 16231	STEVEN'S 08/27/19	SILKSCREENING 01	SHIRT EMBROIDERY	01-210-56-00-5600		100.00 INVOICE TOTAL: 100.00 *
	16250	08/30/19	01	PRESCHOOL STAFF SHIRTS	79-795-56-00-5606		86.00 INVOICE TOTAL: 86.00 *
					CHECK TOTAL:		186.00
531081	STRIKEZ AUG 26-SEPT 8	ZANE STRIKE 09/11/19		UMPIRE	79-795-54-00-5462		55.00 INVOICE TOTAL: 55.00 *
					CHECK TOTAL:		55.00
531082	TRICO 5006	TRICO MECHANICAL , INC 08/20/19		CITY HALL COMPRESSOR REPAIR	23-216-54-00-5446		835.00 INVOICE TOTAL: 835.00 *
					CHECK TOTAL:		835.00
531083	UMBBANK 073119-STREBATE	UMB BANK 09/16/19		MAY - JULY 2019 SALES TAX REBATE FOR KENDALL MARKETPLACE	01-640-54-00-5492 ** COMMENT **		105,490.34 INVOICE TOTAL: 105,490.34 *
					CHECK TOTAL:		105,490.34

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531084	UNIVOFIL	UNIVERSITY OF ILLINOIS					
	UPIN9694	08/28/19	01	TASER TRAINING-ENK & SWANSON	01-210-54-00-5412		350.00
						INVOICE TOTAL:	350.00 *
	UPIN9711	08/28/19	01	PR TRAINING-ENK & SWANSON	01-210-54-00-5412		928.00
						INVOICE TOTAL:	928.00 *
						CHECK TOTAL:	1,278.00
531085	UPS5361	DDEDC #3, INC					
	090519	09/05/19	01	1 PKG TO KFO	01-110-54-00-5452		35.85
						INVOICE TOTAL:	35.85 *
						CHECK TOTAL:	35.85
531086	VAUGHNJ	JAEDON VAUGHN					
	AUG 26-SEPT 8	09/11/19	01	UMPIRE	79-795-54-00-5462		20.00
						INVOICE TOTAL:	20.00 *
						CHECK TOTAL:	20.00
531087	VITOSH	CHRISTINE M. VITOSH					
	CMV 1959	09/03/19	01	AUG 2019 ADMIN HEARING	01-210-54-00-5467		400.00
						INVOICE TOTAL:	400.00 *
						CHECK TOTAL:	400.00
531088	WATERSYS	WATER SOLUTIONS UNLIMITED, INC					
	32368	08/29/19	01	POLYPHOSPHATE	51-510-56-00-5638		4,263.17
						INVOICE TOTAL:	4,263.17 *
						CHECK TOTAL:	4,263.17

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531089	WELDSTAR 01783372	WELDSTAR 08/24/19	01	CYLINDER RENTAL	01-410-54-00-5485		16.74
						INVOICE TOTAL:	16.74 *
						CHECK TOTAL:	16.74
531090	WHEELER 2019 ICS	ELIZABETH WHEELER 08/28/19	01	ICE CREAM SOCIAL	82-820-56-00-5671		50.00
			02	INDIVIDUALIZED 3-MINUTE POEM	** COMMENT **		
			03	PROGRAM	** COMMENT **		
						INVOICE TOTAL:	50.00 *
						CHECK TOTAL:	50.00
531091	WILLALEX AUG 26-SEPT 8	ALEXANDER VINCENZO WILLIAMS 09/11/19	01	UMPIRE	79-795-54-00-5462		20.00
						INVOICE TOTAL:	20.00 *
						CHECK TOTAL:	20.00
531092	WIREWIZ 32181	WIRE WIZARD OF ILLINOIS, INC 09/01/19	01	OCT-DEC 2019 ALARM MONITORING	52-520-54-00-5444		138.00
						INVOICE TOTAL:	138.00 *
						CHECK TOTAL:	138.00
D001372	YBSD 2019.0020	YORKVILLE BRISTOL 09/05/19	01	SEPT 2019 LANDFILL EXPENSE	51-510-54-00-5445		10,360.03
						INVOICE TOTAL:	10,360.03 *
						DIRECT DEPOSIT TOTAL:	10,360.03

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531093	YORKACE	YORKVILLE ACE & RADIO SHACK						
	169296	08/26/19	01	KEYS	79-795-54-00-5495		14.95	
						INVOICE TOTAL:	14.95 *	
					CHECK TOTAL:		14.95	
531094	YOUNGM	MARLYS J. YOUNG						
	081419	08/29/19	01	BUILDING CODE UPDDATE	01-220-54-00-5462		17.78	
			02	LENNY'S GAS-N-WASH	90-144-00-00-0011		17.77	
			03	701 N BRIDGE VARIANCE	90-143-00-00-0011		17.77	
			04	08/14/19 P&Z MEETING MINUTES	01-220-54-00-5462		5.93	
						INVOICE TOTAL:	59.25 *	
	082019	09/03/19	01	08/20/19 JOINT KENDALL	01-110-54-00-5462		60.00	
			02	COUNTY HIGHWAY COMMITTEE &	** COMMENT **			
			03	PUBLIC WORKS MEETING MINUTES	** COMMENT **			
						INVOICE TOTAL:	60.00 *	
	082119	09/05/19	01	08/21/19 ADMIN MEETING MINUTES	01-110-54-00-5462		58.00	
						INVOICE TOTAL:	58.00 *	
	082219	09/08/19	01	08/22/19 PLAN COUNCIL MEETING	90-147-00-00-0011		22.25	
			02	MINUTES	** COMMENT **			
			03	08/22/19 PLAN COUNCIL MEETING	90-149-00-00-0011		22.25	
			04	MINUTES	** COMMENT **			
						INVOICE TOTAL:	44.50 *	
	090319	09/11/19	01	09/03/19 EDC MEETING MINUTES	01-110-54-00-5462		65.75	
						INVOICE TOTAL:	65.75 *	
					CHECK TOTAL:		287.50	
					TOTAL CHECKS PAID:		468,545.73	
					TOTAL DEPOSITS PAID:		22,287.28	
					TOTAL AMOUNT PAID:		490,833.01	

01-110 ADMINISTRATION
 01-120 FINANCE
 01-210 POLICE
 01-220 COMMUNITY DEVELOPMENT
 01-410 STREET OPERATIONS
 01-540 HEALTH & SANITATION
 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

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-A.SIMMONS	08/30/19	01	AWWA-JOB POSTING		51-510-54-00-5462	449.00
			02	VERIZON-JUL 2019 IN CAR UNITS		01-210-54-00-5440	720.29
			03	VERIZON-JUL 2019 MOBILE PHONES		01-210-54-00-5440	972.18
			04	VERIZON-JUL 2019 MOBILE PHONES		01-220-54-00-5440	137.94
			05	VERIZON-JUL 2019 MOBILE PHONES		79-795-54-00-5440	72.98
			06	VERIZON-JUL 2019 MOBILE PHONES		51-510-54-00-5440	107.95
			07	VERIZON-JUL 2019 MOBILE PHONES		52-520-54-00-5440	38.01
			08	ADS-REPLACED FIRE PANEL AT		51-510-54-00-5445	3,305.23
			09	3299 LEHMAN CROSSING		** COMMENT **	
						INVOICE TOTAL:	5,803.58 *
	092519-B.OLSEM	08/30/19	01	THINGS REMEMBERED-RETIREMENT		01-110-56-00-5610	96.00
			02	CLOCK-HART		** COMMENT **	
						INVOICE TOTAL:	96.00 *
	092519-B.OLSON	08/30/19	01	MIKE & DENISE PIZZA-MEETING		01-110-54-00-5415	129.12
			02	REFRESHMENT FOR R.HART'S		** COMMENT **	
			03	RETIREMENT		** COMMENT **	
			04	ILCMA MEMBERSHIP RENEWAL		01-110-54-00-5460	396.25
			05	ICMA MEMBERSHIP RENEWAL		01-110-54-00-5460	1,398.00
						INVOICE TOTAL:	1,923.37 *
	092519-B.PFIZENMAIER	08/30/19	01	AMERICAN TIRE-OIL CHANGE,		01-210-54-00-5495	121.29
			02	SWAY BAR LINKS REPLACED		** COMMENT **	
			03	AMERICAN TIRE-AC REFRIGERANT		01-210-54-00-5495	91.23
			04	RECHARGED		** COMMENT **	
			05	AMERICAN TIRE-REPLACED WHEEL		01-210-54-00-5495	346.43
			06	BEARINGS		** COMMENT **	
			07	AMERICAN TIRE-TIRE MOUNTED &		01-210-54-00-5495	16.39
			08	BALANCED		** COMMENT **	
			09	AMERICAN TIRE-OIL CHANGE		01-210-54-00-5495	48.15
			10	AMERICAN TIRE-AC DIAGNOSTIC		01-210-54-00-5495	35.88
			11	AMERICAN TIRE-4 TIRES MOUNTED		01-210-54-00-5495	65.56
			12	& BALANCED		** COMMENT **	
			13	AMERICAN TIRE-3 TIRES MOUNTED		01-210-54-00-5495	49.17
			14	& BALANCED		** COMMENT **	
			15	NAPA#233073-BRACKET		01-210-54-00-5495	5.64
			16	AMAZON-TACLITE		01-210-56-00-5600	94.98
			17	PANTS-GOLDSMITH		** COMMENT **	
			18	NAPA#233540-WIPER BLADES		01-210-54-00-5495	22.02
			19	AMERICAN TIRE-REPLACE		01-210-54-00-5495	247.50
			20	RADIATOR HOSE		** COMMENT **	
			21	AMERICAN TIRE-REPLACE BRAKE		01-210-54-00-5495	685.00
			22	PADS & ROTORS		** COMMENT **	
			23	PLANO MOLDING-SQUAD TRUNK		01-210-56-00-5620	119.93

DATE: 09/16/19
 TIME: 12:44:34
 ID: AP225000.WOW

UNITED CITY OF YORKVILLE
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-B.PFIZENMAIER	08/30/19	24	STORAGE BINS		** COMMENT **	
			25	O'HERRON-FLASHLIGHT CONES,		01-210-56-00-5620	235.86
			26	TASER HOLSTERS		** COMMENT **	
			27	STEVENS-EMBROIDERY		01-210-56-00-5600	54.00
			28	AMERICAN TIRE-FRONT WHEEL		01-210-54-00-5495	506.78
			29	BEARINGS REPLACED		** COMMENT **	
			30	AMERICAN TIRE-OIL CHANGE		01-210-54-00-5495	48.15
						INVOICE TOTAL:	2,793.96 *
	092519-D.BROWN	08/30/19	01	IAWWA-WATER DIST. SYSTEM O & M		51-510-54-00-5412	250.00
			02	CLASS REGISTRATION-BROWN		** COMMENT **	
						INVOICE TOTAL:	250.00 *
	092519-D.SMITH	08/30/19	01	MENARDS-ANCHOR PLATES, SCREWS		79-790-56-00-5640	109.83
						INVOICE TOTAL:	109.83 *
	092519-E.DHUSE	08/30/19	01	NAPA#234234-OIL FILTER		52-520-56-00-5628	5.99
			02	NAPA#232604-BRAKE AWAY KIT		01-410-56-00-5628	31.67
			03	NAPA#232696-CARBURETOR VALVE		01-410-56-00-5628	14.58
			04	NAPA#233294-SPARK PLUGS		01-410-56-00-5628	3.77
			05	NAPA#234903-CAR WASH CLEANERS		01-410-56-00-5628	23.96
			06	AMAZON-WASTE TONER BOTTLE		52-520-56-00-5610	20.07
			07	WAREHOUSE DIRECT-PENS, WASTE		52-520-56-00-5610	58.50
			08	TONER BOTTLE, DRY ERASE SPRAY		** COMMENT **	
			09	CLEANER		** COMMENT **	
						INVOICE TOTAL:	158.54 *
	092519-E.TOPPER	08/30/19	01	AMAZON-SHARPIES, RUBBER		82-820-56-00-5610	528.41
			02	BANDS, BINDER CLIPS, GLUE		** COMMENT **	
			03	STICKS, TONER CARTRIDGES,		** COMMENT **	
			04	PENCILS		** COMMENT **	
			05	NOTARY SERVICE-NOTARY		82-820-54-00-5462	53.95
			06	PACKAGE-TOPPER		** COMMENT **	
			07	JEWEL-CAKE		82-820-56-00-5676	25.49
			08	DEMCO-BOOKMARKS		82-820-56-00-5671	39.01
			09	AMAZON PRIME MONTHLY FEE		82-820-54-00-5460	12.99
			10	AMAZON-BUBBLES, TATTOOS,		82-820-56-00-5671	236.74
			11	RAFFLE TICKETS, CRAFT PROJECT		** COMMENT **	
			12	BOOKS, HERSEY'S SYRUP, SPOONS,		** COMMENT **	
			13	TABLE COVERS, PHOTO BOOTH		** COMMENT **	
			14	BACKDROPS, BANNERS, RUBBER		** COMMENT **	
			15	BRACELETS, STRESS BALLS		** COMMENT **	
			16	SHAW MEDIA-EMPLOYMENT AD		82-820-54-00-5426	99.52
			17	TRIBUNE-EMPLOYMENT AD		82-820-54-00-5426	776.73
			18	PIZZA HUT-STAFF MEETING FOOD		82-820-56-00-5676	44.95

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900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-E.TOPPER	08/30/19	19	TRIBUNE-SUBSCRIPTION RENEWAL		82-820-54-00-5460	106.00
						INVOICE TOTAL:	1,923.79 *
	092519-E.WILLRETT	08/30/19	01	YORKVILLE CHAMBER-2019 NEW		01-110-54-00-5460	40.00
			02	TEACHER BREAKFAST TABLE		** COMMENT **	
			03	CENTERPEICE SPONSOR		** COMMENT **	
			04	ICMA-2019 ANNUAL CONFERENCE		01-110-54-00-5412	720.00
			05	REGISTRATION-WILLRETT		** COMMENT **	
			06	2019 ICMA CONFERENCE AIR		01-110-54-00-5415	276.60
			07	TRANSPORTATION-WILLRETT		** COMMENT **	
			08	APA PROFESSIONAL MEMBERSHIP		01-110-54-00-5460	469.00
			09	RENEWAL-WILLRETT		** COMMENT **	
			10	ELEMENT FOUR-CLOUD CONNECT		01-640-54-00-5450	1,161.31
			11	OFFSITE BACKUPS FOR AUGUST		** COMMENT **	
			12	2019		** COMMENT **	
			13	2019 IML CONFERENCE		01-110-54-00-5412	2,170.00
			14	REGISTRATION FOR CITY		** COMMENT **	
			15	ADMINISTRATOR, ASSISTANT CITY		** COMMENT **	
			16	ADMINISTRATOR, MAYOR AND 7		** COMMENT **	
			17	ALDERMEN		** COMMENT **	
			18	JEWEL-CITY COUNCIL MEETING		01-110-56-00-5610	100.17
			19	REFRESHMENTS FOR CHIEF'S		** COMMENT **	
			20	RETIREMENT		** COMMENT **	
			21	AMAZON-DUAL MONITOR MOUNT		01-110-56-00-5610	69.95
			22	AMAZON-SURGE PORTECTOR,		01-110-56-00-5610	82.62
			23	BATTERY BACKUP		** COMMENT **	
			24	FACEBOOK-2019 HOMETOWN DAYS		79-795-56-00-5602	4.19
			25	ADVERTISING		** COMMENT **	
						INVOICE TOTAL:	5,093.84 *
	092519-G.KLEEFISCH	08/30/19	01	HOME DEPO-POLE BREAKERS, WIRE		79-790-56-00-5640	133.02
						INVOICE TOTAL:	133.02 *
	092519-G.STEFFENS	08/30/19	01	HOME DEPO-MATTLOCK		52-520-56-00-5630	24.99
			02	KEYME-3 KEYS		52-520-56-00-5613	4.30
						INVOICE TOTAL:	29.29 *
	092519-J.BAUER	08/30/19	01	ISAWWA-EXCAVATING & SHORING		51-510-54-00-5412	72.00
			02	SAFETY CLASS REGISTRATION -		** COMMENT **	
			03	BAUER & SCODRO		** COMMENT **	
			04	AMERICAN TIRE-BRAKE REPAIR		51-510-54-00-5490	695.52
			05	AMERICAN TIRE-BOLT, BULB		51-510-56-00-5628	11.79
						INVOICE TOTAL:	779.31 *
	092519-J.DYON	08/30/19	01	EVERY DROP-REFRIGERATOR FILTER		01-110-56-00-5610	42.49

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900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-J.DYON	08/30/19	02	TRIMBLE-SCREEN PROTECTOR KIT		51-510-56-00-5620	56.08
			03	SAMS-KLEENEX, PAPER PLATES,		01-110-56-00-5610	40.42
			04	NAPKINS		** COMMENT **	
			05	SAMS-NOTEBOOKS		52-520-56-00-5610	7.68
			06	AMAZON-WALL MAGAZINE RACK		52-520-56-00-5610	166.25
				INVOICE TOTAL:			312.92 *
	092519-J.ENGBERG	08/30/19	01	ADOBE CREATIVE CLOUD MONTHLY		01-220-54-00-5460	52.99
			02	FEE		** COMMENT **	
				INVOICE TOTAL:			52.99 *
	092519-J.GALAUNER	08/30/19	01	AMAZON-SOCCER REFEREE JERSEY		79-795-56-00-5606	38.16
			02	YORKVILLE POST-POSTAGE FOR		79-795-54-00-5452	22.32
			03	BEECHER GRANT DOCUMENTS		** COMMENT **	
			04	WALMART-SOCCER WHISTLES		79-795-56-00-5606	14.88
			05	AMAZON-TOOL BOX		79-795-56-00-5606	21.30
			06	YORKVILLE POST-CERTIFIED		79-795-54-00-5452	8.05
			07	MAILING		** COMMENT **	
			08	QUICKBOOKS-BANNER		79-795-56-00-5606	81.00
				INVOICE TOTAL:			185.71 *
	092519-J.SLEEZER	08/30/19	01	AMAZON-BLUETOOTH HEADSETS		01-410-56-00-5620	414.48
			02	AMAZON-BLUETOOTH HEADSETS		51-510-56-00-5620	207.24
			03	AMAZON-BLUETOOTH HEADSETS		52-520-56-00-5620	414.48
			04	AMAZON-BLUETOOTH HEADSETS		79-790-56-00-5620	483.60
			05	HOME DEPO-SPLINE CARBIDE		01-410-56-00-5630	190.30
			06	ROTARY HAMMER		** COMMENT **	
				INVOICE TOTAL:			1,710.10 *
	092519-K.BARKSDALE	08/30/19	01	KENDALL PRINTING-500 BUSINESS		01-220-56-00-5620	49.40
			02	CARDS-RATOS		** COMMENT **	
			03	APA MEMBERSHIP RENEWAL		01-220-54-00-5460	793.00
			04	KONE-AUG 2019 ELEVATOR		23-216-54-00-5446	155.07
			05	MANITENANCE		** COMMENT **	
				INVOICE TOTAL:			997.47 *
	092519-K.GREGORY	08/30/19	01	ACITELLI HEATING-CU#7		23-216-54-00-5446	4,600.00
			02	REPLACEMENT		** COMMENT **	
			03	ARAMARK#1591915473-MATS		52-520-54-00-5485	48.82
			04	ARAMARK#1591923321-MATS		51-510-54-00-5485	48.82
			05	ARAMARK#1591931191-MATS		01-410-54-00-5485	48.82
			06	ARAMARK#1591939173-MATS		51-510-54-00-5485	48.82
			07	ARAMARK#1591947114-MATS		01-410-54-00-5485	48.82
			08	ARAMARK#1591955029-MATS		52-520-54-00-5485	48.82
			09	HILTON-IML LODGING-FUNKHOUSER		01-110-54-00-5415	313.46

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900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-K.GREGORY	08/30/19	10	HILTON-IML LODGING-TRANSIER		01-110-54-00-5415	626.92
						INVOICE TOTAL:	5,833.30 *
	092519-L.PICKERING	08/30/19	01	SHAW MEDIA-LEGAL NOTICES		01-110-54-00-5426	262.88
			02	MUNICIPAL CLERK'S TRAINING		01-110-54-00-5412	450.00
			03	CONFERENCE		** COMMENT **	
			04	REGISTRATION-PICKERING		** COMMENT **	
			05	KENDALL PRINTING-NAME		01-110-56-00-5610	13.80
			06	PLATES-CHIEF OF POLICE		** COMMENT **	
			07	TRIBUNE-RIVERFEST AD		79-795-56-00-5606	750.00
			08	TRIBUNE-LENNY'S GAS-N-WASH		90-144-00-00-0011	281.98
			09	PUBLIC HEARING NOTICE		** COMMENT **	
			10	TRIBUNE-BUILDING CODE UPDATE		01-220-54-00-5426	147.01
			11	QUILL-CERTIFICATION HOLDERS		01-110-56-00-5610	49.90
						INVOICE TOTAL:	1,955.57 *
	092519-N.DECKER	08/30/19	01	GALLS-GORETEX BOOTS-SOEBBING		01-210-56-00-5600	286.95
			02	GALLS-KNIT SHIRT-GARDINER		01-210-56-00-5600	41.00
			03	GALLS-KNIT SHIRT-KETCHMARK		01-210-56-00-5600	41.00
			04	GALLS-KNIT SHIRT-NELSON		01-210-56-00-5600	41.00
			05	GALLS-KNIT SHIRT-BEHR		01-210-56-00-5600	41.00
			06	GALLS-PLASTIC CUFFS FOR SQUADS		01-210-56-00-5600	145.00
			07	YORKVILLE STORAGE-AUGUST		01-210-54-00-5485	95.00
			08	STORAGE RENTAL		** COMMENT **	
			09	TARGET-EARBUDS, DVDS		01-210-56-00-5610	29.98
			10	SHRED IT-7/8/19 ON SITE		01-210-54-00-5462	176.73
			11	SHREDDING		** COMMENT **	
			12	AMAZON-DVDS, CD-RS, SLEEVES		01-210-56-00-5610	120.48
			13	AMAZON-TACTICAL PANTS-MCMAHON		01-210-56-00-5600	189.96
			14	COMCAST-07/15-08/14 SERVICE		01-640-54-00-5449	1,145.55
			15	FOR KENCOM		** COMMENT **	
			16	AMAZON-SWIFFER REFILLS		01-210-56-00-5610	35.91
			17	O'HERRON-PANTS, MAG CUFF,		01-210-56-00-5600	376.92
			18	HOLSTER, SHIRTS-GOLDSMITH		** COMMENT **	
			19	O'HERRON-COMPLETE SERVICE		01-210-56-00-5600	1,168.00
			20	UNIFORM-CHIEF JENSEN		** COMMENT **	
			21	AMAZON-LAMINATING POUCHES		01-210-56-00-5610	16.49
			22	AMAZON-STAPLES, ENVELOPES, DRY		01-210-56-00-5610	29.13
			23	ERASE MARKERS		** COMMENT **	
			24	AT&T-07/25-08/24 SERVICE		01-210-54-00-5440	264.25
			25	COMCAST-08/08-09/07 CABLE		01-210-54-00-5440	4.20
			26	ACCURINT-JULY 2019 SEARCHES		01-210-54-00-5462	150.00
			27	CELLEBRITE-4 DAY INSTRUCTOR		01-210-54-00-5412	2,695.00
			28	LED TRAINING-NELSON		** COMMENT **	
			29	AMAZON-CORRECTION TAPE, STAMP		01-210-56-00-5610	29.79

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900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-N.DECKER	08/30/19	30	PAD, POST-IT NOTES		** COMMENT **	
			31	SHRED-IT-08/01/19 ON SITE		01-210-54-00-5462	175.96
			32	SHREDDING		** COMMENT **	
			33	O'HERRON-RECORDS CLERKS SHIRTS		01-210-56-00-5600	200.52
			34	O'HERRON-TASER HOLSTERS		01-210-56-00-5600	227.37
			35	O'HERRON-CARGO PANTS-MIKOLASEK		01-210-56-00-5600	159.98
			36	O'HERRON-BELT, ALTERATIONS		01-210-56-00-5600	134.75
				INVOICE TOTAL:			8,021.92 *
	092519-P.MCMAHON	08/30/19	01	MEIJER-BINDER DIVIDERS		01-210-56-00-5610	6.70
			02	MEIJER-GIFT CARD FOR		01-210-56-00-5650	50.00
			03	COMPLIANCE CHECK DECOY		** COMMENT **	
				INVOICE TOTAL:			56.70 *
	092519-P.RATOS	08/30/19	01	BFCA ACADEMY-RESIDENTIAL CODE		01-220-54-00-5412	350.00
			02	CLASS REGISTRATION-CREADEUR		** COMMENT **	
			03	MENARDS-GLOVES, MASKS		01-220-56-00-5620	36.50
			04	RURAL KING-STEEL-TOE		01-220-56-00-5620	149.99
			05	BOOTS-RATOS		** COMMENT **	
				INVOICE TOTAL:			536.49 *
	092519-P.SCODRO	08/30/19	01	BOOT BARN-STEEL TOE BOOTS		51-510-56-00-5600	175.30
			02	UPS-1 PKG TO WATER RESOURCES		51-510-54-00-5452	21.53
				INVOICE TOTAL:			196.83 *
	092519-R.FREDRICKSON	08/30/19	01	COMCAST-01/12-08/11 CABLE		01-110-54-00-5440	21.01
			02	COMCAST-07/13-08/12 INTERNET		51-510-54-00-5440	106.85
			03	@ 610 TOWER PLANT		** COMMENT **	
			04	COMCAST-07/15-08/14 INTERNET		79-795-54-00-5440	68.11
			05	@ 102 E VAN EMMON		** COMMENT **	
			06	COMCAST-07/15-08/14 CABLE @		79-795-54-00-5440	20.45
			07	102 E VAN EMMON		** COMMENT **	
			08	COMCAST-07/24-08/23 INTERNET		79-790-54-00-5440	83.92
			09	@ 201 W HYDRAULIC		** COMMENT **	
			10	COMCAST-07/24-08/23 INTERNET		79-795-54-00-5440	62.93
			11	@ 201 W HYDRAULIC		** COMMENT **	
			12	COMCAST-07/24-08/23 INTERNET		01-110-54-00-5440	39.37
			13	@ 800 GAME FARM RD		** COMMENT **	
			14	COMCAST-07/24-08/23 INTERNET		01-220-54-00-5440	33.75
			15	@ 800 GAME FARM RD		** COMMENT **	
			16	COMCAST-07/24-08/23 INTERNET		01-120-54-00-5440	22.50
			17	@ 800 GAME FARM RD		** COMMENT **	
			18	COMCAST-07/24-08/23 INTERNET		01-210-54-00-5440	146.23
			19	@ 800 GAME FARM RD		** COMMENT **	
			20	COMCAST-07/29-08/28 INTERNET		79-790-54-00-5440	89.91

DATE: 09/16/19
 TIME: 12:44:34
 ID: AP225000.WOW

UNITED CITY OF YORKVILLE
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-R.FREDRICKSON	08/30/19	21	@ 185 WOLF ST		** COMMENT **	
			22	COMCAST-07/29-08/28 CABLE &		79-790-54-00-5440	98.70
			23	PHONE @ 185 WOLF ST		** COMMENT **	
			24	COMCAST-07/30-08/29 INTERNET		52-520-54-00-5440	39.47
			25	@ 610 TOWER		** COMMENT **	
			26	COMCAST-07/30-08/29 INTERNET		51-510-54-00-5440	118.43
			27	@ 610 TOWER		** COMMENT **	
			28	COMCAST-07/30-08/29 INTERNET		01-410-54-00-5440	78.95
			29	@ 610 TOWER		** COMMENT **	
			30	NEWTEK-AUG 2019 WEB UPKEEP		01-640-54-00-5450	16.59
						INVOICE TOTAL:	1,047.17 *
	092519-R.HARMON	08/30/19	01	AMAZON-CUTLERY SET, LABELS		79-795-56-00-5606	18.52
			02	HOME DEPO-SPACKLE, MILK		79-795-56-00-5606	176.14
			03	CRATES, CABLE TIES, VELCRO,		** COMMENT **	
			04	VELCRO DISPENSERS, GROMMET		** COMMENT **	
			05	KITS, UTILITY KNIFE,		** COMMENT **	
			06	DEGREASER, BUNGEE CORDS		** COMMENT **	
			07	WALMART-DOLLS, FIRST AID		79-795-56-00-5606	98.77
			08	KITS, BUG REPELLNT, PIGGYBANK,		** COMMENT **	
			09	TOTE, TISSUE		** COMMENT **	
			10	TARGET-TEACHING AIDS		79-795-56-00-5606	15.00
			11	TARGET-STATIONARY		79-795-56-00-5602	6.98
			12	YORKVILLE POST-POSTAGE FOR		79-795-54-00-5452	24.30
			13	PRESCHOOL NOTICES		** COMMENT **	
			14	TEACHERS PAY		79-795-56-00-5606	39.74
			15	TEACHERS-TEACHING AIDS		** COMMENT **	
			16	PURE FUN-JUICE		79-795-56-00-5606	87.10
			17	FUN EXPRESS-SEPT-DEC		79-795-56-00-5606	174.39
			18	PRESCHOOL CLASSROOM AIDS		** COMMENT **	
			19	AMAZON-BOOKS, STICKERS,		79-795-56-00-5606	132.38
			20	DOLLS, POCKET CHARTS, GARDEN		** COMMENT **	
			21	FLAG		** COMMENT **	
			22	JET-PRESCHOOL SNACKS		79-795-56-00-5606	100.33
			23	CARSON DELLOSA-BULLETIN BOARD		79-795-56-00-5606	43.48
			24	DECORATIONS		** COMMENT **	
			25	AMAZON-HIGH CHAIR CLEANER,		79-795-56-00-5606	150.88
			26	CLASSROOM CUTOUTS, STROLLER,		** COMMENT **	
			27	DOLLS, RUG GRIPPER PADS,		** COMMENT **	
			28	LABELS, BALLOON STICK HOLDERS,		** COMMENT **	
			29	BALLOONS		** COMMENT **	
			30	AMAZON-SANITIZER, DRANO		79-795-56-00-5610	20.41
			31	SCHOLASTIC-ANNUAL		79-795-56-00-5606	39.99
			32	SUBSCRIPTION RENEWAL		** COMMENT **	
			33	SCHOLASTIC-BOOKS		79-795-56-00-5606	30.25
						INVOICE TOTAL:	1,158.66 *

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UNITED CITY OF YORKVILLE
 MANUAL CHECK REGISTER

CHECK #	VENDOR # INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	CHECK DATE	ACCOUNT #	ITEM AMT
900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-R.HORNER	08/30/19	01	MENARDS-REFLECTIVE NUMBERS,		79-790-56-00-5620	55.86
			02	SPRAY PAINT, GALVANIZING		** COMMENT **	
			03	COMPOND		** COMMENT **	
			04	PLAYGROUND GUARDIAN-YORKVILLE		79-790-56-00-5635	2,000.00
			05	PARK PROTECTOR SOFTWARE		** COMMENT **	
				INVOICE TOTAL:			2,055.86 *
	092519-R.WRIGHT	08/30/19	01	PHYSICIANS CARE-DRUG SCREENING		01-210-54-00-5462	172.00
			02	PHYSICIANS CARE-DRUG SCREENING		79-795-54-00-5462	172.00
				INVOICE TOTAL:			344.00 *
	092519-S.IWANSKI	08/30/19	01	YORKVILLE POST-POSTAGE FOR		82-820-54-00-5452	19.74
			02	BOOK CLUB		** COMMENT **	
				INVOICE TOTAL:			19.74 *
	092519-S.REDMON	08/30/19	01	JEWEL-BUNS		79-795-56-00-5607	18.34
			02	AMERICINN-2019 HOMETOWN DAYS		79-795-56-00-5602	154.49
			03	AIR DOGS LODGING-DEPOSIT		** COMMENT **	
			04	CAROUSEL SOUND-CAR SHOW DJ		79-795-56-00-5602	500.00
			05	SHAW'S TENT- TENT RENTAL		79-795-56-00-5602	1,450.00
			06	ARAMARK#1591923320-MATS		79-790-56-00-5620	15.82
			07	ARAMARK#1591899358-MATS		79-790-56-00-5620	15.82
			08	ARAMARK#1591915471-MATS		79-790-56-00-5620	15.82
			09	RIVERVIEW FORD-REPLACED POWER		79-790-54-00-5495	966.24
			10	STEERING PRESSURE LINE		** COMMENT **	
			11	AT&T UVERSE-6/24-7/23 TOWN		79-795-54-00-5440	84.43
			12	SQUARE SIGN INTERNET		** COMMENT **	
			13	AMAZON-FAX MACHINE		79-795-56-00-5610	210.95
			14	NRPA-CPRP RENEWALS		79-795-54-00-5412	60.00
			15	GOLD MEDAL-BRIDGE PARK		79-795-56-00-5607	716.24
			16	OCONCESSION SUPPLIES		** COMMENT **	
			17	SOURCE ONE-TOILET PAPER,		79-795-56-00-5607	78.94
			18	PAPER TOWELS		** COMMENT **	
			19	SOURCE ONE-BATTERIES		79-795-56-00-5610	16.31
			20	AMAZON-BOUNCE HOUSE BLOWERS		79-795-56-00-5606	324.98
			21	REINDERS-3 PT HITCH		79-790-56-00-5640	697.69
			22	AMAZON-SPIDERMAN COSTUME		79-795-56-00-5602	46.99
			23	BSN SPORTS-FALL BASKETBALL		79-795-56-00-5606	1,793.10
			24	SHIRTS		** COMMENT **	
			25	BSN SPORTS-FALL BASEBALL		79-795-56-00-5606	345.03
			26	PANTS		** COMMENT **	
			27	BSN SPORTS-FALL BASEBALLS		79-795-56-00-5606	1,397.60
			28	YORKVILLE ACE-CARPET CLEANING		79-795-56-00-5640	51.98
			29	NRPA MEMBERSHIP RENEWAL		79-795-54-00-5460	675.00
			30	AMAZON-RETRO SLAP BANDS		79-795-56-00-5602	10.95

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900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-S.REDMON	08/30/19	31	AMAZON-STICKERS		79-795-56-00-5602	49.68
			32	AMAZON-STICKERS		79-795-56-00-5602	29.59
			33	AMAZON-PIANO BOOKS		79-795-56-00-5606	66.06
			34	AMAZON-CREDIT CARD READER		79-795-56-00-5606	76.99
			35	AMAZON-CANDY		79-795-56-00-5606	24.98
			36	AMAZON-PRESCHOOL COSTUME		79-795-56-00-5606	43.19
			37	SOURCE ONE-PAPER TOWEL		79-795-56-00-5640	35.99
			38	SOURCE ONE-BINDER CLIPS, BOX		79-795-56-00-5610	65.64
			39	TAPE, DUCT TAPE, CARD STOCK,		** COMMENT **	
			40	CORRECTION TAPE		** COMMENT **	
			41	ADVANCED DISPOSAL-DUMPSTER		79-795-54-00-5462	149.90
			42	FOR PARK & REC CLASSROOMS AT		** COMMENT **	
			43	131 HYDRAULIC		** COMMENT **	
				INVOICE TOTAL:			10,188.74 *
	092519-S.REMUS	08/30/19	01	TARGET-ITEMS FOR CHAMBER GIFT		79-795-56-00-5606	66.69
			02	BASKET		** COMMENT **	
			03	FACEBOOK-SPECIAL EVENTS		79-795-56-00-5606	148.90
			04	ADVERTISING		** COMMENT **	
			05	PRINCESS PARTY		79-795-56-00-5602	3,399.00
			06	PRODUCTIONS-CHARACTERS FOR		** COMMENT **	
			07	MUSIC & MINGLE EVENT		** COMMENT **	
				INVOICE TOTAL:			3,614.59 *
	092519-S.SLEEZER	08/30/19	01	MENARDS#88878-FILTERS		79-790-56-00-5640	49.87
			02	MENARDS#20258-DOOR HANDLE,		79-790-56-00-5640	46.29
			03	CORD REEL		** COMMENT **	
			04	MENARDS#40891-CUTTING WHEELS		79-790-56-00-5620	15.88
			05	MENARDS#21666-DEADBOLTS		79-790-56-00-5640	69.98
			06	MENARDS#21630-DEADBOLT		79-790-56-00-5640	99.00
			07	MENARDS#20265-REPELLERS		79-790-56-00-5620	14.84
			08	GROUND		79-790-56-00-5640	2,898.50
			09	EFFECTS#416254-000-MULCH		** COMMENT **	
			10	GROUND		79-790-56-00-5640	1,436.00
			11	EFFECTS#418089-000-MULCH		** COMMENT **	
			12	GROUND		79-790-56-00-5640	2,872.00
			13	EFFECTS#417294-000-PLAYMAT		** COMMENT **	
			14	GROUND		79-790-56-00-5640	1,435.99
			15	EFFECTS#417830-000-PLAYMAT		** COMMENT **	
			16	GROUND		79-790-56-00-5640	1,436.00
			17	EFFECTS#417831-000-PLAYMAT		** COMMENT **	
			18	GROUND		79-790-56-00-5640	1,436.00
			19	EFFECTS#416465-000-PLAYMAT		** COMMENT **	
			20	GROUND		79-790-56-00-5640	651.00
			21	EFFECTS#418495-000-PLAYMAT		** COMMENT **	

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UNITED CITY OF YORKVILLE
 MANUAL CHECK REGISTER

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900079	FNBO	FIRST NATIONAL BANK OMAHA			09/25/19		
	092519-S.SLEEZER	08/30/19	22	GROUND		79-790-56-00-5640	30.16
			23	EFFECTS#418726-000-STRAW		** COMMENT **	
			24	BLANKET		** COMMENT **	
			25	WINDING CREEK-2 TREES		79-790-56-00-5640	420.00
						INVOICE TOTAL:	12,911.51 *
	092519-T,HOULE	08/30/19	01	HOME DEPO-CLAMPS, LOCKNUTS,		79-790-56-00-5640	170.28
			02	BREAKERS, CONDUIT, COVERS,		** COMMENT **	
			03	FUSES, WASHERS, ELECTRICAL BOX		** COMMENT **	
						INVOICE TOTAL:	170.28 *
	092519-T.NELSON	09/12/19	01	WALMART-BUG SPRAY		79-795-56-00-5640	14.68
			02	PIT STOP-AUG 2019 PORT-O-LET		79-795-56-00-5620	2,434.16
			03	UPKEEP		** COMMENT **	
			04	ARCHERY PLACE-AUGUST ARCHERY		79-795-54-00-5462	80.00
			05	CLASS INSTRUCTION		** COMMENT **	
			06	BSN SPORTS#905884947-BASEBALL		79-795-56-00-5606	345.05
			07	COACHES SHIRTS		** COMMENT **	
			08	BSN SPORTS#905884961-GIRLS		79-795-56-00-5606	517.58
			09	10U SOFTBALL SHIRTS		** COMMENT **	
			10	BSN SPORTS#905884940-BOYS 1/2		79-795-56-00-5606	560.71
			11	BASEBALL SHIRTS		** COMMENT **	
			12	BSN SPORTS#905884951-12.14U		79-795-56-00-5606	593.06
			13	BASEBALL SHIRTS		** COMMENT **	
			14	BSN SPORTS#905884931-3/4 BOYS		79-795-56-00-5606	841.07
			15	BASEBALL SHIRTS		** COMMENT **	
						INVOICE TOTAL:	5,386.31 *
	092519-T.SOELKE	08/30/19	01	UPS-1 PKG TO CT INDUSTRIAL		52-520-54-00-5444	10.53
			02	HOME DEPO-OIL		52-520-56-00-5620	25.94
			03	AMERICAN TIRE-SPEED SENSOR		51-510-54-00-5490	117.06
			04	REPAIR		** COMMENT **	
			05	CORRO-TECH-RELACE SENSOR		52-520-54-00-5462	186.42
			06	CAPS, FILTERS & SCRUBBERS		** COMMENT **	
						INVOICE TOTAL:	339.95 *
	092519-UCOY	08/30/19	01	ADVANCED DISPOSAL - JULY 2019		01-540-54-00-5442	102,467.26
			02	REFUSE SERVICE		** COMMENT **	
			03	ADVANCED DISPOSAL - JULY 2019		01-540-54-00-5441	2,891.62
			04	SENIOR REFUSE SERVICE		** COMMENT **	
						INVOICE TOTAL:	105,358.88 *
						CHECK TOTAL:	181,550.22
						TOTAL AMOUNT PAID:	181,550.22



UNITED CITY OF YORKVILLE PAYROLL SUMMARY September 6, 2019

	<u>REGULAR</u>	<u>OVERTIME</u>	<u>TOTAL</u>	<u>IMRF</u>	<u>FICA</u>	<u>TOTALS</u>
ADMINISTRATION	\$ 19,489.35	\$ -	19,489.35	\$ 1,772.54	\$ 1,434.19	\$ 22,696.08
FINANCE	10,703.46	-	10,703.46	983.33	804.02	\$ 12,490.81
POLICE	110,223.66	522.39	110,746.05	587.01	8,094.19	\$ 119,427.25
COMMUNITY DEV.	19,050.84	-	19,050.84	1,753.18	1,420.17	\$ 22,224.19
STREETS	13,193.10	-	13,193.10	1,180.79	955.79	\$ 15,329.68
WATER	14,750.55	384.86	15,135.41	1,384.85	1,113.13	\$ 17,633.39
SEWER	6,261.11	-	6,261.11	567.27	449.26	\$ 7,277.64
PARKS	22,333.68	373.47	22,707.15	1,843.09	1,667.06	\$ 26,217.30
RECREATION	17,431.52	-	17,431.52	1,230.52	1,300.31	\$ 19,962.35
LIBRARY	16,924.22	-	16,924.22	960.48	1,271.18	\$ 19,155.88
TOTALS	\$ 250,361.49	\$ 1,280.72	\$ 251,642.21	\$ 12,263.06	\$ 18,509.30	\$ 282,414.57
TOTAL PAYROLL						\$ 282,414.57



UNITED CITY OF YORKVILLE

BILL LIST SUMMARY

Tuesday, September 24, 2019

ACCOUNTS PAYABLE

DATE

Manual City Check Register <i>(Page 1)</i>	09/03/2019	\$	39,233.20
Clerk's Check #131153- Kendall County Recorder <i>(Page 2)</i>	09/10/2019		106.00
Clerk's Check #131155- Kendall County Recorder <i>(Page 3)</i>	09/13/2019		299.00
City Check Register <i>(Pages 4 - 30)</i>	09/24/2019		490,833.01
City MasterCard Bill Register <i>(Pages 31 - 40)</i>	09/25/2019		181,550.22

SUB-TOTAL: \$712,021.43

PAYROLL

Bi - Weekly <i>(Page 41)</i>	09/06/2019	\$	282,414.57
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SUB-TOTAL: \$ 282,414.57

TOTAL DISBURSEMENTS: \$ 994,436.00



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 type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #1

Tracking Number

CC 2019-57

Agenda Item Summary Memo

Title: Old Jail License Agreement

Meeting and Date: City Council – September 24, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: September 18, 2019
Subject: Old Jail License Agreement

Summary

Consideration of a license agreement allowing the jail buyer access to the City's property for purposes of maintaining the jail.

Background

This item was last discussed by the City Council in August, when the Old Jail purchase agreement was approved by City Council. The closing on the property is expected to occur this upcoming Monday, and in planning for some of the building improvements, both parties realized that various contractors would need to use the southern end of the City's parking lot property to access roof and siding repairs on the jail building.

The draft agreement and resolution allows the buyer to access the City's property for temporary construction activities until a certificate of occupancy is issued on the property.

Recommendation

Staff recommends approval of the resolution and license agreement.

**RESOLUTION APPROVING A LICENSE AGREEMENT BY AND BETWEEN
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
AND KCJ RESTORATION, LLC**

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

WHEREAS, as a part of the City’s revitalization of its downtown commercial district it entered into a Redevelopment Agreement (the “*Agreement*”) with KCJ Restoration, LLC, an Illinois limited liability company (the “*Developer*”) pertaining to the property commonly known as 111 West Madison (exclusive of the adjacent parking lot), which property is identified by parcel index number 05-32-287-001 and legally described on *Exhibit A*, a historic landmark of the City (the “*Subject Property*”); and,

WHEREAS, pursuant to the Agreement, the Developer agreed to redevelop the Subject Property which is improved with a two-story building constructed in 1892 and used as the County Jail and Sheriff’s residence until 1992 (the “*Old Jail*”) in accordance with the terms and conditions thereof; and,

WHEREAS, in order to proceed with the renovation and redevelopment of the Subject Property, the Developer shall require an easement during construction upon the City owned adjacent property; and,

WHEREAS, in order to permit the Developer to complete the renovation and redevelopment of the Subject Property, the City is prepared to allow the Developer a license granting access to its property for the term and subject to the conditions as set forth in the License Agreement 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 preambles hereinabove set forth are hereby incorporated herein as if fully restated.

Section 2. The License Agreement by and between the United City of Yorkville, Kendall County, Illinois and KCJ Restoration, LLC, in the form attached hereto and presented to this meeting, is hereby approved and the Mayor and City Clerk are hereby authorized to execute.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
____ 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

LICENSE AGREEMENT

This License Agreement (this “**Agreement**”) is made and entered into as of _____, 2019 (“**Effective Date**”), by and between the **UNITED CITY OF YORKVILLE**, Kendall County, Illinois, non-home rule municipal corporation pursuant to the Constitution and laws of the State of Illinois (“**Licensor**”) and **KCJ Restoration, LLC**, an Illinois limited liability company (“**Licensee**”).

WITNESSETH:

WHEREAS, Licensor owns the property legally described on *Exhibit A* attached hereto (the “**Premises**”) and the Licensee has requested that the Licensee permit the Lessee to use a portion of the Premises for the purpose of making improvements to the structure located on the property owned by the Licensee immediately adjacent to the Premises (the “**Adjacent Property**”); and,

WHEREAS, the Licensor is willing to grant to the Licensee a license for such purpose pursuant to the terms and conditions as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, Licensor and Licensee hereby agree as follows:

1. **License**. Licensor hereby grants to Licensee, and Licensee hereby accepts from Licensor a non-exclusive license to use that portion of the Premises legally described on *Exhibit B* attached hereto for such use as provided in Section 4 of this License Agreement.

2. **Term**. The term of this Agreement (the “**Term**”) shall commence on the Effective Date and shall continue until certificates of occupancy are issued for all improvements on the Adjacent Property. Licensee or its successors and assigns shall have the option to request the License be granted for an additional term as may be required whenever the Licensee, its successors and assigns, obtains a building permit from the Licensor to undertake and complete any improvements to repair or to demolish to the structure on the Adjacent Property.

3. **License Fee**. Licensee shall pay to Licensor a license fee of One and 00/100 Dollars (\$1.00) on the Effective Date for the Term.

4. **Use**. Licensee and its successors and assigns have a non-exclusive License to use that portion of the Premises legally described on *Exhibit B* attached hereto for the sole use of making improvements to the Adjacent Property so long as the Licensee complies with any and all applicable city codes and ordinances, and all applicable laws, rules and regulations with respect to its use of the Adjacent Property. The Licensee shall not store or cause or permit the release or disposal of any hazardous materials or substances on or about the Premises. The Licensee shall not do or permit anything to be done in, on or about the Premises which would in any way obstruct or unreasonably interfere with the rights or use and enjoyment of the Premises nor shall the Lessee

maintain or permit any unreasonable nuisance or commit or suffer to be committed any waste in, on or about the Premises.

5. **Insurance.**

Liability Coverage. Licensee shall carry, at its own expense and at all times during the Term, general liability insurance covering bodily injury and property damage, with a limit of not less than \$2,000,000 per occurrence combined single limit and not less than \$2,000,000 in the annual aggregate for general liability. Such general liability insurance shall name Licensor as an additional insured and shall provide for a sixty (60) day notice to the Licensor in the event of cancellation.

6. **Indemnity.** Licensee shall defend, indemnify, and hold the Licensor, its agents, affiliates, officers, invitees, shareholders, members, designees, managers, partners, servants, directors, employees, contractors, independent contractors and representatives (“**Licensee Parties**”), harmless of, from and against any and all loss, liability, claims, demands, suits, actions, damages or expenses (including, without limitation, reasonable attorneys’ fees) of every type, nature and description arising out of or in connection with any injury or damage to any person or property unless caused by any negligence or willful misconduct of Licensor or its officers, agents, or employees. Such indemnification obligations shall survive any expiration or termination of this License.

7. **Notices.** Any notices required to be served in accordance with the terms of this Agreement shall be in writing and served by certified mail, or by overnight courier, or delivered in person and duly acknowledged, as follows:

If to Licensee, then to:

KCJ Restorations, LLC
850 North Milwaukee, Suite 400
Chicago, Illinois 60642

With a copy to:

Dan Kramer
1107 South Bridge Street, Suite A
Yorkville, Illinois 60560

If to Licensor, then to:

City of Yorkville
Attn: City Administrator
Bart Olson
800 Game Farm Road
Yorkville, Illinois 60560

With a copy to:

Kathleen Field Orr
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

Either party may at any time designate by written notice to the other a change in the above addresses or addressees. All notices, demands and requests which shall be served by overnight courier, or certified mail in the manner specified in this Section shall be deemed sufficiently served or given for all purposes hereunder at the time such notice, demand or request shall be delivered

by overnight delivery or United States registered or certified mail as aforesaid in any Post Office regularly.

8. **Severability.** If any provision of this Agreement shall be held to be invalid, void or unenforceable, the remaining provisions hereof shall not be affected or impaired, and such remaining provisions shall remain in full force and effect.

9. **Successor and Assigns.** The covenants, conditions and agreements contained in this Agreement shall bind and inure to the benefit of Licensor, Licensee, and their respective heirs, distributees, executors, administrators, successors and assigns.

10. **Counterparts.** For convenience, this Agreement may be executed with facsimile signatures (or PDF or similar) and/or in any number of counterparts, each of which shall be deemed an original and all of such counterparts when taken together shall constitute but one and the same document which shall be sufficiently evidenced by such executed counterparts.

11. **Governing Law.** This Agreement shall be governed by and construed in all respects in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LICENSEE:

KCJ RESTORATIONS, LLC, an
Illinois limited liability company

By: _____
Name: _____
Title: _____

LICENSOR:

**UNITED CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS**

By: _____
Name: _____
Title: _____

EXHIBIT A TO LICENSE AGREEMENT

LEGAL DESCRIPTION

EXHIBIT B TO LICENSE AGREEMENT

NON-EXCLUSIVE LICENSE



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" 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

Mayor's Report #2

Tracking Number

CC 2019-58

Agenda Item Summary Memo

Title: RTBR (FY 2021) – Approval of Streets

Meeting and Date: City Council – September 24, 2019

Synopsis: Consideration of Plan

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval of Plan

Submitted by: Brad Sanderson Engineering
Name Department

Agenda Item Notes:



To: Bart Olson – City Administrator

From: Brad Sanderson, P.E.

Date: September 6, 2019

Re: RTBR (FY 2021) – Approval of Streets

EEI Job #: YO1815

The City updated its five (5)-year Pavement Management Plan in the Fall of 2018. The RTBR program for this construction season followed the approved plan.

We have prepared an updated plan based on an increased budget as directed and are presenting it for general concurrence.

As with past years, we plan to present a new plan every fall for concurrence prior to proceeding with the preparation of a bid package. If the plan is acceptable, we will bring forth a Professional Services Agreement for the FY21 work to the October series of meetings. As with recent programs, we are recommending that design work begin in the fall so that bidding can take place in February/March, which has historically been a prime bidding environment.

We have attached the Pavement Management Update materials from one year ago as reference.

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
September 2019

2019 (FY20) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
E. PARK STREET	MCHUGH ROAD	LIBERTY STREET	VARIABLE DEPTH MILL, OVERLAY 3"	1,484	100	63	43	67	\$ 108,800
ELM STREET	FREEMONT STREET	MCHUGH ROAD	VARIABLE DEPTH MILL, OVERLAY 3"	1,126	100	58	44	65	\$ 76,200
JACKSON STREET	FREEMONT STREET	MARTIN AVENUE	GRIND 3" OVERLAY 3"	1,129	100	54	40	62	\$ 78,100
KENNEDY ROAD	IL ROUTE 47	660' EAST OF PRAIRIE MEADOWS	GRIND 2" OVERLAY 2"	4,086	97	98	49	81	\$ 345,700
MCHUGH ROAD	CITY LIMIT	MARTIN AVENUE	VARIABLE DEPTH MILL, OVERLAY 3"	487	100	100	69	94	\$ 15,800
MCHUGH ROAD	CITY LIMIT	FARMSTEAD DRIVE	VARIABLE DEPTH MILL, OVERLAY 3"	649	100	90	60	84	\$ 51,400
SANDERS COURT	E MAIN STREET	NORTH END	GRIND 2" OVERLAY 2"	626	100	41	57	63	\$ 40,100
								TOTAL:	\$ 716,100

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

2020 (FY21) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
MCHUGH ROAD	KENNEDY ROAD	E. COUNTRYSIDE PARKWAY	GRIND 2", OVERLAY 2"	3,014	100	94	67	88	\$ 223,000
RIVER BIRCH DRIVE	EAST END	WEST END	GRIND 2.5", OVERLAY 2.5"	1,702	100	84	62	82	\$ 107,800
RIVER BIRCH LANE	WHITE OAK WAY	RIVER BIRCH DRIVE	GRIND 2.5", OVERLAY 2.5"	407	100	84	60	82	\$ 25,800
SPRUCE COURT	WHITE OAK WAY	SOUTH END	GRIND 2.5", OVERLAY 2.5"	653	100	64	61	74	\$ 41,400
WHITE OAK WAY	RIVER BIRCH	SOUTH END	GRIND 2.5", OVERLAY 2.5"	4,320	100	80	61	80	\$ 273,700
FIR COURT	NORWAY CIRCLE	NORTH END	GRIND 2", OVERLAY 2"	374	100	80	59	80	\$ 22,800
NORWAY CIRCLE	WHITE OAK WAY	WHITE OAK WAY	GRIND 2", OVERLAY 2"	2,064	100	81	69	84	\$ 124,700
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$ 25,000
								TOTAL:	\$ 844,200

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

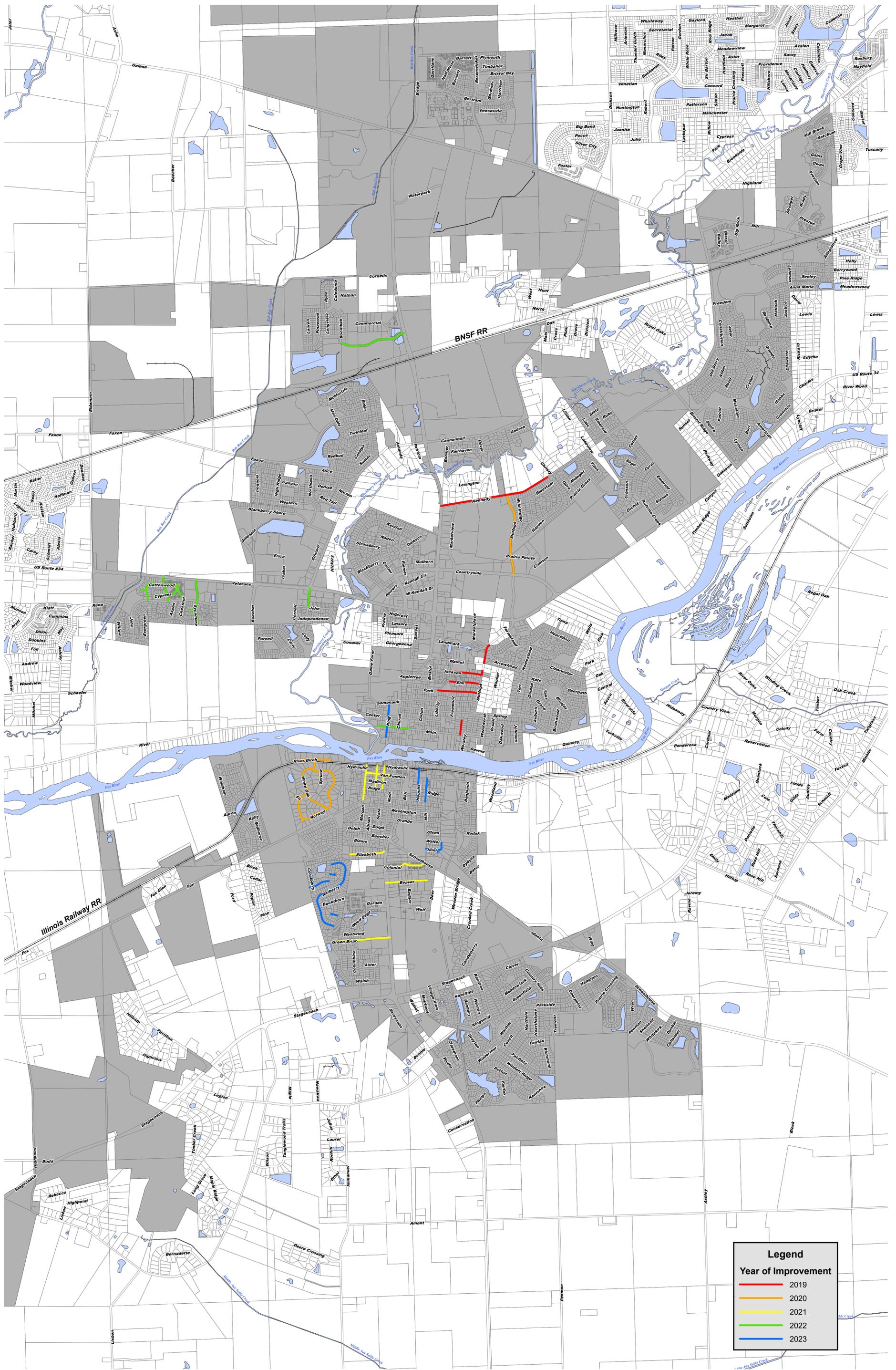
2021 (FY22) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
ADAMS STREET	W. RIDGE STREET	W. HYDRAULIC AVENUE	GRIND 2.5", OVERLAY 2.5"	827	100	80	64	82	\$ 57,200
BEAVER STREET	IL ROUTE 47	DEER STREET	GRIND 2.5", OVERLAY 2.5"	1,463	100	94	55	83	\$ 103,800
COLONIAL PARKWAY	IL ROUTE 47	IL ROUTE 126	GRIND 2.5", OVERLAY 2.5"	1,540	100	65	60	74	\$ 118,800
ELIZABETH STREET	S. MAIN STREET	WEST END	OVERLAY 2.5"	1,250	100	68	56	74	\$ 63,900
GREEN BRIAR ROAD	WALSH DRIVE	IL ROUTE 47	GRIND 2.5", OVERLAY 2.5"	2,084	85	83	62	78	\$ 212,200
MORGAN STREET	W. HYDRAULIC AVENUE	W. FOX STREET	GRIND 2.5", OVERLAY 2.5"	1,303	100	90	55	82	\$ 94,800
STATE STREET	W. HYDRAULIC AVENUE	W. RIDGE STREET	GRIND 2.5", OVERLAY 2.5"	886	100	90	48	79	\$ 57,000
W VAN EMMON STREET	S. MAIN STREET	MORGAN STREET	GRIND 2.5", OVERLAY 2.5"	932	100	92	54	83	\$ 48,400
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$ 75,000
								TOTAL:	\$ 831,100

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

2022 (FY23) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
BOOMBAH BOULEVARD	IL ROUTE 47	SHADOW WOOD DRIVE	VARIABLE DEPTH MILL, OVERLAY 3"	2382	100	96	58	85	\$ 203,100.00
CANNONBALL TRAIL	US ROUTE 34	JOHN STREET	VARIABLE DEPTH MILL, OVERLAY 3"	643	100	88	52	80	\$ 59,900
COTTONWOOD COURT	COTTONWOOD TRAIL	WEST END	GRIND 2.5", OVERLAY 2.5"	239	100	67	77	82	\$ 15,800
COTTONWOOD TRAIL	JOHN STREET	JOHN STREET	GRIND 2.5", OVERLAY 2.5"	2,261	100	80	64	82	\$ 149,100
CYPRESS LANE	DIEHL FARM ROAD	WEST END	GRIND 2.5", OVERLAY 2.5"	407	100	78	72	84	\$ 26,800
DIEHL FARM ROAD	JOHN STREET	US ROUTE 34	GRIND 2.5", OVERLAY 2.5"	918	100	84	61	82	\$ 51,500
SEQUOIA CIRCLE	EAST END	SYCAMORE ROAD	GRIND 2.5", OVERLAY 2.5"	292	100	73	71	82	\$ 19,200
STONERIDGE CIRCLE	COTTONWOOD TRAIL	EAST END	GRIND 2.5", OVERLAY 2.5"	197	100	76	66	81	\$ 13,000
STONERIDGE COURT	COTTONWOOD TRAIL	SOUTH END	GRIND 2.5", OVERLAY 2.5"	348	100	88	68	86	\$ 22,900
SYCAMORE ROAD	US ROUTE 34	JOHN STREET	GRIND 2.5", OVERLAY 2.5"	788	100	78	41	71	\$ 45,600
SYCAMORE ROAD	JOHN STREET	SOUTH END	GRIND 2.5", OVERLAY 2.5"	883	100	74	62	76	\$ 63,000
W. MAIN STREET	IL ROUTE 47	WEST END	GRIND 2.5", OVERLAY 2.5"	1,092	100	86	66	85	\$ 74,700
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$ 100,000
								TOTAL:	\$ 844,600

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

2023 (FY24) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
BUCKTHORNE COURT	WALSH DRIVE	WEST END	GRIND 2.5", OVERLAY 2.5"	374	100	97	65	89	\$ 27,200
BURNING BUSH DRIVE	WALSH DRIVE	WEST END	GRIND 2.5", OVERLAY 2.5"	767	100	92	63	86	\$ 54,900
CORAL BERRY COURT	BURNING BUSH DRIVE	NORTH END	GRIND 2.5", OVERLAY 2.5"	692	100	94	71	90	\$ 50,400
E. BARBERRY CIRCLE	WALSH DRIVE	WALSH DRIVE	GRIND 2.5", OVERLAY 2.5"	1,625	100	89	69	87	\$ 118,200
W. BARBERRY CIRCLE	WALSH DRIVE	WALSH DRIVE	GRIND 2.5", OVERLAY 2.5"	1,930	100	84	60	82	\$ 140,400
HAWTHORNE COURT	WALSH DRIVE	WEST END	GRIND 2.5", OVERLAY 2.5"	312	100	82	68	84	\$ 22,700
KING STREET	W. RIVER STREET	W. SOMONAUK STREET	VARIABLE DEPTH MILL, OVERLAY 3"	1,315	100	84	56	80	\$ 101,200
SPICEBUSH COURT	WALSH DRIVE	EAST END	GRIND 2.5", OVERLAY 2.5"	266	100	89	78	91	\$ 19,300
HEUSTIS STREET	E FOX STREET	E. HYDRAULIC AVENUE	GRIND 2.5", OVERLAY 2.5"	1,214	100	92	68	88	\$ 99,800
MILL STREET	E FOX STREET	E. VAN EMMON STREET	GRIND 2.5", OVERLAY 2.5"	869	100	99	62	88	\$ 58,300
ILLINI COURT	ILLINI DRIVE	SOUTH END	GRIND 2.5", OVERLAY 2.5"	292	100	63	61	74	\$ 19,600
ILLINI DRIVE	WALTER STREET	MILL STREET	GRIND 2.5", OVERLAY 2.5"	843	100	70	70	80	\$ 64,800
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$ 75,000
								TOTAL:	\$ 851,800



Legend

Year of Improvement

- 2019
- 2020
- 2021
- 2022
- 2023



To: Bart Olson – City Administrator

From: Brad Sanderson, P.E.

Date: October 10, 2018

Re: Pavement Management Study Update 2018

EEI Job #: YO1815

Background

In April of 2018, the United City of Yorkville contracted with Infrastructure Management Services (IMS) to perform pavement evaluations on all City owned and maintained streets. The purpose of this evaluation was to update the City's existing Pavement Management System, determine the overall condition of the City's streets and to finalize a new five (5)-year plan for the City's annual street rehabilitation program.

The inspection performed by IMS included the following:

- Automated inspection of the entire roadway surface using a laser profile machine
- Electronic analysis and measurement of roadway characteristics
- Falling Weight deflectometer testing to assess the underlying soils and base of each roadway
- Complete GIS integration to City's existing shapefiles

The laser profile machine is used to determine the surface rank and the falling weight deflectometer is used to determine the dynamic and deflection rank for each roadway. These three scores combine to form an overall pavement rank between 10-100. The results of these inspections are entered into the PavePro Manager Software, which yields a database of all City maintained streets. The ranking of each roadway within the system enables the City to develop a strategy for roadway maintenance activities based on prioritization by need and cost. This data is then analyzed in the PavePro Manager software as well as engineering judgement to determine an updated five (5)-year rehabilitation plan.

Summary of Results

A summary of the paving work that has occurred in the City since the last report is summarized below:

Funding Source	Number of Miles
Subdivision Completion (Developer)	24.2
RTBR	12.0
Federal Grants	2.8
Bonds (Countryside)	3.4
Other Funding (Comed, Kendall Co.)	4.0
Total:	46.4

A comparison of the City's roadway condition rankings from the original study to 2018 is summarized below:

	2012	2018
Number of Miles	107	113.5
Unaccepted Miles	25	7.5
Overall Rank	82	87

The completion of over 24 miles of subdivision paving has caused the City's overall rank to be inflated. For a summary of the conditions per category, please see the attached bar graphs.

Currently the City is budgeting approximately \$700,000 of funds per year to spend on street rehabilitation. Spending that amount over the next five (5) years will decrease the City's overall pavement rank from 87 to 82.

An overall pavement rank of 82 is a reasonable target. It should be noted that if you maintain that same funding level for 10 years the overall pavement rank goes from 87 to 76. The reason for this is that the City currently has over 26 miles of roadways that currently ranked in the fair or worse category and they are projected to require maintenance within the next 10 years. For the City to maintain an overall rank of 80 the average expenditure for the next 10 years would have to be approximately \$1.5 million per year.

Attached to this memo is the proposed five (5)-year plan for the City. The proposed plan does not include the following roadways:

- Mill Road (This project is planned to be addressed with developer funds.)
- Baseline Road (This roadway is one of the lower ranked streets with the City. This road will have to be addressed at some point soon.)
- Corneils Road (This roadway may be addressed via an agreement with Comed.)

Currently, we are asking for general concurrence on the proposed plan. As with past years, we plan to present a new plan every fall for concurrence prior to proceeding with the preparation of a bid package. If the plan is acceptable, we will bring forth a Professional Services Agreement for the FY20 work to the November series of meetings. As with recent programs, we are recommending that design work begin in the fall so that bidding can take place in February/March, which has historically been a prime bidding environment.

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

2019 (FY20) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
E. PARK STREET	MCHUGH ROAD	LIBERTY STREET	VARIABLE DEPTH MILL, OVERLAY 3"	1,484	100	63	43	67	\$108,800
ELM STREET	FREEMONT STREET	MCHUGH ROAD	VARIABLE DEPTH MILL, OVERLAY 3"	1,126	100	58	44	65	\$76,200
JACKSON STREET	FREEMONT STREET	MARTIN AVENUE	GRIND 3", OVERLAY 3"	1,129	100	54	40	62	\$78,100
KENNEDY ROAD	IL ROUTE 47	660' EAST OF PRAIRIE MEADOWS	GRIND 2", OVERLAY 2"	4,086	97	98	49	81	\$345,700
MCHUGH ROAD	CITY LIMIT	MARTIN AVENUE	VARIABLE DEPTH MILL, OVERLAY 3"	187	100	100	69	91	\$15,800
MCHUGH ROAD	CITY LIMIT	FARMSTEAD DRIVE	VARIABLE DEPTH MILL, OVERLAY 3"	649	100	90	60	84	\$51,400
SANDERS COURT	E MAIN STREET	NORTH END	GRIND 2", OVERLAY 2"	626	100	41	57	63	\$40,100
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$25,000
								TOTAL:	\$741,100

ALTERNATIVE STREETS

BASELINE ROAD	CITY LIMIT	CITY LIMIT	GRIND 4", OVERLAY 4"	5,750	100	63	40	61	\$470,600
BASELINE ROAD	IL ROUTE 47	CITY LIMIT	GRIND 3", OVERLAY 3"	1,484	100	90	45	78	\$99,200
CORNEILS ROAD	ELDAMAIN ROAD	CITY LIMITS	GRIND 1", OVERLAY 3"	3,300	100	69	64	77	\$185,200
								TOTAL:	\$755,000

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

2020 (FY21) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
MCHUGH ROAD	KENNEDY ROAD	E. COUNTRYSIDE PARKWAY	GRIND 2", OVERLAY 2"	3,014	100	94	67	88	\$223,000
RIVER BIRCH DRIVE	EAST END	WEST END	GRIND 2.5", OVERLAY 2.5"	1,702	100	84	62	82	\$107,800
RIVER BIRCH LANE	WHITE OAK WAY	RIVER BIRCH DRIVE	GRIND 2.5", OVERLAY 2.5"	407	100	84	60	82	\$25,800
SPRUCE COURT	WHITE OAK WAY	SOUTH END	GRIND 2.5", OVERLAY 2.5"	653	100	64	61	74	\$41,400
WHITE OAK WAY	CHESTNUT LANE	SOUTH END	GRIND 2.5", OVERLAY 2.5"	4,320	100	80	61	80	\$273,700
WING ROAD	IL ROUTE 71	IL ROUTE 126	GRIND 4", OVERLAY 4"	1,129	100	92	57	84	\$38,600
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$25,000
								TOTAL:	\$735,300

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

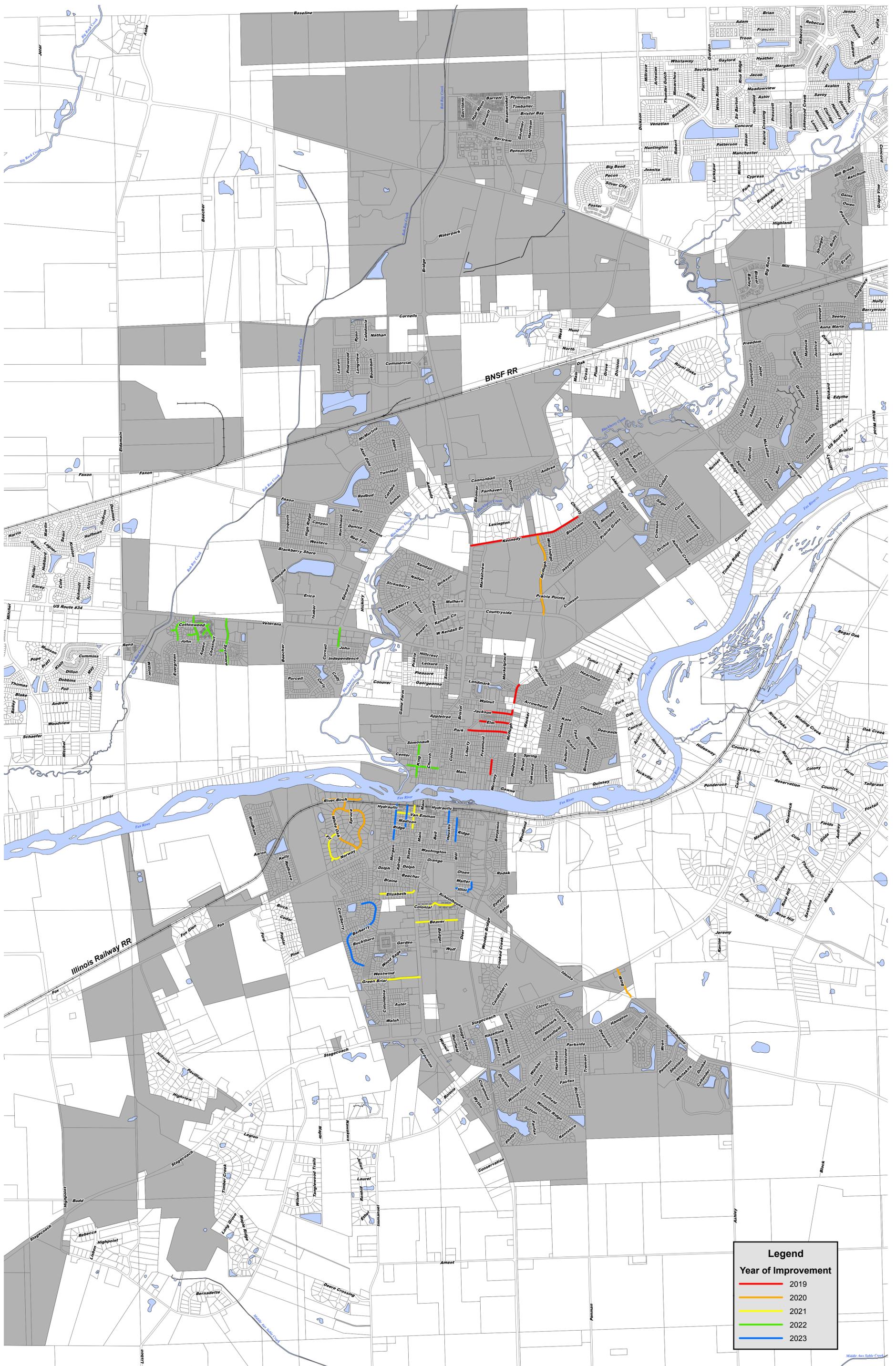
2021 (FY22) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
BEAVER STREET	IL ROUTE 47	DEER STREET	GRIND 2.5", OVERLAY 2.5"	1,463	100	94	55	83	\$103,800
COLONIAL PARKWAY	IL ROUTE 47	IL ROUTE 126	GRIND 2.5", OVERLAY 2.5"	1,540	100	65	60	74	\$118,800
ELIZABETH STREET	S. MAIN STREET	WEST END	OVERLAY 2.5"	1,250	100	68	56	74	\$63,900
FIR COURT	NORWAY CIRCLE	NORTH END	GRIND 2", OVERLAY 2"	374	100	80	59	80	\$22,800
GREEN BRIAR ROAD	WALSH DRIVE	IL ROUTE 47	GRIND 2.5", OVERLAY 2.5"	2,084	85	83	62	78	\$212,200
NORWAY CIRCLE	WHITE OAK WAY	WHITE OAK WAY	GRIND 2", OVERLAY 2"	2,064	100	81	69	84	\$124,700
NORWAY COURT	NORWAY CIRCLE	SOUTH END	GRIND 2", OVERLAY 2"	312	100	88	61	83	\$18,800
STATE STREET	W. HYDRAULIC AVENUE	W. RIDGE STREET	GRIND 2.5", OVERLAY 2.5"	886	100	90	48	79	\$57,000
W VAN EMMON STREET	S. MAIN STREET	MORGAN STREET	GRIND 2.5", OVERLAY 2.5"	932	100	92	54	83	\$48,400
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$25,000
								TOTAL:	\$795,400

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

2022 (FY23) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
CANNONBALL TRAIL	US ROUTE 34	JOHN STREET	VARIABLE DEPTH MILL, OVERLAY 3"	643	100	88	52	80	\$59,900
COTTONWOOD COURT	COTTONWOOD TRAIL	WEST END	GRIND 2.5", OVERLAY 2.5"	239	100	67	77	82	\$15,800
COTTONWOOD TRAIL	JOHN STREET	JOHN STREET	GRIND 2.5", OVERLAY 2.5"	2,261	100	80	64	82	\$149,100
CYPRESS LANE	DIEHL FARM ROAD	WEST END	GRIND 2.5", OVERLAY 2.5"	407	100	78	72	84	\$26,800
DIEHL FARM ROAD	JOHN STREET	US ROUTE 34	GRIND 2.5", OVERLAY 2.5"	918	100	84	61	82	\$51,500
KING STREET	W. RIVER STREET	W. SOMONAUK STREET	VARIABLE DEPTH MILL, OVERLAY 3"	1,315	100	84	56	80	\$97,600
SEQUOIA CIRCLE	EAST END	SYCAMORE ROAD	GRIND 2.5", OVERLAY 2.5"	292	100	73	71	82	\$19,200
STONERIDGE CIRCLE	COTTONWOOD TRAIL	EAST END	GRIND 2.5", OVERLAY 2.5"	197	100	76	66	81	\$13,000
STONERIDGE COURT	COTTONWOOD TRAIL	SOUTH END	GRIND 2.5", OVERLAY 2.5"	348	100	88	68	86	\$22,900
SYCAMORE ROAD	US ROUTE 34	JOHN STREET	GRIND 2.5", OVERLAY 2.5"	788	100	78	41	71	\$45,600
SYCAMORE ROAD	JOHN STREET	SOUTH END	GRIND 2.5", OVERLAY 2.5"	883	100	74	62	76	\$63,000
W. MAIN STREET	IL ROUTE 47	WEST END	GRIND 2.5", OVERLAY 2.5"	1,092	100	86	66	85	\$74,700
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$25,000
								TOTAL:	\$664,100

PROPOSED 5 YEAR RTBR PROGRAM
United City of Yorkville
October 2018

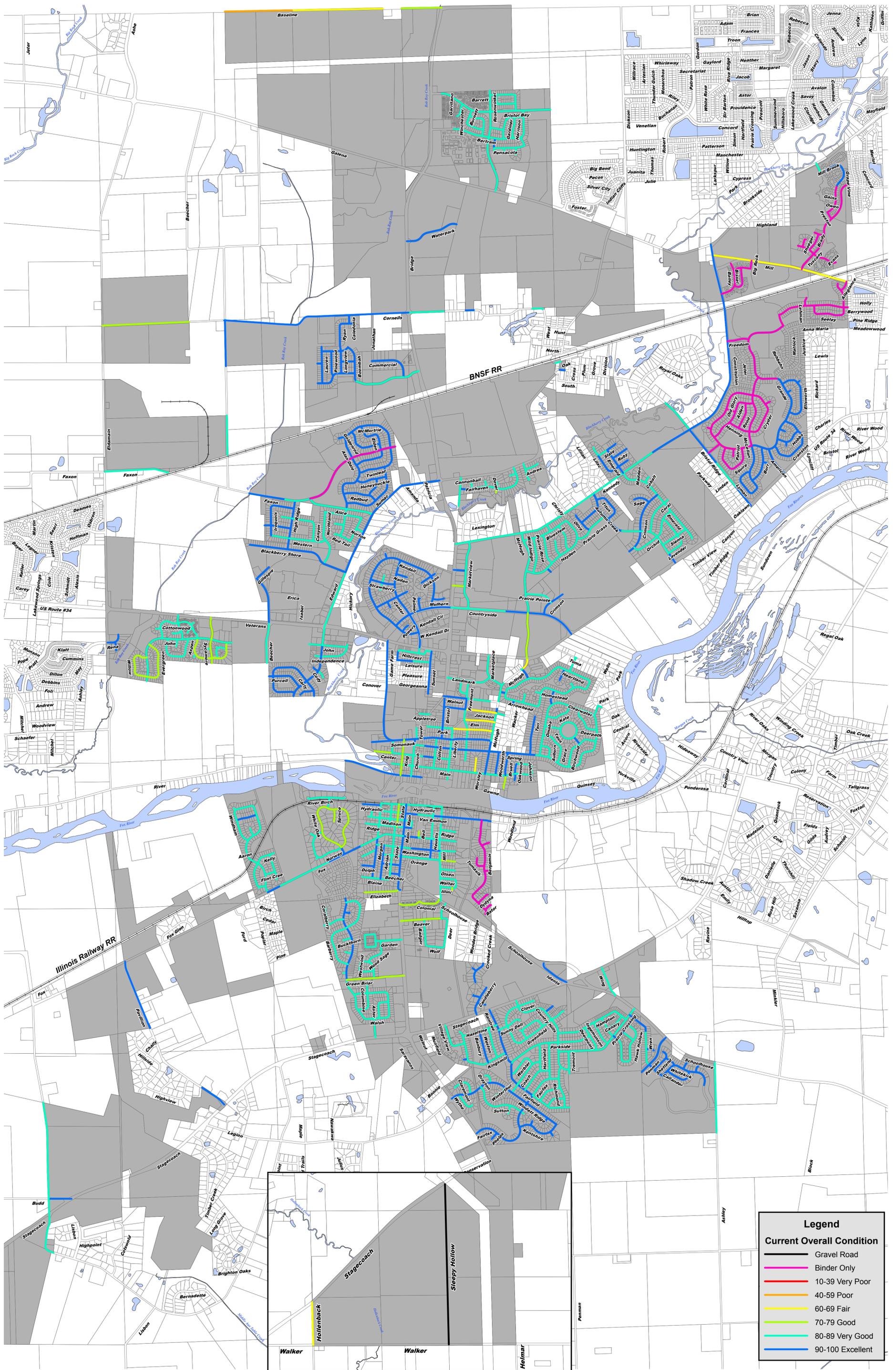
2023 (FY24) STREET REHABILITATION LIST									
STREET	FROM	TO	STRATEGY	LENGTH	DEFLECTION CONDITION	DYNAMIC CONDITION	SURFACE CONDITION	CURRENT RANK	COST
ADAMS STREET	W. RIDGE STREET	W. HYDRAULIC AVENUE	GRIND 2.5", OVERLAY 2.5"	827	100	80	64	82	\$57,200
E. BARBERRY CIRCLE	WALSH DRIVE	WALSH DRIVE	GRIND 2.5", OVERLAY 2.5"	1,625	100	89	69	87	\$118,200
HEUSTIS STREET	E FOX STREET	E. HYDRAULIC AVENUE	GRIND 2.5", OVERLAY 2.5"	1,214	100	92	68	88	\$99,800
ILLINI COURT	ILLINI DRIVE	SOUTH END	GRIND 2.5", OVERLAY 2.5"	292	100	63	61	74	\$19,600
ILLINI DRIVE	WALTER STREET	MILL STREET	GRIND 2.5", OVERLAY 2.5"	843	100	70	70	80	\$64,800
MILL STREET	E FOX STREET	E. VAN EMMON STREET	GRIND 2.5", OVERLAY 2.5"	869	100	99	62	88	\$58,300
MORGAN STREET	W. HYDRAULIC AVENUE	W. FOX STREET	GRIND 2.5", OVERLAY 2.5"	1,303	100	90	55	82	\$94,800
W. BARBERRY CIRCLE	WALSH DRIVE	WALSH DRIVE	GRIND 2.5", OVERLAY 2.5"	1,930	100	84	60	82	\$140,400
MISCELLANEOUS CITY WIDE CRACK SEALING/STRIPING				N/A	N/A	N/A	N/A	N/A	\$25,000
								TOTAL:	\$678,100



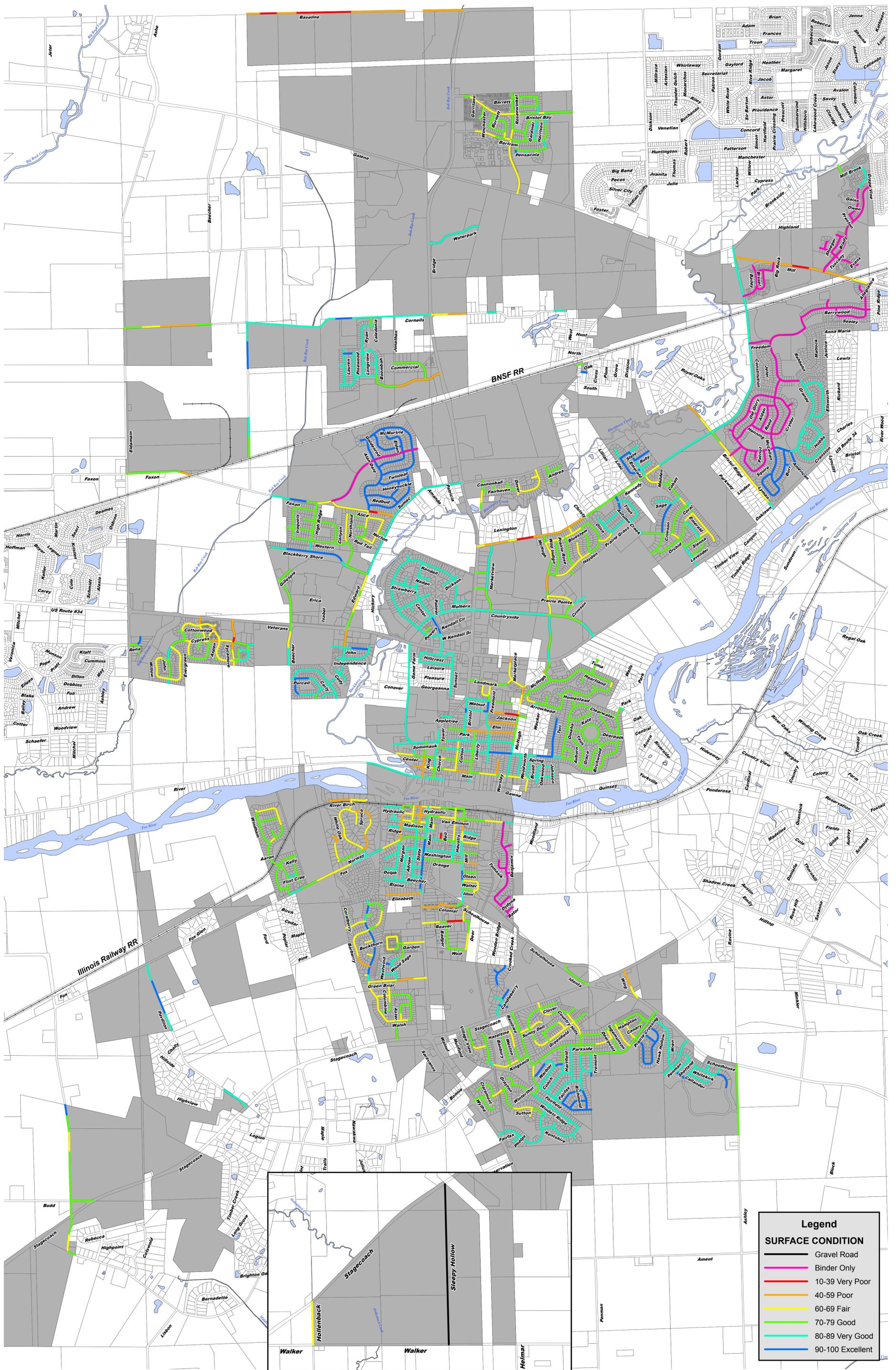
Legend

Year of Improvement

- 2019
- 2020
- 2021
- 2022
- 2023



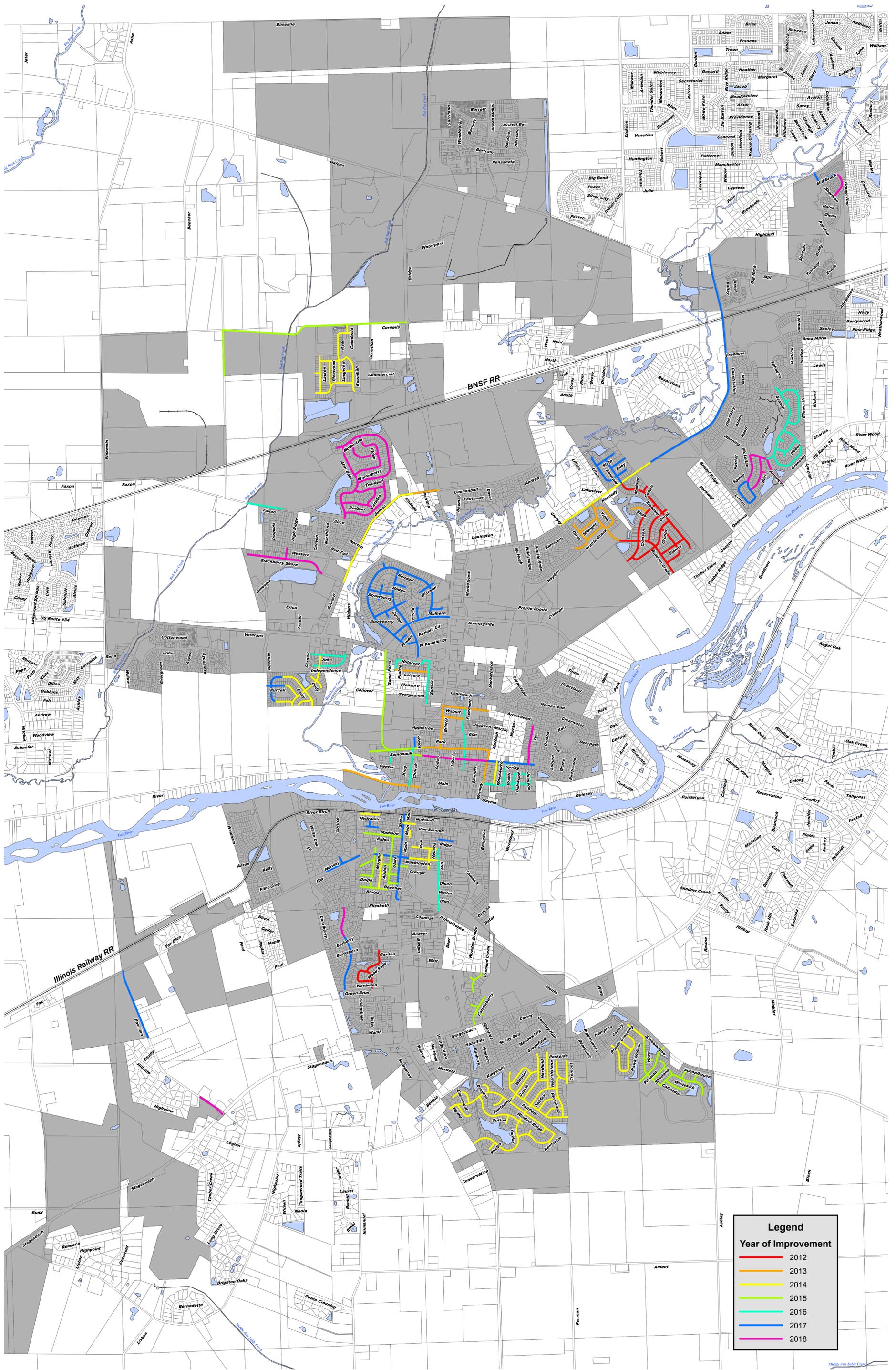
Legend	
Black line	Gravel Road
Pink line	Binder Only
Red line	10-39 Very Poor
Orange line	40-59 Poor
Yellow line	60-69 Fair
Light Green line	70-79 Good
Dark Green line	80-89 Very Good
Blue line	90-100 Excellent



Legend

SURFACE CONDITION

- Gravel Road
- Binder Only
- 10-39 Very Poor
- 40-59 Poor
- 60-69 Fair
- 70-79 Good
- 80-89 Very Good
- 90-100 Excellent



Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
ABERDEEN CT	WHITEKIRK LN	NORTH END		0001-001	91	80	100	87	Flexible
					Average:	91	80	100	87
					Std. Dev.	0	0	0	0
ADAMS ST	W RIDGE ST	W MADISON ST		0002-001	82	81	100	64	Flexible
ADAMS ST	W MADISON ST	W VAN EMMON ST		0002-002	84	88	100	63	Flexible
ADAMS ST	W VAN EMMON ST	W HYDRAULIC AVE		0002-003	86	91	100	65	Flexible
					Average:	84	87	100	64
					Std. Dev.	2	5	0	1
ADRIAN ST	BLAINE ST	W DOLPH ST		0003-001	91	85	100	83	Flexible
					Average:	91	85	100	83
					Std. Dev.	0	0	0	0
ADRIAN ST	W DOLPH ST	W ORANGE ST		0003-002	91	82	100	87	Flexible
ADRIAN ST	W ORANGE ST	W WASHINGTON ST		0003-003	91	80	100	87	Flexible
					Average:	91	81	100	87
					Std. Dev.	0	0	0	0
ALAN DALE LN	RED TAIL CT	DENISE CT		0004-001	87	85	100	72	Flexible
ALAN DALE LN	DENISE CT	YELLOWSTONE LN		0004-002	83	85	100	64	Flexible
ALAN DALE LN	YELLOWSTONE LN	ALICE AVE		0004-003	84	90	100	61	Flexible
					Average:	85	86	100	67
					Std. Dev.	2	2	0	6
ALAN DALE LN	ALICE AVE	SUMAC DR		0004-004	92	88	100	82	Flexible
ALAN DALE LN	SUMAC DR	REDBUD DR		0004-005	94	87	100	88	Flexible
ALAN DALE LN	REDBUD DR	DS@660N REDBUD DR		0004-006	90	79	100	87	Flexible
					Average:	92	83	100	86
					Std. Dev.	3	5	0	2
ALAN DALE LN	DS@660N REDBUD DR	HONEYSUCKLE LN		0004-007	95	87	100	90	Flexible
ALAN DALE LN	HONEYSUCKLE LN	TWINLEAF TRL		0004-008	93	85	100	89	Flexible
ALAN DALE LN	TWINLEAF TRL	WINTERBERRY DR		0004-009	93	85	100	89	Flexible
ALAN DALE LN	WINTERBERRY DR	FAXON RD		0004-010	93	85	100	89	Flexible
ALAN DALE LN	FAXON RD	DS@660N FAXON RD		0004-011	93	84	100	88	Flexible
ALAN DALE LN	DS@660N FAXON RD	MCMURTRIE WAY		0004-012	95	91	100	86	Flexible
					Average:	93	85	100	89
					Std. Dev.	1	2	0	1
ALDEN AVE	OLD GLORY DR	HENNING LN		0005-001	84	80	100	70	Flexible
ALDEN AVE	HENNING LN	AMOS AVE		0005-002	82	79	100	65	Flexible
ALDEN AVE	AMOS AVE	ROOD ST		0005-003	82	84	100	61	Flexible
ALDEN AVE	ROOD ST	MCLELLAN BLVD		0005-004	76	77	100	53	Flexible
					Average:	82	81	100	64
					Std. Dev.	2	3	0	7

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
ALICE AVE	CANNONBALL TRL	DS@660W CANNONBALL TRL		0006-001	80	91	100	50	Flexible
ALICE AVE	DS@660W CANNONBALL TRL	ALAN DALE LN		0006-002	80	100	100	39	Flexible
ALICE AVE	ALAN DALE LN	DS@660W ALAN DALE LN		0006-003	85	85	100	67	Flexible
ALICE AVE	DS@660W ALAN DALE LN	FAXON RD		0006-004	87	91	100	66	Flexible
					Average:	83	91	100	58
					Std. Dev.	4	4	0	11
ALLEGIANCE CROSSING	MILL RD	SEELEY ST		0007-001	83	84	100	63	Flexible
					Average:	83	84	100	63
					Std. Dev.	0	0	0	0
AMERICAN WAY	GRANDE TRL	DS@660S GRANDE TRL		0008-001	75	84	100	43	Flexible
AMERICAN WAY	DS@660S GRANDE TRL	SOUTH END		0008-002	76	88	100	41	Flexible
					Average:	75	85	100	42
					Std. Dev.	0	0	0	0
AMOS AVE	ALDEN AVE	OLD GLORY DR		0009-001	76	61	100	68	Flexible
					Average:	76	61	100	68
					Std. Dev.	0	0	0	0
ANDERSON CT	W KENDALL DR	NORTH END		0010-001	96	93	100	87	Flexible
					Average:	96	93	100	87
					Std. Dev.	0	0	0	0
ANDREA CT	OVERLOOK CT	EAST END		0011-001	90	91	100	75	Flexible
					Average:	90	91	100	75
					Std. Dev.	0	0	0	0
APPLETREE CT	N BRIDGE ST	WEST END		0012-001	80	61	100	80	Flexible
					Average:	80	61	100	80
					Std. Dev.	0	0	0	0
ARROWHEAD DR	HEARTLAND DR	WACKER DR		0013-001	87	90	100	69	Flexible
ARROWHEAD DR	WACKER DR	STILLWATER CT		0013-002	85	84	100	70	Flexible
ARROWHEAD DR	STILLWATER CT	HOMESTEAD DR		0013-003	87	85	100	74	Flexible
					Average:	87	87	100	71
					Std. Dev.	1	3	0	3
ASHLEY RD	SCHOOLHOUSE RD	DS@660S SCHOOLHOUSE RD		0014-001	92	97	100	74	Flexible
ASHLEY RD	DS@660S SCHOOLHOUSE RD	DS@1320S SCHOOLHOUSE RD		0014-002	88	90	100	71	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
ASHLEY RD	DS@1320S	DS@1980S		0014-003	92	94	100	77	Flexible
	SCHOOLHOUSE RD	SCHOOLHOUSE RD							
ASHLEY RD	DS@1980S	CITY LIMIT		0014-004	94	100	100	75	Flexible
	SCHOOLHOUSE RD								
Average:					91	95	100	74	
Std. Dev.					2	4	0	3	
ASPEN LN	JOHN ST	DS@660W JOHN ST		0016-001	83	77	100	70	Flexible
ASPEN LN	DS@660W JOHN ST	DS@1320W JOHN ST		0016-002	82	72	100	73	Flexible
ASPEN LN	DS@1320W JOHN ST	JOHN ST		0016-003	78	69	100	67	Flexible
Average:					81	73	100	70	
Std. Dev.					2	4	0	3	
ASTER DR	WALSH CIR	DS@660S WALSH CIR		0017-001	81	67	100	76	Flexible
ASTER DR	DS@660S WALSH CIR	WALSH CIR		0017-002	81	75	100	68	Flexible
Average:					81	69	100	74	
Std. Dev.					0	0	0	0	
AUBURN DR	E SPRING ST	OMAHA DR		0018-001	90	87	100	78	Flexible
Average:					90	87	100	78	
Std. Dev.					0	0	0	0	
AUTUMN CREEK BLVD	VETERANS PKWY	LAVENDER WAY		0019-001	97	100	100	84	Flexible
Average:					97	100	100	84	
Std. Dev.					0	0	0	0	
AUTUMN CREEK BLVD	LAVENDER WAY	SIENNA DR		0019-002	93	93	100	80	Flexible
AUTUMN CREEK BLVD	SIENNA DR	ORCHID ST		0019-003	92	100	100	70	Flexible
AUTUMN CREEK BLVD	ORCHID ST	CORAL DR		0019-004	87	93	100	65	Flexible
AUTUMN CREEK BLVD	CORAL DR	CRIMSON LN		0019-005	89	91	100	71	Flexible
AUTUMN CREEK BLVD	CRIMSON LN	DS@660N CRIMSON LN		0019-006	92	97	100	73	Flexible
Average:					91	95	100	72	
Std. Dev.					2	3	0	4	
AUTUMN CREEK BLVD	DS@660N CRIMSON LN	DS@1320N CRIMSON LN		0019-007	90	85	100	81	Flexible
AUTUMN CREEK BLVD	DS@1320N CRIMSON LN	PRAIRE GRASS LN		0019-008	96	91	100	89	Flexible
AUTUMN CREEK BLVD	PRAIRE GRASS LN	DS@660N PRAIRE GRASS LN		0019-009	96	91	100	90	Flexible
AUTUMN CREEK BLVD	DS@660N PRAIRE GRASS LN	KENNEDY RD		0019-010	100	99	100	91	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 94	90	100	87	
					Std. Dev. 4	5	0	6	
BADGER ST	WOLF ST	DS@660N WOLF ST	0020-001		89	88	100	74	Flexible
					Average: 89	88	100	74	
					Std. Dev. 0	0	0	0	
BADGER ST	DS@660N WOLF ST	BEAVER ST	0021-001		88	92	100	69	Flexible
					Average: 88	92	100	69	
					Std. Dev. 0	0	0	0	
BAILEY RD	MILL RD	BERESFORD DR	0022-001		72	58	100	61	Flexible
BAILEY RD	BERESFORD DR	BISSEL DR	0022-002		72	71	100	48	Flexible
BAILEY RD	BISSEL DR	KENNEDY RD	0022-003		75	79	100	48	Flexible
					Average: 73	73	100	50	
					Std. Dev. 2	7	0	4	
BALTRUSOL CT	KINGSMILL ST	WEST END	0023-001		92	94	100	76	Flexible
					Average: 92	94	100	76	
					Std. Dev. 0	0	0	0	
BANBURY AVE	KINGSMILL ST	DS@660N KINGSMILL ST	0024-001		93	99	100	74	Flexible
BANBURY AVE	DS@660N KINGSMILL ST	HAZELNTINE WAY	0024-002		91	94	100	74	Flexible
					Average: 92	97	100	74	
					Std. Dev. 0	0	0	0	
BARBERRY CIR E	WALSH DR	DS@660S WALSH DR	0127-001		86	85	100	70	Flexible
BARBERRY CIR E	DS@660S WALSH DR	DS@1320S WALSH DR	0127-002		87	93	100	64	Flexible
BARBERRY CIR E	DS@1320S WALSH DR	WALSH DR	0127-003		89	87	100	75	Flexible
					Average: 87	89	100	69	
					Std. Dev. 1	5	0	5	
BARBERRY CIR W	WALSH DR	DS@660S WALSH DR	0374-001		80	77	100	63	Flexible
BARBERRY CIR W	DS@660S WALSH DR	DS@1320S WALSH DR	0374-002		82	83	100	61	Flexible
BARBERRY CIR W	DS@1320S WALSH DR	WALSH DR	0374-003		84	94	100	56	Flexible
					Average: 82	84	100	60	
					Std. Dev. 2	8	0	4	
BASELINE RD	N BRIDGE ST	DS@660W N BRIDGE ST	0025-001		78	92	100	44	Flexible
BASELINE RD	DS@660W N BRIDGE ST	DS@1320W N BRIDGE ST	0025-002		77	87	100	46	Flexible
BASELINE RD	DS@1320W N BRIDGE	CITY LIMIT	0025-003		80	92	100	47	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
ST									
				Average:	78	90	100	45	
				Std. Dev.	1	3	0	1	
BASELINE RD	CITY LIMIT	DS@660W CITY LIMIT		0026-001	80	96	100	45	Flexible
BASELINE RD	DS@660W CITY LIMIT	DS@1320W CITY LIMIT		0026-002	72	66	100	54	Flexible
BASELINE RD	DS@1320W CITY LIMIT	DS@1980W CITY LIMIT		0026-003	80	100	100	41	Flexible
BASELINE RD	DS@1980W CITY LIMIT	DS@2640W CITY LIMIT		0026-004	61	63	100	29	Flexible
BASELINE RD	DS@2640W CITY LIMIT	DS@3300W CITY LIMIT		0026-005	54	44	100	29	Flexible
				Average:	69	74	100	40	
				Std. Dev.	12	24	0	11	
BASELINE RD	DS@3300W CITY LIMIT	DS@3960W CITY LIMIT		0026-006	57	44	100	37	Flexible
BASELINE RD	DS@3960W CITY LIMIT	DS@4620W CITY LIMIT		0026-007	58	44	100	41	Flexible
BASELINE RD	DS@4620W CITY LIMIT	DS@5280W CITY LIMIT		0026-008	58	44	100	39	Flexible
BASELINE RD	DS@5280W CITY LIMIT	CITY LIMIT		0026-009	60	44	100	46	Flexible
				Average:	58	44	100	40	
				Std. Dev.	1	0	0	3	
BATOR ST	BENJAMIN ST	EAST END		0445-001	91	88	100	80	Flexible
				Average:	91	88	100	80	
				Std. Dev.	0	0	0	0	
BEAVER ST	S BRIDGE ST	DS@660E S BRIDGE ST		0027-001	91	100	100	68	Flexible
BEAVER ST	DS@660E S BRIDGE ST	BADGER ST		0027-002	88	91	100	70	Flexible
BEAVER ST	BADGER ST	DEER ST		0027-003	74	88	100	37	Flexible
				Average:	83	94	100	55	
				Std. Dev.	11	8	0	21	
BEECHER RD	CITY LIMIT	DS@660S CITY LIMIT		0028-001	80	59	100	82	Flexible
BEECHER RD	DS@660S CITY LIMIT	CITY LIMIT		0028-002	93	94	100	78	Flexible
BEECHER RD	CITY LIMIT	CORNEILS RD		0028-003	91	88	100	81	Flexible
				Average:	88	80	100	80	
				Std. Dev.	9	24	0	3	
BEECHER RD	CORNEILS RD	DS@660S CORNEILS RD		0028-004	93	86	100	87	Flexible
BEECHER RD	DS@660S CORNEILS RD	DS@1320S CORNEILS RD		0028-005	93	82	100	91	Flexible
BEECHER RD	DS@1320S CORNEILS	CITY LIMIT		0028-006	88	69	100	91	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
	RD								
				Average:	92	81	100	90	
				Std. Dev.	2	7	0	3	
BEECHER RD	JOHN ST	DS@660N JOHN ST		0029-001	89	91	100	72	Flexible
BEECHER RD	DS@660N JOHN ST	JOHN ST		0029-001	85	87	100	66	Flexible
BEECHER RD	DS@660N JOHN ST	VETERANS PKWY		0029-002	93	94	100	80	Flexible
BEECHER RD	VETERANS PKWY	DS@660N JOHN ST		0029-002	93	100	100	73	Flexible
				Average:	89	92	100	72	
				Std. Dev.	4	5	0	5	
BEECHER RD N	VETERANS PKWY	DS@660N VETERANS PKWY		0262-001	95	100	100	78	Flexible
BEECHER RD N	DS@660N VETERANS PKWY	VETERANS PKWY		0262-001	95	100	100	79	Flexible
BEECHER RD N	DS@660N VETERANS PKWY	DS@1320N VETERANS PKWY		0262-002	94	100	100	75	Flexible
BEECHER RD N	DS@1320N VETERANS PKWY	DS@660N VETERANS PKWY		0262-002	91	94	100	75	Flexible
BEECHER RD N	DS@1320N VETERANS PKWY	GILLESPIE LN		0262-003	93	96	100	78	Flexible
BEECHER RD N	GILLESPIE LN	DS@1320N VETERANS PKWY		0262-003	92	93	100	78	Flexible
				Average:	93	97	100	77	
				Std. Dev.	2	3	0	2	
BEECHER ST W	STATE ST	S MAIN ST		0375-001	97	100	100	83	Flexible
				Average:	97	100	100	83	
				Std. Dev.	0	0	0	0	
BEHRENS ST	JOHNSON ST	OAKWOOD ST		0030-001	89	76	100	87	Flexible
				Average:	89	76	100	87	
				Std. Dev.	0	0	0	0	
BELL ST	E FOX ST	NORTH END		0031-001	77	93	100	39	Flexible
				Average:	77	93	100	39	
				Std. Dev.	0	0	0	0	
BENJAMIN ST	VANEMMON ST E	DS@660S VANEMMON ST E		0440-001	91	84	100	83	Flexible
BENJAMIN ST	DS@660S VANEMMON ST E	BUHMASTER CT		0440-002	91	80	100	88	Flexible
BENJAMIN ST	BUHMASTER CT	TOMASK CT		0440-003	93	88	100	84	Flexible
BENJAMIN ST	TOMASK CT	RODAK ST		0440-004	94	90	100	86	Flexible
BENJAMIN ST	RODAK ST	DS@660S RODAK ST		0440-005	93	86	100	86	Flexible
BENJAMIN ST	DS@660S RODAK ST	DYDYNA CT		0440-006	93	86	100	87	Flexible
BENJAMIN ST	DYDYNA CT	BATOR CT		0440-007	93	90	100	84	Flexible
BENJAMIN ST	BATOR CT	SOUTH END		0440-008	89	84	100	78	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	92	86	100	85	
				Std. Dev.	1	2	0	3	
BERESFORD DR	BIG ROCK BLVD	BISSEL DR		0032-001	74	85	100	41	Flexible
BERESFORD DR	BISSEL DR	BAILEY RD		0032-002	76	84	100	46	Flexible
				Average:	75	85	100	43	
				Std. Dev.	0	0	0	0	
BERRYWOOD LN	MATLOCK DR	DS@660E MATLOCK DR		0033-001	78	79	100	55	Flexible
BERRYWOOD LN	DS@660E MATLOCK DR	LEHMAN CROSSING		0033-002	83	87	100	60	Flexible
BERRYWOOD LN	LEHMAN CROSSING	SEELEY ST		0033-003	77	81	100	51	Flexible
BERRYWOOD LN	SEELEY ST	DS@660E SEELEY ST		0033-004	75	80	100	47	Flexible
BERRYWOOD LN	DS@660E SEELEY ST	SEELEY ST		0033-005	74	79	100	46	Flexible
BERRYWOOD LN	SEELEY ST	CITY LIMIT		0033-006	75	84	100	43	Flexible
				Average:	77	81	100	51	
				Std. Dev.	3	3	0	6	
BERTRAM DR	WEST END	WINCHESTER LN		0034-001	88	94	100	66	Flexible
BERTRAM DR	WINCHESTER LN	DS@660E WINCHESTER LN		0034-002	83	82	100	66	Flexible
BERTRAM DR	DS@660E WINCHESTER LN	MARQUETTE ST		0034-003	83	79	100	70	Flexible
BERTRAM DR	MARQUETTE ST	ROSENWINKEL ST		0034-004	85	84	100	68	Flexible
BERTRAM DR	ROSENWINKEL ST	TAMPA DR		0034-005	88	84	100	76	Flexible
BERTRAM DR	TAMPA DR	GARDINER AVE		0034-006	86	81	100	74	Flexible
BERTRAM DR	GARDINER AVE	HARRISON ST		0034-007	83	75	100	72	Flexible
BERTRAM DR	HARRISON ST	SARASOTA AVE		0034-008	84	77	100	73	Flexible
BERTRAM DR	SARASOTA AVE	DS@660E SARASOTA AVE		0034-009	91	88	100	79	Flexible
BERTRAM DR	DS@660E SARASOTA AVE	GARDINER AVE		0034-010	96	100	100	81	Flexible
BERTRAM DR	GARDINER AVE	BRISTOL BAY DR		0034-011	88	80	100	80	Flexible
				Average:	86	83	100	73	
				Std. Dev.	4	5	0	7	
BIG ROCK BLVD	MILL RD	BERESFORD DR		0035-001	83	90	100	57	Flexible
				Average:	83	90	100	57	
				Std. Dev.	0	0	0	0	
BIRCHWOOD DR	SPRING ST	DS@660N SPRING ST		0036-001	87	84	100	73	Flexible
				Average:	87	84	100	73	
				Std. Dev.	0	0	0	0	
BIRCHWOOD DR	DS@660N SPRING ST	BLUEJAY DR		0037-001	85	81	100	72	Flexible
				Average:	85	81	100	72	
				Std. Dev.	0	0	0	0	
BIRCHWOOD DR	BLUEJAY DR	E SPRING ST		0038-001	84	77	100	74	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 84	77	100	74	
					Std. Dev. 0	0	0	0	
BISCAYNE LN	PENSACOLA ST	SOUTH END		0039-001	90	85	100	80	Flexible
					Average: 90	85	100	80	
					Std. Dev. 0	0	0	0	
BISSEL DR	BERESFORD DR	DS@440S BERESFORD DR		0040-001	80	84	100	55	Flexible
					Average: 80	84	100	55	
					Std. Dev. 0	0	0	0	
BISSEL DR	DS@440S BERESFORD DR	BAILEY RD		0041-001	82	85	100	60	Flexible
					Average: 82	85	100	60	
					Std. Dev. 0	0	0	0	
BLACKBERRY CT	W BLACKBERRY LN	SOUTH END		0042-001	94	93	100	83	Flexible
					Average: 94	93	100	83	
					Std. Dev. 0	0	0	0	
BLACKBERRY LN E	EAST END	W BLACKBERRY LN		0128-001	92	85	100	85	Flexible
					Average: 92	85	100	85	
					Std. Dev. 0	0	0	0	
BLACKBERRY LN W	CENTER PKWY	BLACKBERRY CT		0376-001	91	86	100	83	Flexible
BLACKBERRY LN W	BLACKBERRY CT	WEST END		0376-002	93	88	100	85	Flexible
					Average: 92	87	100	84	
					Std. Dev. 0	0	0	0	
BLACKBERRY SHORE LN	WEST END	DS@660E WEST END		0043-001	93	85	100	88	Flexible
BLACKBERRY SHORE LN	DS@660E WEST END	DS@1320E WEST END		0043-002	92	80	100	91	Flexible
BLACKBERRY SHORE LN	DS@1320E WEST END	HIGH RIDGE LN		0043-003	93	82	100	91	Flexible
BLACKBERRY SHORE LN	HIGH RIDGE LN	DS@660E HIGH RIDGE LN		0043-004	97	93	100	90	Flexible
BLACKBERRY SHORE LN	DS@660E HIGH RIDGE LN	DS@1320E HIGH RIDGE LN		0043-005	93	84	100	90	Flexible
BLACKBERRY SHORE LN	DS@1320E HIGH RIDGE LN	NORTHLAND LN		0043-006	94	87	100	88	Flexible
					Average: 94	85	100	90	
					Std. Dev. 2	6	0	1	
BLACKBERRY SHORE LN	NORTHLAND LN	EDWARD LN		0043-007	90	93	100	72	Flexible
BLACKBERRY SHORE LN	EDWARD LN	CANNONBALL TRL		0043-008	95	100	100	77	Flexible

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					Average: 92	95	100	74	
					Std. Dev. 0	0	0	0	
BLACKHAWK BLVD	E MILL BROOK CIR	GALENA RD		0044-001	90	94	100	73	Flexible
					Average: 90	94	100	73	
					Std. Dev. 0	0	0	0	
BLAINE ST	STATE ST	ADRIAN ST		0045-001	92	86	100	85	Flexible
BLAINE ST	ADRIAN ST	MORGAN ST		0045-002	92	84	100	86	Flexible
BLAINE ST	MORGAN ST	WEST END		0045-003	89	77	100	85	Flexible
					Average: 91	82	100	85	
					Std. Dev. 2	5	0	1	
BLUEBIRD LN	HAMPTON LN	CANARY AVE		0047-001	82	80	100	66	Flexible
BLUEBIRD LN	CANARY AVE	PRAIRIE CROSSING DR		0047-002	84	88	100	63	Flexible
					Average: 83	83	100	65	
					Std. Dev. 0	0	0	0	
BLUEJAY DR	TAUS CIR	BIRCHWOOD DR		0048-001	93	96	100	78	Flexible
					Average: 93	96	100	78	
					Std. Dev. 0	0	0	0	
BLUESTEM DR	HAYDEN DR	SWITCHGRASS LN		0049-001	85	83	100	71	Flexible
BLUESTEM DR	SWITCHGRASS LN	PRAIRIE MEADOWS DR		0049-002	87	88	100	69	Flexible
BLUESTEM DR	PRAIRIE MEADOWS DR	PRAIRIE ROSE LN		0049-003	84	87	100	63	Flexible
BLUESTEM DR	PRAIRIE ROSE LN	WILD INDIGO LN		0049-004	85	87	100	65	Flexible
BLUESTEM DR	WILD INDIGO LN	MCHUGH RD		0049-005	89	96	100	67	Flexible
					Average: 86	88	100	67	
					Std. Dev. 2	5	0	3	
BOOMER LN	CANNONBALL TRL	FAIRHAVEN DR		0050-001	91	96	100	71	Flexible
BOOMER LN	FAIRHAVEN DR	SWANSON LN		0050-002	83	82	100	65	Flexible
					Average: 88	91	100	69	
					Std. Dev. 0	0	0	0	
BOOMER LN	SWANSON LN	SOUTH END		0050-003	82	73	100	73	Flexible
					Average: 82	73	100	73	
					Std. Dev. 0	0	0	0	
BRADY ST	CROOKER DR	SHOEGER DR		0051-001	83	87	100	63	Flexible
					Average: 83	87	100	63	
					Std. Dev. 0	0	0	0	
BRISTOL AVE	E SOMONAUK ST	E PARK ST		0053-001	91	82	100	85	Flexible
BRISTOL AVE	E PARK ST	DS@660N E PARK ST		0053-002	97	96	100	87	Flexible

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BRISTOL AVE	DS@660N E PARK ST	JACKSON ST		0053-003	100	100	100	90	Flexible
BRISTOL AVE	JACKSON ST	NORTH END		0053-004	95	90	100	87	Flexible
Average:					95	91	100	87	
Std. Dev.					3	8	0	1	
BRISTOL BAY DR	CITY LIMIT	DS@660W CITY LIMIT		0054-001	90	88	100	78	Flexible
BRISTOL BAY DR	DS@660W CITY LIMIT	BERTRAM DR		0054-002	87	87	100	72	Flexible
BRISTOL BAY DR	BERTRAM DR	PLYMOUTH AVE		0054-003	88	91	100	69	Flexible
BRISTOL BAY DR	PLYMOUTH AVE	DS@660W PLYMOUTH AVE		0054-004	87	85	100	72	Flexible
BRISTOL BAY DR	DS@660W PLYMOUTH AVE	ROSENWINKEL ST		0054-005	85	85	100	69	Flexible
BRISTOL BAY DR	ROSENWINKEL ST	BURNETT ST		0054-006	85	85	100	68	Flexible
BRISTOL BAY DR	BURNETT ST	HALF MOON DR		0054-007	86	87	100	69	Flexible
BRISTOL BAY DR	HALF MOON DR	GARRITANO ST		0054-008	83	79	100	69	Flexible
BRISTOL BAY DR	GARRITANO ST	WEST END		0054-009	85	81	100	72	Flexible
Average:					86	85	100	71	
Std. Dev.					3	4	0	4	
BRISTOL RIDGE RD	E VETERANS PKWY	OAKLAWN AVE		0055-001	97	100	100	84	Flexible
BRISTOL RIDGE RD	OAKLAWN AVE	DS@660N OAKLAWN AVE		0055-002	90	100	100	66	Flexible
Average:					94	100	100	76	
Std. Dev.					0	0	0	0	
BRISTOL RIDGE RD	DS@660N OAKLAWN AVE	LINDEN AVE		0056-001	90	100	100	65	Flexible
BRISTOL RIDGE RD	LINDEN AVE	DS@660N LINDEN AVE		0056-002	90	100	100	66	Flexible
Average:					90	100	100	66	
Std. Dev.					0	0	0	0	
BRISTOL RIDGE RD	DS@660N LINDEN AVE	SUNSET AVE		0057-001	90	100	100	66	Flexible
BRISTOL RIDGE RD	SUNSET AVE	DS@660N SUNSET AVE		0057-002	90	100	100	66	Flexible
BRISTOL RIDGE RD	DS@660N SUNSET AVE	KENNEDY RD		0057-003	92	100	100	70	Flexible
Average:					91	100	100	68	
Std. Dev.					1	0	0	2	
BRISTOL RIDGE RD	KENNEDY RD	DS@660N KENNEDY RD		0057-004	90	100	100	65	Flexible
BRISTOL RIDGE RD	DS@660N KENNEDY RD	BRIDGE NEAR CITY LIMIT		0057-005	85	100	100	52	Flexible
Average:					88	100	100	60	
Std. Dev.					0	0	0	0	
BRUELL ST	E SPRING ST	DS@660S E SPRING ST		0058-001	92	82	100	88	Flexible

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BRUELL ST	DS@660S E SPRING ST	E MAIN ST		0058-002	92	90	100	80	Flexible
				Average:	92	83	100	87	
				Std. Dev.	0	0	0	0	
BRUELL ST	E MAIN ST	WOODDALE DR		0058-003	77	70	100	63	Flexible
				Average:	77	70	100	63	
				Std. Dev.	0	0	0	0	
BUCKTHORN CT	WALSH DR	WEST END		0059-001	89	97	100	65	Flexible
				Average:	89	97	100	65	
				Std. Dev.	0	0	0	0	
BUDD RD	W HIGHPOINT RD	STAGECOACH TRAIL		0060-002	92	94	100	77	Flexible
				Average:	92	94	100	77	
				Std. Dev.	0	0	0	0	
BUHRMASTER CT	BENJAMIN ST	EAST END		0443-001	91	86	100	82	Flexible
				Average:	91	86	100	82	
				Std. Dev.	0	0	0	0	
BURNETT ST	BRISTOL BAY DR	MARQUETTE ST		0061-001	81	72	100	70	Flexible
				0061-002	81	66	100	76	Flexible
DS@660S	MARQUETTE ST								
		MARQUETTE ST	MARQUETTE ST						
Average:	81			68	100	75			
Std. Dev.	1	3	0	3					
BURNING BUSH DR	WALSH DR	CORALBERRY CT		0062-001	86	92	100	63	Flexible
				0062-002	87	93	100	65	Flexible
Average:	86	92	100	63					
Std. Dev.	0	0	0	0					
BURR CT	BURR ST	EAST END		0063-001	79	69	100	69	Flexible
				Average:	79	69	100	69	
				Std. Dev.	0	0	0	0	
BURR ST	LYMAN LOOP	DS@660N LYMAN LOOP		0064-001	85	74	100	79	Flexible
				0064-002	84	75	100	76	Flexible
0064-003	79	81	100	57	Flexible				
						BURR CT	GRANDE TRL		
Average:	82	77	100	70					
Std. Dev.	4	5	0	14					
CALEDONIA DR	CORNEILS RD	RYAN CT		0065-001	92	92	100	79	Flexible
				Average:	92	92	100	79	
				Std. Dev.	0	0	0	0	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	92	92	100	79	
				Std. Dev.	0	0	0	0	
CALEDONIA DR	WHEATON AVE	RYAN DR		0066-001	96	96	100	85	Flexible
CALEDONIA DR	RYAN DR	PINEWOOD DR		0066-002	98	100	100	86	Flexible
CALEDONIA DR	PINEWOOD DR	LAUREN DR		0066-003	98	97	100	90	Flexible
				Average:	97	98	100	87	
				Std. Dev.	1	2	0	3	
CALLANDER TRL	WHITEKIRK LN	DS@660E WHITEKIRK LN		0067-001	92	85	100	85	Flexible
CALLANDER TRL	DS@660E WHITEKIRK LN	WHITEKIRK LN		0067-002	94	90	100	85	Flexible
				Average:	93	88	100	85	
				Std. Dev.	0	0	0	0	
CANARY AVE	BLUEBIRD LN	HAMPTON LN		0068-001	89	85	100	79	Flexible
				Average:	89	85	100	79	
				Std. Dev.	0	0	0	0	
CANDLEBERRY CT	CANDLEBERRY LN	WEST END		0069-001	96	93	100	89	Flexible
				Average:	96	93	100	89	
				Std. Dev.	0	0	0	0	
CANDLEBERRY LN	STAGECOUCH TRAIL	MEADOW ROSE LN		0070-001	91	82	100	85	Flexible
CANDLEBERRY LN	MEADOW ROSE LN	CANDLEBERRY CT		0070-002	94	88	100	87	Flexible
CANDLEBERRY LN	CANDLEBERRY CT	NORTH END		0070-003	91	78	100	91	Flexible
				Average:	92	82	100	88	
				Std. Dev.	1	4	0	4	
CANNONBALL TRL	N BRIDGE ST	PATRICIA LN		0071-001	97	100	100	83	Flexible
CANNONBALL TRL	PATRICIA LN	AMANDA LN		0071-002	94	94	100	82	Flexible
				Average:	95	96	100	82	
				Std. Dev.	0	0	0	0	
CANNONBALL TRL	AMANDA LN	DS@660S AMANDA LN		0071-003	98	100	100	87	Flexible
CANNONBALL TRL	DS@660S AMANDA LN	DS@1320S AMANDA LN		0071-004	97	94	100	89	Flexible
CANNONBALL TRL	DS@1320S AMANDA LN	ALICE AVE		0071-005	97	100	100	85	Flexible
CANNONBALL TRL	ALICE AVE	NORTON LN		0071-006	99	100	100	88	Flexible
CANNONBALL TRL	NORTON LN	DS@660S NORTON LN		0071-007	94	91	100	86	Flexible
CANNONBALL TRL	DS@660S NORTON LN	DS@1320S NORTON LN		0071-008	96	93	100	88	Flexible
				Average:	97	96	100	87	
				Std. Dev.	2	4	0	2	

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CANNONBALL TRL	DS@1320S NORTON LN	BLACKBERRY SHORE LN		0071-009	92	88	100	82	Flexible
					Average:	92	88	100	82
					Std. Dev.	0	0	0	0
CANNONBALL TRL	BLACKBERRY SHORE LN	DS@660S BLACKBERRY SHORE		0071-010	90	96	100	69	Flexible
CANNONBALL TRL	DS@660S BLACKBERRY SHORE	HICKORY LN		0071-011	90	96	100	70	Flexible
CANNONBALL TRL	HICKORY LN	DS@660S HICKORY LN		0071-012	90	96	100	69	Flexible
CANNONBALL TRL	DS@660S HICKORY LN	W VETERANS PKWY		0071-013	91	94	100	75	Flexible
					Average:	90	95	100	71
					Std. Dev.	1	1	0	4
CANNONBALL TRL	W VETERANS PKWY	JOHN ST		0071-014	80	88	100	52	Flexible
					Average:	80	88	100	52
					Std. Dev.	0	0	0	0
CANNONBALL TRL	JOHN ST	INDEPENDENCE CT		0071-015	90	85	100	82	Flexible
CANNONBALL TRL	INDEPENDENCE CT	PATRICK CT		0071-016	94	90	100	85	Flexible
CANNONBALL TRL	PATRICK CT	N CARLY CIR		0071-017	94	90	100	85	Flexible
CANNONBALL TRL	N CARLY CIR	PURCELL ST		0071-018	92	87	100	85	Flexible
CANNONBALL TRL	PURCELL ST	S CARLY CIR		0071-019	94	91	100	84	Flexible
CANNONBALL TRL	S CARLY CIR	SOUTH END		0071-020	89	88	100	75	Flexible
					Average:	93	89	100	84
					Std. Dev.	2	2	0	2
CANYON TRAIL CT	HIGH RIDGE LN	WEST END		0072-001	90	91	100	75	Flexible
					Average:	90	91	100	75
					Std. Dev.	0	0	0	0
CANYON TRL	WESTERN LN	DS@660E WESTERN LN		0073-001	80	65	100	74	Flexible
CANYON TRL	DS@660E WESTERN LN	DS@1320E WESTERN LN		0073-002	85	80	100	74	Flexible
CANYON TRL	DS@1320E WESTERN LN	HIGH RIDGE LN		0073-003	91	96	100	73	Flexible
					Average:	83	75	100	74
					Std. Dev.	4	12	0	0
CARLY CIR N	PURCELL ST	DS@660E PURCELL ST		0263-001	93	88	100	85	Flexible
					Average:	93	88	100	85
					Std. Dev.	0	0	0	0
CARLY CIR N	DS@660E PURCELL ST	DS@1320E PURCELL ST		0263-002	93	88	100	86	Flexible
CARLY CIR N	DS@1320E PURCELL	CANNONBALL TRL		0263-003	92	85	100	85	Flexible

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	ST								
					Average: 93	87	100	86	
					Std. Dev. 0	0	0	0	
CARLY CIR S	CANNONBALL TRL	DS@660W CANNONBALL TRL		0327-001	92	84	100	86	Flexible
					Average: 92	84	100	86	
					Std. Dev. 0	0	0	0	
CARLY CIR S	DS@660W CANNONBALL TRL	PURCELL ST		0327-002	96	91	100	90	Flexible
					Average: 96	91	100	90	
					Std. Dev. 0	0	0	0	
CARLY CT	CARLY DR	WEST END		0074-001	91	82	100	86	Flexible
					Average: 91	82	100	86	
					Std. Dev. 0	0	0	0	
CARLY DR	CANNONBALL TRL	CARLY CT		0075-001	89	79	100	84	Flexible
CARLY DR	CARLY CT	SOUTH END		0075-002	94	90	100	85	Flexible
					Average: 91	83	100	84	
					Std. Dev. 0	0	0	0	
CAROLYN CT	RENA LN	EAST END		0076-001	91	91	100	77	Flexible
					Average: 91	91	100	77	
					Std. Dev. 0	0	0	0	
CARPENTER ST	N BRIDGE ST	MARKETVIEW DR		0077-001	92	100	91	76	Rigid
					Average: 92	100	91	76	
					Std. Dev. 0	0	0	0	
CATALPA TRL	HONEYSUCKLE LN	REDBUD DR		0078-001	89	76	100	88	Flexible
					Average: 89	76	100	88	
					Std. Dev. 0	0	0	0	
CAULFIELD PT	KENTSHIRE DR	SOUTH END		0079-001	95	94	100	83	Flexible
					Average: 95	94	100	83	
					Std. Dev. 0	0	0	0	
CENTER PKWY	W VETERANS PKWY	HILLCREST AVE		0080-001	86	74	100	81	Flexible
					Average: 86	74	100	81	
					Std. Dev. 0	0	0	0	
CENTER PKWY	W VETERANS PKWY	W KENDALL DR		0080-002	98	100	100	86	Flexible
CENTER PKWY	W KENDALL DR	W VETERANS PKWY		0080-002	100	100	100	90	Flexible
CENTER PKWY	W KENDALL DR	W COUNTRYSIDE PKWY		0080-003	100	100	100	90	Flexible
CENTER PKWY	W COUNTRYSIDE	W KENDALL DR		0080-003	99	100	100	89	Flexible

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	PKWY								
				Average:	99	100	100	89	
				Std. Dev.	1	0	0	2	
CENTER PKWY	W COUNTRYSIDE PKWY	W BLACKBERRY LN	0080-004	98	100	100	86	Flexible	
CENTER PKWY	W BLACKBERRY LN	STRAWBERRY LN	0080-005	97	99	100	85	Flexible	
CENTER PKWY	STRAWBERRY LN	NADEN CT	0080-006	98	98	100	87	Flexible	
CENTER PKWY	NADEN CT	W KENDALL DR	0080-007	98	100	100	86	Flexible	
				Average:	98	99	100	86	
				Std. Dev.	0	1	0	1	
CENTER ST E	LIBERTY ST	COLTON ST	0129-001	90	94	100	71	Flexible	
				Average:	90	94	100	71	
				Std. Dev.	0	0	0	0	
CENTER ST E	COLTON ST	BRIDGE RD	0129-002	94	99	100	76	Flexible	
				Average:	94	99	100	76	
				Std. Dev.	0	0	0	0	
CENTER ST W	WEST END	WEST ST	0377-001	76	62	100	67	Flexible	
				Average:	76	62	100	67	
				Std. Dev.	0	0	0	0	
CENTER ST W	WEST ST	KING ST	0377-002	88	84	100	77	Flexible	
CENTER ST W	KING ST	CHURCH ST	0377-003	91	97	100	71	Flexible	
CENTER ST W	CHURCH ST	E CENTER ST	0377-004	87	93	100	65	Flexible	
				Average:	89	91	100	71	
				Std. Dev.	2	7	0	6	
CHESHIRE CT	FAIRHAVEN DR	WEST END	0081-001	85	87	100	66	Flexible	
				Average:	85	87	100	66	
				Std. Dev.	0	0	0	0	
CHESTNUT CIR	CHESTNUT CIR	NORTH END	0082-001	87	87	100	71	Flexible	
				Average:	87	87	100	71	
				Std. Dev.	0	0	0	0	
CHESTNUT CIR	CHESTNUT LN	CHESTNUT CIR	0083-001	90	82	100	83	Flexible	
CHESTNUT CIR	CHESTNUT CIR	CHESTNUT LN	0083-002	84	71	100	79	Flexible	
				Average:	87	76	100	81	
				Std. Dev.	0	0	0	0	
CHESTNUT CT	CHESTNUT LN	SOUTH END	0084-001	80	70	100	71	Flexible	
				Average:	80	70	100	71	
				Std. Dev.	0	0	0	0	
CHESTNUT LN	JOHN ST	CHESTNUT CIR	0085-001	85	79	100	74	Flexible	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
CHESTNUT LN	CHESTNUT CIR	CHESTNUT CIR		0085-002	91	87	100	81	Flexible
CHESTNUT LN	CHESTNUT CIR	SYCAMORE RD		0085-003	84	76	100	75	Flexible
CHESTNUT LN	SYCAMORE RD	CHESTNUT CT		0085-004	76	63	100	67	Flexible
CHESTNUT LN	CHESTNUT CT	JOHN ST		0085-005	79	77	100	61	Flexible
Average:					82	76	100	70	
Std. Dev.					8	12	0	10	
CHURCH ST	W SOMONAUK ST	W SPRING ST		0086-001	99	100	100	89	Flexible
Average:					99	100	100	89	
Std. Dev.					0	0	0	0	
CHURCH ST	W SPRING ST	W CENTER ST		0086-002	98	100	100	87	Flexible
CHURCH ST	W CENTER ST	W MAIN ST		0086-003	93	87	100	85	Flexible
CHURCH ST	W MAIN ST	W RIVER ST		0086-004	85	76	100	78	Flexible
Average:					92	88	100	83	
Std. Dev.					6	12	0	5	
CLAREMONT CT	WINDETT RIDGE RD	WEST END		0087-001	90	91	100	75	Flexible
Average:					90	91	100	75	
Std. Dev.					0	0	0	0	
CLEARWATER DR	E SPRING ST	DEERPATH DR		0088-001	85	76	100	78	Flexible
CLEARWATER DR	DEERPATH DR	KATE DR		0088-002	91	91	100	77	Flexible
CLEARWATER DR	KATE DR	OMAHA DR		0088-003	82	71	100	74	Flexible
Average:					85	78	100	76	
Std. Dev.					4	9	0	2	
CLOVER CT	WEST END	GREENFIELD TURN		0089-001	85	82	100	70	Flexible
Average:					85	82	100	70	
Std. Dev.					0	0	0	0	
COACH RD	FAIRFIELD AVE	WINDETT RIDGE RD		0090-004	81	66	100	77	Flexible
Average:					81	66	100	77	
Std. Dev.					0	0	0	0	
COBALT DR	EMERALD LN	NORTH END		0091-001	90	94	100	72	Flexible
Average:					90	94	100	72	
Std. Dev.					0	0	0	0	
CODY CT	SOUTH END	CANNONBALL TRL		0092-001	90	84	100	81	Flexible
Average:					90	84	100	81	
Std. Dev.					0	0	0	0	
COLONIAL PKWY	S BRIDGE ST	DS@660E S BRIDGE ST		0093-001	71	60	100	58	Flexible
COLONIAL PKWY	DS@660E S BRIDGE ST	DS@1320E S BRIDGE ST		0093-002	72	63	100	58	Flexible
COLONIAL PKWY	DS@1320E S BRIDGE	SCHOOLHOUSE RD		0093-003	87	83	100	74	Flexible

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	ST								
				Average:	74	65	100	60	
				Std. Dev.	5	7	0	5	
COLTON ST	E MAIN ST	E CENTER ST		0094-001	85	85	100	69	Flexible
COLTON ST	E CENTER ST	E SPRING ST		0094-002	86	92	100	63	Flexible
COLTON ST	E SPRING ST	E SOMONAUK ST		0094-003	88	93	100	68	Flexible
				Average:	86	90	100	67	
				Std. Dev.	2	4	0	3	
COLUMBINE CT	WALSH CIR	NORTH END		0095-001	85	88	100	65	Flexible
				Average:	85	88	100	65	
				Std. Dev.	0	0	0	0	
COLUMBINE DR	WALSH DR	DS@660N WALSH DR		0096-001	91	97	100	72	Flexible
COLUMBINE DR	DS@660N WALSH DR	COLUMBINE CT		0096-002	85	93	100	60	Flexible
				Average:	89	96	100	69	
				Std. Dev.	0	0	0	0	
COMMERCIAL DR	WHEATON AVE	DS@660W WHEATON AVE		0097-001	91	97	100	72	Flexible
COMMERCIAL DR	DS@660W WHEATON AVE	DS@1320W WHEATON AVE		0097-002	95	100	100	77	Flexible
COMMERCIAL DR	DS@1320W WHEATON AVE	EAST END		0097-003	91	94	100	74	Flexible
				Average:	93	98	100	74	
				Std. Dev.	3	3	0	3	
CONEFLOWER CT	HAYDEN DR	NORTH END		0098-001	88	93	100	67	Flexible
				Average:	88	93	100	67	
				Std. Dev.	0	0	0	0	
CONOVER CT N	NORTH END	S CONOVER CT		0264-001	86	74	100	82	Flexible
				Average:	86	74	100	82	
				Std. Dev.	0	0	0	0	
CONOVER CT S	N CONOVER CT	SOUTH END		0328-001	85	69	100	84	Flexible
				Average:	85	69	100	84	
				Std. Dev.	0	0	0	0	
CORAL DR	AUTUMN CREEK BLVD	DS@660N AUTUMN CREEK BLVD		0099-001	90	94	100	72	Flexible
CORAL DR	DS@660N AUTUMN CREEK BLVD	EMERALD LN		0099-002	90	87	100	78	Flexible
CORAL DR	EMERALD LN	NORTH END		0099-003	95	91	100	87	Flexible
				Average:	91	91	100	76	
				Std. Dev.	2	5	0	5	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
CORALBERRY CT	BURNING BUSH DR	NORTH END		0100-001	90	94	100	71	Flexible
					Average:	90	94	100	71
					Std. Dev.	0	0	0	0
CORNEILS RD	ELDAMAIN RD	DS@660E ELDAMAIN RD		0101-001	95	100	100	78	Flexible
CORNEILS RD	DS@660E ELDAMAIN RD	DS@1320E ELDAMAIN RD		0101-002	80	77	100	62	Flexible
CORNEILS RD	DS@1320E ELDAMAIN RD	DS@1980E ELDAMAIN RD		0101-003	69	57	100	54	Flexible
CORNEILS RD	DS@1980E ELDAMAIN RD	DS@2640E ELDAMAIN RD		0101-004	68	52	100	57	Flexible
CORNEILS RD	DS@2640E ELDAMAIN RD	CITY LIMIT		0101-005	75	57	100	70	Flexible
					Average:	77	69	100	64
					Std. Dev.	11	20	0	10
CORNEILS RD	CITY LIMIT	BEECHER RD		0101-006	94	94	100	81	Flexible
CORNEILS RD	BEECHER RD	DS@660E BEECHER RD		0101-007	93	86	100	88	Flexible
CORNEILS RD	DS@660E BEECHER RD	DS@1320E BEECHER RD		0101-008	88	73	100	87	Flexible
CORNEILS RD	DS@1320E BEECHER RD	DS@1980E BEECHER RD		0101-009	95	92	100	87	Flexible
CORNEILS RD	DS@1980E BEECHER RD	DS@2640E BEECHER RD		0101-010	97	100	100	84	Flexible
CORNEILS RD	DS@2640E BEECHER RD	DS@3300E BEECHER RD		0101-011	95	91	100	88	Flexible
CORNEILS RD	DS@3300E BEECHER RD	DS@3960E BEECHER RD		0101-012	100	100	100	91	Flexible
CORNEILS RD	DS@3960E BEECHER RD	CALEDONIA DR		0101-013	99	100	100	89	Flexible
CORNEILS RD	CALEDONIA DR	DS@660E CALEDONIA DR		0101-014	93	86	100	87	Flexible
CORNEILS RD	DS@660E CALEDONIA DR	DS@1320E CALEDONIA DR		0101-015	99	100	100	88	Flexible
CORNEILS RD	DS@1320E CALEDONIA DR	DS@1980E CALEDONIA DR		0101-016	92	83	100	87	Flexible
CORNEILS RD	DS@1980E CALEDONIA DR	N BRIDGE ST		0101-017	93	94	100	80	Flexible
					Average:	95	91	100	87
					Std. Dev.	4	10	0	2
CORNEILS RD	N BRIDGE ST	DS@660E N BRIDGE ST		0101-018	85	90	100	62	Flexible
CORNEILS RD	DS@660E N BRIDGE ST	CITY LIMIT		0101-019	87	100	100	57	Flexible
					Average:	86	95	100	60
					Std. Dev.	0	0	0	0
CORNEILS RD	CITY LIMIT	CITY LIMIT		0101-021	95	96	100	83	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 95	96	100	83	
					Std. Dev. 0	0	0	0	
CORNEILS RD	CITY LIMIT	CITY LIMIT		0101-022	87	75	100	84	Flexible
					Average: 87	75	100	84	
					Std. Dev. 0	0	0	0	
CORNERSTONE DR	WESTWIND DR	WOOD SAGE AVE		0102-001	94	85	100	90	Flexible
CORNERSTONE DR	WOOD SAGE AVE	WESTWIND DR		0102-002	85	65	100	87	Flexible
CORNERSTONE DR	WESTWIND DR	GREEN BRIAR RD		0102-003	96	96	100	84	Flexible
					Average: 91	79	100	87	
					Std. Dev. 7	17	0	3	
COTTONWOOD CT	COTTONWOOD TRL	WEST END		0103-001	82	67	100	77	Flexible
					Average: 82	67	100	77	
					Std. Dev. 0	0	0	0	
COTTONWOOD TRL	JOHN ST	STONERIDGE CT		0104-001	83	88	100	60	Flexible
COTTONWOOD TRL	STONERIDGE CT	STONERIDGE CIR		0104-002	76	74	100	56	Flexible
COTTONWOOD TRL	STONERIDGE CIR	DIEHL FARM RD		0104-003	80	79	100	62	Flexible
COTTONWOOD TRL	DIEHL FARM RD	DS@660W DIEHL FARM RD		0104-004	82	81	100	65	Flexible
COTTONWOOD TRL	DS@660W DIEHL FARM RD	COTTONWOOD CT		0104-005	79	71	100	67	Flexible
COTTONWOOD TRL	COTTONWOOD CT	JOHN ST		0104-006	85	80	100	73	Flexible
					Average: 82	80	100	64	
					Std. Dev. 2	5	0	5	
COUNTRY HILLS DR	TREMONT AVE	RICHMOND AVE		0105-001	84	69	100	81	Flexible
COUNTRY HILLS DR	RICHMOND AVE	PRAIRIE CROSSING DR		0105-002	89	78	100	86	Flexible
					Average: 87	74	100	84	
					Std. Dev. 0	0	0	0	
COUNTRY HILLS DR	PRAIRIE CROSSING DR	PARKSIDE LN		0105-003	88	86	100	75	Flexible
COUNTRY HILLS DR	PARKSIDE LN	HAMPTON LN		0105-004	86	85	100	71	Flexible
COUNTRY HILLS DR	HAMPTON LN	GREENFIELD TURN		0105-005	91	99	100	69	Flexible
COUNTRY HILLS DR	GREENFIELD TURN	HARVEST TRL		0105-006	88	94	100	66	Flexible
COUNTRY HILLS DR	HARVEST TRL	DS@660N HARVEST TRL		0105-007	90	93	100	72	Flexible
COUNTRY HILLS DR	DS@660N HARVEST TRL	CLOVER CT		0105-008	87	97	100	60	Flexible
COUNTRY HILLS DR	CLOVER CT	SRAGECOACH TRAIL		0105-009	87	93	100	65	Flexible
					Average: 89	93	100	68	
					Std. Dev. 2	5	0	5	
COUNTRYSIDE PKWY E	E VETERANS PKWY	DS@561W E VETERANS PKWY		0130-001	93	94	97	80	Rigid
COUNTRYSIDE PKWY	DS@561W E	E VETERANS PKWY		0130-001	90	92	91	80	Rigid

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
E COUNTRYSIDE PKWY	VETERANS PKWY DS@561W E	CRIMSON LN		0130-002	96	98	100	82	Rigid
E COUNTRYSIDE PKWY	VETERANS PKWY CRIMSON LN	DS@561W E		0130-002	90	99	90	74	Rigid
E COUNTRYSIDE PKWY	CRIMSON LN	VETERANS PKWY MCHUGH RD		0130-003	93	92	100	81	Rigid
E COUNTRYSIDE PKWY	MCHUGH RD	CRIMSON LN		0130-003	90	92	100	74	Rigid
					Average:	92	95	97	78
					Std. Dev.	2	3	5	4
E COUNTRYSIDE PKWY	MCHUGH RD	DS@174W MCHUGH RD		0130-004	95	97	100	82	Rigid
E COUNTRYSIDE PKWY	DS@174W MCHUGH RD	MCHUGH RD		0130-004	91	94	100	73	Rigid
E COUNTRYSIDE PKWY	DS@174W MCHUGH RD	DS@834W MCHUGH RD		0130-005	95	96	100	83	Rigid
E COUNTRYSIDE PKWY	DS@834W MCHUGH RD	DS@174W MCHUGH RD		0130-005	91	94	90	81	Rigid
					Average:	93	95	96	81
					Std. Dev.	3	1	7	3
E COUNTRYSIDE PKWY	DS@834W MCHUGH RD	DS@1494W MCHUGH RD		0131-001	94	93	100	82	Rigid
E COUNTRYSIDE PKWY	DS@1494W MCHUGH RD	DS@834W MCHUGH RD		0131-001	95	97	99	81	Rigid
E COUNTRYSIDE PKWY	DS@1494W MCHUGH RD	MARKETVIEW DR		0131-002	94	92	100	84	Rigid
E COUNTRYSIDE PKWY	MARKETVIEW DR	DS@1494W MCHUGH RD		0131-002	91	93	86	83	Rigid
E COUNTRYSIDE PKWY	MARKETVIEW DR	W COUNTRYSIDE PKWY		0131-003	70	55	69	80	Rigid
E COUNTRYSIDE PKWY	W COUNTRYSIDE PKWY	MARKETVIEW DR		0131-003	95	99	100	79	Rigid
					Average:	89	87	91	81
					Std. Dev.	11	19	14	2
E COUNTRYSIDE PKWY	W KENDALL DR	CENTER PKWY		0378-001	91	84	100	84	Flexible
					Average:	91	84	100	84
					Std. Dev.	0	0	0	0
E COUNTRYSIDE PKWY	CENTER PKWY	PALMER CT		0378-002	95	93	100	85	Flexible
E COUNTRYSIDE PKWY	PALMER CT	CENTER PKWY		0378-002	98	100	100	87	Flexible
E COUNTRYSIDE PKWY	PALMER CT	E KENDALL DR		0378-003	98	97	100	88	Flexible
E COUNTRYSIDE PKWY	E KENDALL DR	PALMER CT		0378-003	98	96	100	90	Flexible
E COUNTRYSIDE PKWY	E KENDALL DR	E COUNTRYSIDE		0378-004	98	100	100	86	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
W COUNTRYSIDE PKWY	E COUNTRYSIDE PKWY	PKWY E KENDALL DR		0378-004	96	94	100	87	Flexible
					Average:	97	97	100	87
					Std. Dev.	1	3	0	1
CRANSTON CIR	GRANDE TRL	HOBBS LN		0106-001	94	90	100	86	Flexible
CRANSTON CIR	HOBBS LN	DS@660W HOBBS LN		0106-002	98	99	100	87	Flexible
CRANSTON CIR	DS@660W HOBBS LN	DS@1320W HOBBS LN		0106-003	95	91	100	87	Flexible
CRANSTON CIR	DS@1320W HOBBS LN	GRANDE TRL		0106-004	95	91	100	86	Flexible
					Average:	96	93	100	87
					Std. Dev.	2	4	0	1
CRESTWOOD DR	LAUREN DR	WEST END		0107-001	98	99	100	86	Flexible
					Average:	98	99	100	86
					Std. Dev.	0	0	0	0
CRIMSON LN	SOUTH END	ORCHID ST		0108-001	92	94	100	77	Flexible
CRIMSON LN	ORCHID ST	AUTUMN CREEK BLVD		0108-002	88	88	100	72	Flexible
CRIMSON LN	AUTUMN CREEK BLVD	DS@660N AUTUMN CREEK BLVD		0108-003	97	93	100	90	Flexible
CRIMSON LN	DS@660N AUTUMN CREEK BLVD	SAGE CT		0108-004	97	93	100	90	Flexible
CRIMSON LN	SAGE CT	EMERALD LN		0108-005	92	85	100	86	Flexible
					Average:	93	90	100	83
					Std. Dev.	5	4	0	10
CRIMSON LN	E COUNTRYSIDE PKWY	PRAIRIE POINTE DR		0109-001	89	90	100	74	Flexible
CRIMSON LN	PRAIRIE POINTE DR	NORTH END		0109-002	95	90	100	87	Flexible
					Average:	92	90	100	80
					Std. Dev.	0	0	0	0
CROOKED CREEK DR	SOUTH END	TRILLIUM CT		0110-001	95	88	100	90	Flexible
CROOKED CREEK DR	TRILLIUM CT	CITY LIMIT		0110-002	94	86	100	90	Flexible
					Average:	95	87	100	90
					Std. Dev.	0	0	0	0
CROOKER DR	WEST END	BRADY ST		0111-001	71	78	100	42	Flexible
CROOKER DR	BRADY ST	TUSCANY TRL		0111-002	73	86	100	39	Flexible
					Average:	72	82	100	40
					Std. Dev.	0	0	0	0
CRYDER CT	CRYDER WAY	EAST END		0112-001	84	88	100	62	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 84	88	100	62	
					Std. Dev. 0	0	0	0	
CRYDER WAY	MCLELLAN BLVD	DS@660N MCLELLAN BLVD		0113-001	77	75	100	57	Flexible
CRYDER WAY	DS@660N MCLELLAN BLVD	CRYDER CT		0113-002	72	70	100	51	Flexible
CRYDER WAY	CRYDER CT	MCLELLAN BLVD		0113-003	74	63	100	63	Flexible
					Average: 74	70	100	56	
					Std. Dev. 3	5	0	6	
CYPRESS LN	DIEHL FARM RD	WEST END		0114-001	84	78	100	72	Flexible
					Average: 84	78	100	72	
					Std. Dev. 0	0	0	0	
DAKOTA DR	HEARTLAND DR	TUMA RD		0115-001	90	93	100	72	Flexible
					Average: 90	93	100	72	
					Std. Dev. 0	0	0	0	
DALTON AVE	LANDMARK AVE	FREEMONT ST		0116-001	86	89	100	66	Flexible
					Average: 86	89	100	66	
					Std. Dev. 0	0	0	0	
DEER ST	BEAVER ST	DS@660E BEAVER ST		0117-001	87	94	100	65	Flexible
DEER ST	DS@660E BEAVER ST	WOLF ST		0117-002	79	61	100	76	Flexible
DEER ST	BEAVER ST	SCHOOLHOUSE RD		0117-003	85	93	100	60	Flexible
					Average: 84	84	100	67	
					Std. Dev. 4	18	0	8	
DEERPATH DR	E SPRING ST	DS@660N E SPRING ST		0118-001	87	80	100	77	Flexible
DEERPATH DR	DS@660N E SPRING ST	CLEARWATER DR		0118-002	89	87	100	77	Flexible
					Average: 88	83	100	77	
					Std. Dev. 0	0	0	0	
DEERPOINT LN	HAMPTON LN	PARKSIDE LN		0119-001	83	84	100	65	Flexible
DEERPOINT LN	PARKSIDE LN	PRAIRIE CROSSING DR		0119-002	85	81	100	71	Flexible
					Average: 84	82	100	69	
					Std. Dev. 0	0	0	0	
DENISE CT	ALAN DALE LN	WEST END		0120-001	89	88	100	75	Flexible
					Average: 89	88	100	75	
					Std. Dev. 0	0	0	0	
DICKSON CT	NORTH END	E KENDALL DR		0121-001	91	84	100	84	Flexible
DICKSON CT	E KENDALL DR	SOUTH END		0121-002	91	82	100	86	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 91	83	100	85	
					Std. Dev. 0	0	0	0	
DIEHL FARM RD	JOHN ST	CYPRESS LN		0122-001	83	80	100	67	Flexible
DIEHL FARM RD	CYPRESS LN	COTTONWOOD TRL		0122-002	83	84	100	65	Flexible
DIEHL FARM RD	COTTONWOOD TRL	W VETERANS PKWY		0122-003	78	89	100	47	Flexible
					Average: 82	84	100	61	
					Std. Dev. 3	4	0	10	
DOLPH ST W	MORGAN ST	WEST END		0379-001	92	87	100	84	Flexible
					Average: 92	87	100	84	
					Std. Dev. 0	0	0	0	
DOLPH ST W	S MAIN ST	STATE ST		0380-001	93	89	100	84	Flexible
DOLPH ST W	STATE ST	ADRIAN ST		0380-002	90	79	100	86	Flexible
					Average: 92	84	100	85	
					Std. Dev. 0	0	0	0	
DOVER CT N	NORTH END	FAIRHAVEN DR		0123-001	83	81	100	68	Flexible
					Average: 83	81	100	68	
					Std. Dev. 0	0	0	0	
DOVER CT S	FAIRHAVEN DR	SOUTH END		0124-001	78	68	100	68	Flexible
					Average: 78	68	100	68	
					Std. Dev. 0	0	0	0	
DRAYTON CT	WINDETT RIDGE RD	WEST END		0125-001	85	79	100	75	Flexible
					Average: 85	79	100	75	
					Std. Dev. 0	0	0	0	
DUNBAR CT	WHITEKIRK LN	NORTH END		0126-001	96	91	100	89	Flexible
					Average: 96	91	100	89	
					Std. Dev. 0	0	0	0	
DYDYNA CT	BENJAMIN ST	EAST END		0442-001	92	86	100	85	Flexible
					Average: 92	86	100	85	
					Std. Dev. 0	0	0	0	
ELDEN DR	WINTERBERRY DR	GOLDENROD DR		0145-001	93	90	100	83	Flexible
ELDEN DR	GOLDENROD DR	DS@660N		0145-002	94	88	100	88	Flexible
ELDEN DR	DS@660N	GOLDENROD DR		0145-003	92	83	100	88	Flexible
	GOLDENROD DR	MCMURTRIE WAY							
					Average: 93	86	100	87	
					Std. Dev. 1	3	0	2	
ELIZABETH ST	S MAIN ST	DS@660W S MAIN ST		0146-001	76	73	100	56	Flexible
ELIZABETH ST	DS@660W S MAIN ST	WEST END		0146-002	71	62	100	56	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	74	68	100	56	
				Std. Dev.	0	0	0	0	
ELLSWORTH CT	ELLSWORTH DR	EAST END		0147-001	92	91	100	80	Flexible
				Average:	92	91	100	80	
				Std. Dev.	0	0	0	0	
ELLSWORTH DR	GRANDE TRL	ELLSWORTH CT		0148-001	94	90	100	85	Flexible
ELLSWORTH DR	ELLSWORTH CT	DS@660S ELLSWORTH CT		0148-002	91	81	100	86	Flexible
ELLSWORTH DR	DS@660S ELLSWORTH CT	DS@1320S ELLSWORTH CT		0148-003	96	94	100	86	Flexible
ELLSWORTH DR	DS@1320S ELLSWORTH CT	GRANDE TRL ELLSWORTH CT		0148-004	98	100	100	85	Flexible
				Average:	94	90	100	86	
				Std. Dev.	3	7	0	1	
ELM ST	FREEMONT ST	DS@660E FREEMONT ST		0149-001	65	56	100	46	Flexible
ELM ST	DS@660E FREEMONT ST	MCHUGH RD		0149-002	65	61	100	41	Flexible
				Average:	65	58	100	44	
				Std. Dev.	0	0	0	0	
EMERALD LN	KENNEDY RD	MADDEN CT		0150-001	87	90	100	69	Flexible
EMERALD LN	MADDEN CT	COBALT DR		0150-002	89	93	100	70	Flexible
EMERALD LN	COBALT DR	CRIMSON LN		0150-003	89	91	100	72	Flexible
EMERALD LN	CRIMSON LN	CORAL DR		0150-004	84	88	100	63	Flexible
EMERALD LN	CORAL DR	ORCHID ST		0150-005	85	79	100	74	Flexible
EMERALD LN	ORCHID ST	DS@660S ORCHID ST		0150-006	83	82	100	67	Flexible
EMERALD LN	DS@660S ORCHID ST	SIENNA DR		0150-007	85	84	100	69	Flexible
EMERALD LN	SIENNA DR	SOUTH END		0150-008	85	87	100	66	Flexible
				Average:	86	87	100	69	
				Std. Dev.	3	5	0	3	
EMERALD LN	KENNEDY RD	VIOLET CT		0432-001	91	82	100	87	Flexible
EMERALD LN	VIOLET CT	RUBY DR		0432-002	93	85	100	89	Flexible
EMERALD LN	RUBY DR	SLATE DR		0432-003	96	90	100	91	Flexible
				Average:	94	86	100	89	
				Std. Dev.	2	4	0	2	
ESSEX CT	FAIRHAVEN DR	NORTH END		0151-001	84	80	100	71	Flexible
				Average:	84	80	100	71	
				Std. Dev.	0	0	0	0	
EVERGREEN LN	JOHN ST	DS@660S JOHN ST		0152-001	74	60	100	65	Flexible
EVERGREEN LN	DS@660S JOHN ST	DS@1320S JOHN ST		0152-002	78	69	100	67	Flexible
EVERGREEN LN	DS@1320S JOHN ST	WILLOW WAY		0152-003	80	72	100	68	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	77	66	100	66	
				Std. Dev.	3	6	0	2	
FAIRFAX WAY	S BRIDGE ST	DS@660E S BRIDGE ST		0153-001	95	97	100	80	Flexible
FAIRFAX WAY	DS@660E S BRIDGE ST	PHELPS CT		0153-002	95	91	100	86	Flexible
FAIRFAX WAY	PHELPS CT	DS@660E PHELPS CT		0153-003	94	90	100	86	Flexible
FAIRFAX WAY	DS@660E PHELPS CT	KENTSHIRE DR		0153-004	96	96	100	86	Flexible
FAIRFAX WAY	KENTSHIRE DR	SUTTON ST		0153-005	94	88	100	87	Flexible
FAIRFAX WAY	SUTTON ST	WINDETT RIDGE RD		0153-006	95	91	100	87	Flexible
FAIRFAX WAY	WINDETT RIDGE RD	DS@338E WINDETT RIDGE RD		0153-007	92	89	100	81	Flexible
				Average:	95	92	100	85	
				Std. Dev.	1	4	0	3	
FAIRFAX WAY	DS@338E WINDETT RIDGE RD	FAIRFIELD AVE		0153-008	87	73	100	85	Flexible
FAIRFAX WAY	FAIRFIELD AVE	HEARTHSTONE AVE		0153-009	86	76	100	80	Flexible
FAIRFAX WAY	HEARTHSTONE AVE	RICHMOND AVE		0153-010	86	74	100	82	Flexible
				Average:	87	74	100	83	
				Std. Dev.	1	1	0	3	
FAIRFIELD AVE	COACH RD	FAIRFAX WAY		0154-001	95	94	100	83	Flexible
				Average:	95	94	100	83	
				Std. Dev.	0	0	0	0	
FAIRHAVEN DR	BOOMER LN	NEWBURY CT		0155-001	91	91	100	76	Flexible
				Average:	91	91	100	76	
				Std. Dev.	0	0	0	0	
FAIRHAVEN DR	NEWBURY CT	ESSEX CT		0155-002	87	88	100	69	Flexible
FAIRHAVEN DR	ESSEX CT	DOVER CT S		0155-003	83	79	100	70	Flexible
FAIRHAVEN DR	DOVER CT S	DS@660E DOVER CT S		0155-004	86	88	100	68	Flexible
FAIRHAVEN DR	DS@660E DOVER CT S	CHESHIRE CT		0155-005	88	91	100	69	Flexible
FAIRHAVEN DR	CHESHIRE CT	CANNONBALL TRL		0155-006	87	91	100	66	Flexible
				Average:	86	87	100	69	
				Std. Dev.	2	4	0	1	
FARMSTEAD DR	MCHUGH RD	HEARTLAND DR		0156-001	91	94	100	73	Flexible
				Average:	91	94	100	73	
				Std. Dev.	0	0	0	0	
FAWN RIDGE CT	EAST END	COUNTRY HILLS DR		0157-001	88	87	100	73	Flexible
				Average:	88	87	100	73	
				Std. Dev.	0	0	0	0	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
FAXON RD	CITY LIMIT	DS@660E CITY LIMIT		0158-001	86	80	100	76	Flexible
FAXON RD	DS@660E CITY LIMIT	DS@1320E CITY LIMIT		0158-002	84	71	100	79	Flexible
FAXON RD	DS@1320E CITY LIMIT	DS@1980E CITY LIMIT		0158-003	83	74	100	73	Flexible
FAXON RD	DS@1980E CITY LIMIT	EDAMAIN RD		0158-004	77	80	100	52	Flexible
Average:					83	76	100	72	
Std. Dev.					3	5	0	10	
FAXON RD	CITY LIMIT	DS@660E CITY LIMIT		0159-001	98	100	100	85	Flexible
FAXON RD	DS@660E CITY LIMIT	DS@1320E CITY LIMIT		0159-002	96	88	100	93	Flexible
Average:					97	94	100	89	
Std. Dev.					0	0	0	0	
FAXON RD	DS@1320E CITY LIMIT	HIGH RIDGE LN		0159-003	95	98	100	79	Flexible
FAXON RD	HIGH RIDGE LN	ALICE AVE		0159-004	87	94	100	64	Flexible
Average:					89	95	100	68	
Std. Dev.					0	0	0	0	
FAXON RD	ALICE AVE	DS@660E ALICE AVE		0159-005	80	84	100	55	Flexible
Average:					80	84	100	55	
Std. Dev.					0	0	0	0	
FAXON RD	DS@660E ALICE AVE	DS@1320E ALICE AVE		0160-001	87	85	100	72	Flexible
FAXON RD	DS@1320E ALICE AVE	DS@1980E ALICE AVE		0160-002	80	73	100	66	Flexible
FAXON RD	DS@1980E ALICE AVE	ALAN DALE LN		0160-003	88	93	100	68	Flexible
FAXON RD	ALAN DALE LN	DS@660E ALAN DALE LN		0160-004	87	86	100	73	Flexible
FAXON RD	DS@660E ALAN DALE LN	WINTERBERRY DR		0160-005	88	88	100	72	Flexible
FAXON RD	WINTERBERRY DR	MCMURTRIE WAY		0160-006	86	83	100	72	Flexible
FAXON RD	MCMURTRIE WAY	CITY LIMIT		0160-007	93	90	100	83	Flexible
Average:					86	84	100	71	
Std. Dev.					4	7	0	4	
FIR CT	NORWAY CIR	NORTH END		0161-001	80	80	100	59	Flexible
Average:					80	80	100	59	
Std. Dev.					0	0	0	0	
FITZHUGH TURN	WINDETT RIDGE RD	SOUTH END		0162-001	94	93	100	82	Flexible
Average:					94	93	100	82	
Std. Dev.					0	0	0	0	
FLINT CREEK LN	POPLAR DR	REDHORSE LN		0163-001	90	85	100	80	Flexible
Average:					90	85	100	80	
Std. Dev.					0	0	0	0	
FONTANA DR	LONGVIEW DR	WHEATON AVE		0164-001	97	100	100	84	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 97	100	100	84	
					Std. Dev. 0	0	0	0	
FOX ST E	EAST END	MILL ST		0132-001	80	71	100	69	Flexible
					Average: 80	71	100	69	
					Std. Dev. 0	0	0	0	
FOX ST E	MILL ST	HEUSTIS ST		0132-002	84	80	100	71	Flexible
FOX ST E	HEUSTIS ST	BELL ST		0132-003	83	70	100	78	Flexible
					Average: 83	73	100	76	
					Std. Dev. 0	0	0	0	
FOX ST E	BELL ST	S BRIDGE ST		0132-004	98	100	100	85	Flexible
					Average: 98	100	100	85	
					Std. Dev. 0	0	0	0	
FOX ST W	S BRIDGE ST	S MAIN ST		0381-001	96	100	100	82	Flexible
					Average: 96	100	100	82	
					Std. Dev. 0	0	0	0	
FOX ST W	S MAIN ST	STATE ST		0381-002	93	96	100	78	Flexible
FOX ST W	STATE ST	MORGAN ST		0381-003	90	92	100	73	Flexible
FOX ST W	MORGAN ST	DS@660W MORGAN ST		0381-004	88	94	100	66	Flexible
					Average: 90	94	100	71	
					Std. Dev. 2	2	0	6	
FOX ST W	DS@660W MORGAN ST	WHITE OAK WAY		0382-001	97	100	100	84	Flexible
FOX ST W	WHITE OAK WAY	DS@660W WHITE OAK WAY		0382-002	97	98	100	85	Flexible
					Average: 97	99	100	84	
					Std. Dev. 0	0	0	0	
FOX ST W	DS@660W WHITE OAK WAY	DS@1320W WHITE OAK WAY		0382-003	89	96	100	68	Flexible
FOX ST W	DS@1320W WHITE OAK WAY	DS@1980W WHITE OAK WAY		0382-004	87	92	100	65	Flexible
FOX ST W	DS@1980W WHITE OAK WAY	DS@2640W WHITE OAK WAY		0382-005	88	90	100	71	Flexible
					Average: 88	93	100	68	
					Std. Dev. 1	3	0	3	
FOX ST W	DS@2640W WHITE OAK WAY	POPLAR DR		0383-001	97	96	100	87	Flexible
					Average: 97	96	100	87	
					Std. Dev. 0	0	0	0	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
FREEDOM PL	KENNEDY RD	GRANDE TRL		0165-001	91	97	100	71	Flexible
FREEDOM PL	GRANDE TRL	KENNEDY RD		0165-001	86	88	100	68	Flexible
Average:					89	93	100	70	
Std. Dev.					0	0	0	0	
FREEMONT ST	SOUTH END	E SPRING ST		0166-001	89	77	100	86	Flexible
FREEMONT ST	E SPRING ST	E SOMONAUK ST		0166-002	89	78	100	86	Flexible
FREEMONT ST	E SOMONAUK ST	E PARK ST		0166-003	91	84	100	85	Flexible
FREEMONT ST	E PARK ST	ELM ST		0166-004	88	72	100	89	Flexible
FREEMONT ST	ELM ST	JACKSON ST		0166-005	89	74	100	89	Flexible
Average:					89	77	100	87	
Std. Dev.					1	4	0	2	
FREEMONT ST	JACKSON ST	WALNUT ST		0166-006	91	79	100	90	Flexible
Average:					91	79	100	90	
Std. Dev.					0	0	0	0	
FREEMONT ST	WALNUT ST	DALTON AVE		0166-007	86	84	100	72	Flexible
FREEMONT ST	DALTON AVE	LANDMARK AVE		0166-008	88	93	100	68	Flexible
Average:					87	91	100	69	
Std. Dev.					0	0	0	0	
GAME FARM RD	VETERANS PKWY	CITY LIMIT		0167-001	98	100	100	86	Flexible
GAME FARM RD	CITY LIMIT	DS@660S CITY LIMIT		0167-002	98	100	100	86	Flexible
GAME FARM RD	DS@660S CITY LIMIT	DS@1320S CITY LIMIT		0167-003	98	100	100	86	Flexible
GAME FARM RD	DS@1320S CITY LIMIT	DS@1980S CITY LIMIT		0167-004	98	100	100	86	Flexible
GAME FARM RD	DS@1980S CITY LIMIT	W SOMONAUK ST		0167-005	97	100	100	83	Flexible
Average:					98	100	100	86	
Std. Dev.					0	0	0	1	
GARDEN CIR	GARDEN ST	DS@660S GARDEN ST		0168-001	87	93	100	66	Flexible
GARDEN CIR	DS@660S GARDEN ST	DS@1320S GARDEN ST		0168-002	89	96	100	67	Flexible
GARDEN CIR	DS@1320S GARDEN ST	GARDEN ST		0168-003	85	80	100	73	Flexible
Average:					88	92	100	68	
Std. Dev.					2	5	0	3	
GARDEN ST	S BRIDGE ST	WOOD SAGE AVE		0169-001	89	96	100	67	Flexible
GARDEN ST	WOOD SAGE AVE	GARDEN CIR		0169-002	90	91	100	74	Flexible
Average:					89	95	100	68	
Std. Dev.					0	0	0	0	
GARDINER AVE	BERTRAM DR	HARRISON ST		0170-001	83	74	100	75	Flexible
GARDINER AVE	HARRISON ST	PIERPONT LN		0170-002	83	73	100	74	Flexible
GARDINER AVE	PIERPONT LN	BERTRAM DR		0170-003	82	74	100	70	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 83	73	100	73	
					Std. Dev. 0	1	0	2	
GILLESPIE LN	EAST END	BEECHER RD		0172-001	92	96	100	75	Flexible
					Average: 92	96	100	75	
					Std. Dev. 0	0	0	0	
GLENEAGLES LN	WHITEKIRK LN	SHETLAND CT		0173-001	93	85	100	88	Flexible
					Average: 93	85	100	88	
					Std. Dev. 0	0	0	0	
GOLDENROD DR	MCMURTRIE WAY	DS@660S		0174-001	89	76	100	88	Flexible
GOLDENROD DR	DS@660S	MCMURTRIE WAY		0174-002	93	85	100	89	Flexible
	MCMURTRIE WAY	ELDEN DR							
					Average: 91	81	100	89	
					Std. Dev. 0	0	0	0	
GOLDFINCH AVE	WREN RD	HAWK HOLLOW DR		0175-001	95	96	100	83	Flexible
GOLDFINCH AVE	HAWK HOLLOW DR	BLUEBERRY HILL		0175-002	91	85	100	84	Flexible
GOLDFINCH AVE	BLUEBERRY HILL	HAWK HOLLOW DR		0175-003	96	96	100	86	Flexible
					Average: 94	93	100	84	
					Std. Dev. 3	6	0	2	
GRACE DR	E SPRING ST	DS@699E E SPRING ST		0176-001	89	88	100	74	Flexible
GRACE DR	DS@699E E SPRING ST	OMAHA DR		0176-002	89	87	100	76	Flexible
					Average: 89	87	100	75	
					Std. Dev. 0	0	0	0	
GRANDE TRAIL CT	GRANDE TRL	EAST END		0177-001	91	85	100	82	Flexible
					Average: 91	85	100	82	
					Std. Dev. 0	0	0	0	
GRANDE TRL	SUNSET AVE	SQUIRE CIR		0178-001	78	86	100	49	Flexible
GRANDE TRL	SQUIRE CIR	PATRIOT CT		0178-002	73	75	100	47	Flexible
GRANDE TRL	PATRIOT CT	SQUIRE CIR		0178-003	72	79	100	42	Flexible
GRANDE TRL	SQUIRE CIR	MCLELLAN BLVD		0178-004	78	88	100	46	Flexible
					Average: 75	82	100	46	
					Std. Dev. 3	6	0	3	
GRANDE TRL	MCLELLAN BLVD	BURR ST		0178-005	79	94	100	43	Flexible
GRANDE TRL	BURR ST	AMERICAN WAY		0178-006	75	88	100	40	Flexible
					Average: 77	92	100	42	
					Std. Dev. 0	0	0	0	
GRANDE TRL	AMERICAN WAY	CRANSTON CIR		0178-007	95	100	100	79	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
GRANDE TRL	CRANSTON CIR	HOBBS LN		0178-008	98	100	100	85	Flexible
GRANDE TRL		HOBBS LN		0178-009	98	100	100	87	Flexible
GRANDE TRL		GRANDE TRAIL CT		0178-010	98	100	100	87	Flexible
GRANDE TRL		CRANSTON CIR		0178-011	98	100	100	86	Flexible
GRANDE TRL		ELLSWORTH DR		0178-012	96	100	100	82	Flexible
GRANDE TRL		HOLLENBACK CT		0178-013	95	99	100	80	Flexible
GRANDE TRL		ELLSWORTH DR		0178-014	98	100	100	86	Flexible
Average:					97	100	100	84	
Std. Dev.					1	0	0	3	
GRANDE TRL		JUSTICE DR		0178-015	82	90	100	55	Flexible
GRANDE TRL		MCLELLAN BLVD		0178-016	82	90	100	56	Flexible
		DS@660N MCLELLAN BLVD							
GRANDE TRL		DS@660N MCLELLAN BLVD		0178-017	81	88	100	55	Flexible
		CONSTITUTION WAY							
GRANDE TRL		CONSTITUTION WAY		0178-018	84	90	100	61	Flexible
GRANDE TRL		FREEDOM PL		0178-019	87	90	100	67	Flexible
		DS@660N FREEDOM PL							
GRANDE TRL		DS@660N FREEDOM PL		0178-020	80	82	100	59	Flexible
		MATLOCK DR							
Average:					83	88	100	59	
Std. Dev.					3	4	0	5	
GREEN BRIAR RD		WALSH DR		0179-001	74	74	82	63	Flexible-G
GREEN BRIAR RD		DS@660E WALSH DR		0179-001	77	76	83	66	Flexible-G
GREEN BRIAR RD		DS@660E WALSH DR		0179-002	80	86	86	64	Flexible-G
GREEN BRIAR RD		CORNERSTONE DR		0179-002	80	83	86	66	Flexible-G
GREEN BRIAR RD		CORNERSTONE DR		0179-003	78	88	86	56	Flexible-G
		DS@660E							
GREEN BRIAR RD		DS@660E		0179-003	74	79	82	56	Flexible-G
		CORNERSTONE DR							
GREEN BRIAR RD		DS@660E		0179-004	82	99	93	51	Flexible-G
		CORNERSTONE DR							
GREEN BRIAR RD		S BRIDGE ST		0179-004	83	84	84	75	Flexible-G
		DS@660E							
		CORNERSTONE DR							
Average:					78	83	85	62	
Std. Dev.					4	8	3	7	
GREENFIELD TURN		COUNTRY HILLS DR		0180-001	87	94	100	65	Flexible
GREENFIELD TURN		MEADOWLARK LN		0180-002	89	97	100	66	Flexible
GREENFIELD TURN		MEADOWLARK LN		0180-003	87	92	100	67	Flexible
		DS@660W							
GREENFIELD TURN		MEADOWLARK LN		0180-004	83	75	100	73	Flexible
		SUNNY DELL CT							
GREENFIELD TURN		DS@660W		0180-005	80	69	100	72	Flexible
		SUNNY DELL CT							
GREENFIELD TURN		DS@660W		0180-006	92	96	100	74	Flexible
		SUNNY DELL CT							
		CLOVER CT							
Average:					86	87	100	69	
Std. Dev.					4	13	0	4	
HALEY CT		HOMESTEAD DR		0181-001	82	69	100	77	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 82	69	100	77	
					Std. Dev. 0	0	0	0	
HALF MOON DR	WINCHESTER LN	BRISTOL BAY DR	0182-001		86	79	100	76	Flexible
					Average: 86	79	100	76	
					Std. Dev. 0	0	0	0	
HAMPTON LN	COUNTRY HILLS DR	DS@660E COUNTRY HILLS DR	0183-001		88	87	100	73	Flexible
HAMPTON LN	DS@660E COUNTRY HILLS DR	DEERPOINT LN	0183-002		88	88	100	72	Flexible
HAMPTON LN	DEERPOINT LN	INGEMUNSON LN	0183-003		89	92	100	71	Flexible
HAMPTON LN	INGEMUNSON LN	BLUEBIRD LN	0183-004		88	87	100	73	Flexible
HAMPTON LN	BLUEBIRD LN	DS@660E BLUEBIRD LN	0183-005		91	94	100	75	Flexible
HAMPTON LN	DS@660E BLUEBIRD LN	CANARY AVE	0183-006		90	93	100	72	Flexible
HAMPTON LN	CANARY AVE	PRAIRIE CROSSING DR	0183-007		89	88	100	74	Flexible
					Average: 89	90	100	73	
					Std. Dev. 2	4	0	2	
HARRISON ST	GARDINER AVE	BERTRAM DR	0184-001		89	79	100	84	Flexible
					Average: 89	79	100	84	
					Std. Dev. 0	0	0	0	
HARVEST TRL	COUNTRY HILLS DR	EAST END	0186-001		91	96	100	72	Flexible
					Average: 91	96	100	72	
					Std. Dev. 0	0	0	0	
HAWK HOLLOW DR	PRAIRIE CROSSING DR	GOLDFINCH AVE	0187-001		95	99	100	78	Flexible
					Average: 95	99	100	78	
					Std. Dev. 0	0	0	0	
HAWTHORNE CT	WALSH DR	WEST END	0188-001		84	82	100	68	Flexible
					Average: 84	82	100	68	
					Std. Dev. 0	0	0	0	
HAYDEN DR	MCHUGH RD	WILD INDIGO LN	0189-001		92	97	100	74	Flexible
HAYDEN DR	WILD INDIGO LN	PRAIRIE CLOVER DR	0189-002		86	90	100	66	Flexible
HAYDEN DR	PRAIRIE CLOVER DR	PRAIRIE ROSE LN	0189-003		85	84	100	68	Flexible
HAYDEN DR	PRAIRIE ROSE LN	CONEFLOWER CT	0189-004		85	86	100	66	Flexible
HAYDEN DR	CONEFLOWER CT	SWITCHGRASS LN	0189-005		87	90	100	69	Flexible
HAYDEN DR	SWITCHGRASS LN	PRAIRE GRASS LN	0189-006		84	78	100	73	Flexible
HAYDEN DR	PRAIRE GRASS LN	DS@660N PRAIRE GRASS LN	0189-007		88	86	100	74	Flexible
HAYDEN DR	DS@660N PRAIRE GRASS LN	BLUESTEM DR	0189-008		83	77	100	72	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	86	86	100	70	
				Std. Dev.	2	6	0	4	
HAZELTINE WAY	KINGSMILL ST	BANBURY AVE		0190-001	92	100	100	70	Flexible
HAZELTINE WAY	BANBURY AVE	WESTON AVE		0190-002	87	90	100	67	Flexible
HAZELTINE WAY	WESTON AVE	RAINTREE RD		0190-003	93	99	100	73	Flexible
				Average:	91	97	100	70	
				Std. Dev.	3	5	0	2	
HEARTHSTONE AVE	FAIRFAX WAY	MANCHESTER LN		0191-001	86	73	100	83	Flexible
HEARTHSTONE AVE	MANCHESTER LN	DS@660N		0191-002	94	90	100	85	Flexible
		MANCHESTER LN							
HEARTHSTONE AVE	DS@660N	PARKSIDE LN		0191-003	87	77	100	81	Flexible
	MANCHESTER LN								
				Average:	90	82	100	83	
				Std. Dev.	5	10	0	2	
HEARTLAND DR	HOMESTEAD DR	DS@660W		0192-001	86	85	100	70	Flexible
		HOMESTEAD DR							
HEARTLAND DR	DS@660W	DAKOTA DR		0192-002	90	96	100	70	Flexible
	HOMESTEAD DR								
HEARTLAND DR	DAKOTA DR	MISTWOOD CT		0192-003	86	85	100	71	Flexible
HEARTLAND DR	MISTWOOD CT	DS@660W		0192-004	89	90	100	72	Flexible
		MISTWOOD CT							
HEARTLAND DR	DS@660W	DS@1320W		0192-005	87	87	100	72	Flexible
	MISTWOOD CT	MISTWOOD CT							
HEARTLAND DR	DS@1320W	FARMSTEAD DR		0192-006	86	83	100	72	Flexible
	MISTWOOD CT								
HEARTLAND DR	FARMSTEAD DR	DS@660W		0192-007	87	88	100	71	Flexible
		FARMSTEAD DR							
HEARTLAND DR	DS@660W	ARROWHEAD DR		0192-008	89	91	100	73	Flexible
	FARMSTEAD DR								
				Average:	87	88	100	71	
				Std. Dev.	1	3	0	1	
HENNING LN	ALDEN AVE	ROOD ST		0193-001	82	85	100	59	Flexible
HENNING LN	ROOD ST	CRYDER WAY		0193-002	78	68	100	67	Flexible
				Average:	80	76	100	63	
				Std. Dev.	0	0	0	0	
HERITAGE DR	HEARTLAND DR	MCHUGH RD		0194-001	95	100	100	78	Flexible
				Average:	95	100	100	78	
				Std. Dev.	0	0	0	0	
HEUSTIS ST	E ORANGE ST	E WASHINGTON ST		0195-001	98	100	100	86	Flexible
HEUSTIS ST	E WASHINGTON ST	E FOX ST		0195-002	97	100	100	84	Flexible
				Average:	97	100	100	85	
				Std. Dev.	0	0	0	0	
HEUSTIS ST	E FOX ST	DS@660N E FOX ST		0195-003	87	91	100	68	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
HEUSTIS ST	DS@660N E FOX ST	E VAN EMMON ST		0195-004	91	99	100	68	Flexible
HEUSTIS ST	E VAN EMMON ST	E HYDRAULIC AVE		0195-005	88	91	100	69	Flexible
Average:					88	92	100	68	
Std. Dev.					2	3	0	1	
HIGH RIDGE LN	FAXON RD	IROQOIS LN		0196-001	94	99	100	76	Flexible
HIGH RIDGE LN	IROQOIS LN	CANYON TRAIL CT		0196-002	92	94	100	76	Flexible
HIGH RIDGE LN	CANYON TRAIL CT	WHITE PLAINS LN		0196-003	92	99	100	72	Flexible
HIGH RIDGE LN	WHITE PLAINS LN	WESTERN LN		0196-004	92	96	100	75	Flexible
Average:					92	97	100	75	
Std. Dev.					1	2	0	2	
HIGH RIDGE LN	WESTERN LN	BLACKBERRY SHORE LN		0196-005	93	90	100	83	Flexible
Average:					93	90	100	83	
Std. Dev.					0	0	0	0	
HIGHPOINT RD W	CITY LIMIT	DS@660S CITY LIMIT		0384-001	100	100	100	90	Flexible
HIGHPOINT RD W	DS@660S CITY LIMIT	DS@1320S CITY LIMIT		0384-002	72	70	58	76	Flexible
HIGHPOINT RD W	DS@1320S CITY LIMIT	DS@1980S CITY LIMIT		0384-003	78	88	78	61	Flexible
HIGHPOINT RD W	DS@1980S CITY LIMIT	DS@2640S CITY LIMIT		0384-004	83	86	78	76	Flexible
HIGHPOINT RD W	DS@2640S CITY LIMIT	DS@3300S CITY LIMIT		0384-005	86	84	100	72	Flexible
HIGHPOINT RD W	DS@3300S CITY LIMIT	BUDD RD		0384-006	93	94	100	79	Flexible
HIGHPOINT RD W	BUDD RD	STAGECOACH TRAIL		0384-007	85	85	88	76	Flexible
Average:					84	86	85	75	
Std. Dev.					8	9	16	8	
HIGHPOINT RD W	STAGECOACH TRAIL	DS@660S STAGECOACH TRAIL		0384-008	88	89	100	72	Flexible
HIGHPOINT RD W	DS@660S STAGECOACH TRAIL	DS@1320S STAGECOACH TRAIL		0384-009	85	90	100	64	Flexible
HIGHPOINT RD W	DS@1320S STAGECOACH TRAIL	CITY LIMIT		0384-010	93	97	100	75	Flexible
Average:					88	91	100	69	
Std. Dev.					3	3	0	6	
HILLCREST AVE	PRAIRIE LN	CENTER PKWY		0197-001	87	69	100	89	Flexible
HILLCREST AVE	CENTER PKWY	SUNSET AVE		0197-002	81	55	100	87	Flexible
Average:					85	64	100	88	
Std. Dev.					0	0	0	0	
HOBBS CT	HOBBS LN	SOUTH END		0198-001	98	99	100	86	Flexible
Average:					98	99	100	86	
Std. Dev.					0	0	0	0	
HOBBS LN	GRANDE TRL	HOBBS CT		0199-001	95	91	100	86	Flexible
HOBBS LN	HOBBS CT	CRANSTON CIR		0199-002	95	91	100	87	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	95	91	100	87	
				Std. Dev.	0	0	0	0	
HOLLENBACK CT	GRANDE TRL	EAST END	0200-001		94	93	100	83	Flexible
				Average:	94	93	100	83	
				Std. Dev.	0	0	0	0	
HOMESTEAD DR	ARROWHEAD DR	HALEY CT	0201-001		88	88	100	72	Flexible
HOMESTEAD DR	HALEY CT	OMAHA DR	0201-002		91	96	100	72	Flexible
HOMESTEAD DR	OMAHA DR	DS@660W OMAHA DR	0201-003		84	79	100	71	Flexible
HOMESTEAD DR	DS@660W OMAHA DR	WHEATLAND CT	0201-004		85	79	100	73	Flexible
HOMESTEAD DR	WHEATLAND CT	DS@660W WHEATLAND CT	0201-005		90	96	100	70	Flexible
HOMESTEAD DR	DS@660W WHEATLAND CT	HEARTLAND DR	0201-006		87	88	100	69	Flexible
				Average:	88	89	100	71	
				Std. Dev.	4	9	0	1	
HONEYSUCKLE LN	ALAN DALE LN	CATALPA TRL	0202-001		95	90	100	89	Flexible
HONEYSUCKLE LN	CATALPA TRL	SUMAC DR	0202-002		93	82	100	90	Flexible
				Average:	94	87	100	89	
				Std. Dev.	0	0	0	0	
HYDRAULIC AVE E	MILL ST	HEUSTIS ST	0133-001		83	72	100	75	Flexible
HYDRAULIC AVE E	HEUSTIS ST	S BRIDGE ST	0133-002		89	89	100	73	Flexible
				Average:	87	84	100	74	
				Std. Dev.	0	0	0	0	
HYDRAULIC AVE W	E HYDRAULIC AVE	S MAIN ST	0385-001		89	94	100	69	Flexible
HYDRAULIC AVE W	S MAIN ST	STATE ST	0385-002		88	99	100	62	Flexible
HYDRAULIC AVE W	STATE ST	ADAMS ST	0385-003		82	89	100	56	Flexible
HYDRAULIC AVE W	ADAMS ST	MORGAN ST	0385-004		92	100	100	70	Flexible
				Average:	88	96	100	65	
				Std. Dev.	4	4	0	6	
HYDRAULIC AVE W	MORGAN ST	WEST END	0385-005		98	98	100	87	Flexible
				Average:	98	98	100	87	
				Std. Dev.	0	0	0	0	
IDENTA RD	STAGECOACH TRAIL	DS@660W STAGECOACH TRAIL	0203-001		93	100	100	74	Flexible
IDENTA RD	DS@660W STAGECOACH TRAIL	CITY LIMIT	0203-002		89	90	100	73	Flexible
				Average:	91	96	100	74	
				Std. Dev.	0	0	0	0	
ILLINI CT	ILLINI DR	SOUTH END	0204-001		74	63	100	61	Flexible

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				Average:	74	63	100	61	
				Std. Dev.	0	0	0	0	
ILLINI DR	WALTER ST	ILLINI CT		0205-001	77	66	100	66	Flexible
ILLINI DR	ILLINI CT	MILL ST		0205-002	83	74	100	73	Flexible
				Average:	80	70	100	70	
				Std. Dev.	0	0	0	0	
INDEPENDENCE BLVD	NORTH END	JOHN ST		0206-001	92	84	100	86	Flexible
INDEPENDENCE BLVD	JOHN ST	DS@660W JOHN ST		0206-002	90	79	100	87	Flexible
INDEPENDENCE BLVD	DS@660W JOHN ST	CANNONBALL TRL		0206-003	90	77	100	88	Flexible
				Average:	90	78	100	88	
				Std. Dev.	0	2	0	1	
INDEPENDENCE CT	CANNONBALL TRL	WEST END		0207-001	87	70	100	88	Flexible
				Average:	87	70	100	88	
				Std. Dev.	0	0	0	0	
INGEMUNSON LN	PRAIRIE CROSSING DR	DS@660N PRAIRIE CROSSING		0208-001	89	95	100	69	Flexible
INGEMUNSON LN	DS@660N PRAIRIE CROSSING	HAMPTON LN		0208-002	86	88	100	68	Flexible
				Average:	88	93	100	69	
				Std. Dev.	0	0	0	0	
IROQUOIS LN	WESTERN LN	WHITE PLAINS LN		0209-001	91	93	100	75	Flexible
IROQUOIS LN	WHITE PLAINS LN	DS@660N WHITE PLAINS LN		0209-002	90	88	100	78	Flexible
IROQUOIS LN	DS@660N WHITE PLAINS LN	DS@1320N WHITE PLAINS LN		0209-003	91	94	100	74	Flexible
IROQUOIS LN	DS@1320N WHITE PLAINS LN	HIGH RIDGE LN		0209-004	90	91	100	75	Flexible
				Average:	91	91	100	76	
				Std. Dev.	1	3	0	2	
JACKSON ST	BRISTOL AVE	DS@660E BRISTOL AVE		0210-001	97	96	100	88	Flexible
JACKSON ST	DS@660E BRISTOL AVE	FREEMONT ST		0210-002	98	94	100	91	Flexible
				Average:	97	96	100	89	
				Std. Dev.	0	0	0	0	
JACKSON ST	FREEMONT ST	DS@660E FREEMONT ST		0210-003	59	43	100	44	Flexible
JACKSON ST	DS@660E FREEMONT ST	MARTIN AVE		0210-004	66	70	100	35	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	62	54	100	40	
				Std. Dev.	0	0	0	0	
JOHN ST	INDEPENDENCE BLVD	DS@660W INDEPENDENCE BLVD		0212-001	89	72	100	90	Flexible
JOHN ST	DS@660W INDEPENDENCE BLVD	CANNONBALL TRL		0212-002	85	63	100	89	Flexible
JOHN ST	CANNONBALL TRL	CORNELL LN		0212-003	96	94	100	86	Flexible
				Average:	91	78	100	88	
				Std. Dev.	5	14	0	3	
JOHN ST	SOUTH END	WILLOW WAY		0213-001	88	80	100	81	Flexible
JOHN ST	WILLOW WAY	WILLOW WAY		0213-002	83	71	100	77	Flexible
JOHN ST	WILLOW WAY	EVERGREEN LN		0213-003	89	84	100	80	Flexible
JOHN ST	EVERGREEN LN	COTTONWOOD TRL		0213-004	85	82	100	70	Flexible
JOHN ST	COTTONWOOD TRL	ASPEN LN		0213-005	78	70	100	66	Flexible
JOHN ST	ASPEN LN	WHITE PINE CT		0213-006	80	75	100	65	Flexible
JOHN ST	WHITE PINE CT	DIEHL FARM RD		0213-007	85	81	100	72	Flexible
JOHN ST	DIEHL FARM RD	ASPEN LN		0213-008	77	69	100	63	Flexible
JOHN ST	ASPEN LN	CHESTNUT LN		0213-009	73	69	100	54	Flexible
				Average:	83	76	100	71	
				Std. Dev.	5	7	0	9	
JOHN ST	CHESTNUT LN	SYCAMORE RD		0214-001	80	75	100	64	Flexible
JOHN ST	SYCAMORE RD	CHESTNUT LN		0214-002	83	74	100	75	Flexible
JOHN ST	CHESTNUT LN	EAST END		0214-003	88	80	100	80	Flexible
				Average:	83	75	100	71	
				Std. Dev.	3	2	0	8	
JOHNSON ST	BEHRENS ST	MAIN ST		0215-001	87	70	100	88	Flexible
JOHNSON ST	MAIN ST	SOUTH END		0215-002	88	83	100	77	Flexible
				Average:	88	77	100	82	
				Std. Dev.	0	0	0	0	
KATE DR	CLEARWATER DR	DS@660W CLEARWATER DR		0216-001	87	83	100	74	Flexible
KATE DR	DS@660W CLEARWATER DR	OMAHA DR		0216-002	89	86	100	77	Flexible
				Average:	88	84	100	75	
				Std. Dev.	0	0	0	0	
KELLY AVE	POPLAR DR	KELLY CT		0217-001	88	87	100	74	Flexible
KELLY AVE	KELLY CT	DS@660N KELLY CT		0217-002	86	80	100	75	Flexible
KELLY AVE	DS@660N KELLY CT	POPLAR DR		0217-003	86	81	100	75	Flexible
KELLY AVE	POPLAR DR	REDHORSE LN		0217-004	88	84	100	77	Flexible
KELLY AVE	REDHORSE LN	EAST END		0217-005	85	75	100	77	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	87	82	100	76	
				Std. Dev.	1	3	0	1	
KELLY CT	KELLY AVE	SOUTH END	0218-001	88	91	100	70	Flexible	
				Average:	88	91	100	70	
				Std. Dev.	0	0	0	0	
KENDALL DR E	W COUNTRYSIDE PKWY	MULHERN CT	0134-001	97	100	100	84	Flexible	
KENDALL DR E	MULHERN CT	DS@660S MULHERN CT	0134-002	92	87	100	84	Flexible	
KENDALL DR E	DS@660S MULHERN CT	DICKSON CT	0134-003	94	90	100	85	Flexible	
KENDALL DR E	DICKSON CT	DS@660S DICKSON CT	0134-004	91	85	100	84	Flexible	
KENDALL DR E	DS@660S DICKSON CT	CENTER PKWY	0134-005	95	94	100	85	Flexible	
				Average:	93	90	100	84	
				Std. Dev.	2	6	0	1	
KENDALL DR W	CENTER PKWY	ANDERSON CT	0386-001	96	93	100	87	Flexible	
KENDALL DR W	ANDERSON CT	DS@672S ANDERSON CT	0386-002	96	93	100	87	Flexible	
KENDALL DR W	DS@672S ANDERSON CT	STRAWBERRY LN	0386-003	96	94	100	87	Flexible	
KENDALL DR W	STRAWBERRY LN	DS@660S STRAWBERRY LN	0386-004	93	90	100	84	Flexible	
KENDALL DR W	DS@660S STRAWBERRY LN	W BLACKBERRY LN	0386-005	97	99	100	85	Flexible	
KENDALL DR W	W BLACKBERRY LN	DS@660S W BLACKBERRY LN	0386-006	96	94	100	87	Flexible	
KENDALL DR W	DS@660S W BLACKBERRY LN	W COUNTRYSIDE PKWY	0386-007	96	96	100	86	Flexible	
KENDALL DR W	W COUNTRYSIDE PKWY	POWERS CT	0386-008	97	100	100	84	Flexible	
KENDALL DR W	POWERS CT	CENTER PKWY	0386-009	98	100	100	86	Flexible	
				Average:	96	95	100	86	
				Std. Dev.	2	4	0	1	
KENNEDY RD	CITY LIMIT	EMERALD LN	0219-001	92	100	100	74	Flexible	
KENNEDY RD	EMERALD LN	DS@660E EMERALD LN	0219-002	88	96	100	68	Flexible	
KENNEDY RD	DS@660E EMERALD LN	DS@1320E EMERALD LN	0219-003	79	83	61	82	Flexible	
				Average:	86	93	87	75	
				Std. Dev.	7	9	23	7	
KENNEDY RD	DS@1320E EMERALD LN	DS@1980E EMERALD LN	0219-004	96	99	100	84	Flexible	
KENNEDY RD	DS@1980E EMERALD LN	DS@2640E EMERALD LN	0219-005	94	94	100	85	Flexible	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
KENNEDY RD	DS@2640E EMERALD LN	BRISTOL RIDGE RD		0219-006	83	84	78	80	Flexible
					Average:	93	95	97	84
					Std. Dev.	4	5	7	1
KENNEDY RD	BRISTOL RIDGE RD	DS@800E BRISTOL RIDGE RD		0219-007	95	100	100	82	Flexible
KENNEDY RD	DS@800E BRISTOL RIDGE RD	THEREAS AVE		0219-008	93	91	98	86	Flexible
KENNEDY RD	THEREAS AVE	DS@660E THEREAS AVE		0219-009	96	99	100	85	Flexible
KENNEDY RD	DS@660E THEREAS AVE	DS@1320E THEREAS AVE		0219-010	97	100	100	86	Flexible
KENNEDY RD	DS@1320E THEREAS AVE	DS@1980E THEREAS AVE		0219-011	96	97	100	86	Flexible
KENNEDY RD	DS@1980E THEREAS AVE	FREEDOM PL		0219-012	95	96	100	85	Flexible
KENNEDY RD	FREEDOM PL	DS@660E FREEDOM PL		0219-013	92	96	92	83	Flexible
KENNEDY RD	DS@660E FREEDOM PL	DS@1320E FREEDOM PL		0219-014	94	95	100	83	Flexible
KENNEDY RD	DS@1320E FREEDOM PL	BAILEY RD		0219-015	96	100	100	84	Flexible
KENNEDY RD	BAILEY RD	MILL RD		0219-016	95	98	100	84	Flexible
KENNEDY RD	MILL RD	MILL RD		0219-017	97	100	100	86	Flexible
KENNEDY RD	MILL RD	GALENA RD		0219-018	96	100	100	84	Flexible
					Average:	95	98	99	84
					Std. Dev.	2	3	3	2
KENNEDY RD	N BRIDGE ST	W LEXINGTON CIR		0220-001	85	94	100	61	Flexible
KENNEDY RD	W LEXINGTON CIR	MARKETVIEW DR		0220-002	83	99	100	51	Flexible
KENNEDY RD	MARKETVIEW DR	DS@660E MARKETVIEW DR		0220-003	83	100	100	49	Flexible
KENNEDY RD	DS@660E MARKETVIEW DR	E LEXINGTON CIR		0220-004	85	94	100	60	Flexible
KENNEDY RD	E LEXINGTON CIR	DS@660E E LEXINGTON CIR		0220-005	78	99	100	39	Flexible
KENNEDY RD	DS@660E E LEXINGTON CIR	MCHUGH RD		0220-006	81	100	100	44	Flexible
KENNEDY RD	MCHUGH RD	DS@660E MCHUGH RD		0220-007	80	100	100	42	Flexible
KENNEDY RD	DS@660E MCHUGH RD	PRAIRIE MEADOWS DR		0220-008	83	100	100	49	Flexible
KENNEDY RD	PRAIRIE MEADOWS DR	DS@660E PRAIRIE MEADOWS D		0220-009	76	92	79	54	Flexible
					Average:	81	98	97	49
					Std. Dev.	3	4	9	7
KENNEDY RD	DS@660E PRAIRIE MEADOWS D	CHRISTY LN		0220-010	91	99	100	71	Flexible
KENNEDY RD	CHRISTY LN	DS@660E CHRISTY LN		0220-011	82	86	83	72	Flexible
KENNEDY RD	DS@660E CHRISTY LN	AUTUMN CREEK		0220-012	92	100	100	74	Flexible

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KENNEDY RD	LN	BLVD							
	AUTUMN CREEK	CITY LIMIT		0220-013	93	100	100	76	Flexible
	BLVD								
				Average:	89	95	94	73	
				Std. Dev.	6	8	10	2	
KENTSHIRE DR	WINDETT RIDGE RD	CAULFIELD PT		0221-001	93	90	100	84	Flexible
	CAULFIELD PT	DS@660W CAULFIELD PT		0221-002	96	94	100	86	Flexible
				Average:	95	93	100	85	
				Std. Dev.	0	0	0	0	
KENTSHIRE DR	DS@660W CAULFIELD	WILTON CT		0222-001	89	82	100	81	Flexible
KENTSHIRE DR	WILTON CT	FAIRFAX WAY		0222-002	93	90	100	84	Flexible
				Average:	92	88	100	83	
				Std. Dev.	0	0	0	0	
KING ST	W RIVER ST	W MAIN ST		0223-001	72	70	100	50	Flexible
KING ST	W MAIN ST	W CENTER ST		0223-002	77	91	100	41	Flexible
KING ST	W CENTER ST	W SOMONAUK ST		0223-003	88	88	100	72	Flexible
				Average:	80	84	100	56	
				Std. Dev.	8	10	0	17	
KINGSMILL CT	KINGSMILL ST	NORTH END		0224-001	89	85	100	77	Flexible
				Average:	89	85	100	77	
				Std. Dev.	0	0	0	0	
KINGSMILL ST	RAINTREE RD	WESTON AVE		0225-001	93	97	100	75	Flexible
KINGSMILL ST	WESTON AVE	BANBURY AVE		0225-002	90	99	100	66	Flexible
KINGSMILL ST	BANBURY AVE	BALTRUSOL CT		0225-003	85	85	100	68	Flexible
				Average:	88	92	100	69	
				Std. Dev.	4	9	0	4	
KINGSMILL ST	BANBURY AVE	BALTRUSOL CT		0226-001	96	98	100	82	Flexible
KINGSMILL ST	BALTRUSOL CT	VILLAGE VIEW DR		0226-002	92	91	100	79	Flexible
KINGSMILL ST	VILLAGE VIEW DR	HAZELTINE WAY		0226-003	87	79	100	79	Flexible
				Average:	91	89	100	79	
				Std. Dev.	3	7	0	1	
LANDMARK AVE	N BRIDGE ST	DALTON AVE		0227-001	95	100	100	77	Flexible
LANDMARK AVE	DALTON AVE	FREEMONT ST		0227-002	83	80	100	67	Flexible
LANDMARK AVE	FREEMONT ST	DS@660E FREEMONT ST		0227-003	91	92	100	75	Flexible
LANDMARK AVE	DS@660E FREEMONT	MARKETPLACE DR		0227-004	91	100	100	68	Flexible
	ST								
				Average:	91	94	100	74	
				Std. Dev.	4	7	0	4	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
LAUREN DR	NORTH END	CALEDONIA DR		0228-001	98	100	100	86	Flexible
LAUREN DR	CALEDONIA DR	CRESTWOOD DR		0228-002	98	100	100	86	Flexible
LAUREN DR	CRESTWOOD DR	SHADOW WOOD DR		0228-003	99	100	100	89	Flexible
Average:					99	100	100	88	
Std. Dev.					1	0	0	2	
LAVENDER WAY	AUTUMN CREEK BLVD	SIENNA DR		0231-001	90	87	100	78	Flexible
LAVENDER WAY	SIENNA DR	DS@660N SIENNA DR		0231-002	86	76	100	80	Flexible
LAVENDER WAY	DS@660N SIENNA DR	ORCHID ST		0231-003	89	83	100	81	Flexible
Average:					88	82	100	79	
Std. Dev.					3	7	0	1	
LEHMAN CROSSING	BERRYWOOD LN	NORTH END		0232-001	82	78	100	68	Flexible
Average:					82	78	100	68	
Std. Dev.					0	0	0	0	
LEISURE ST	PRAIRIE LN	DS@660E PRAIRIE LN		0233-001	89	76	100	87	Flexible
Average:					89	76	100	87	
Std. Dev.					0	0	0	0	
LEISURE ST	DS@660E PRAIRIE LN	SUNSET AVE		0234-001	92	85	100	86	Flexible
Average:					92	85	100	86	
Std. Dev.					0	0	0	0	
LIBERTY ST	SOUTH END	E MAIN ST		0235-001	91	87	100	80	Flexible
LIBERTY ST	E MAIN ST	E CENTER ST		0235-002	88	89	100	71	Flexible
LIBERTY ST	E CENTER ST	E SPRING ST		0235-003	87	85	100	73	Flexible
LIBERTY ST	E SPRING ST	E SOMONAUK ST		0235-004	85	76	100	76	Flexible
LIBERTY ST	E SOMONAUK ST	E PARK ST		0235-005	79	59	100	79	Flexible
Average:					86	79	100	75	
Std. Dev.					4	13	0	4	
LILAC CT	SLATE DR	NORTH END		0434-001	89	76	100	88	Flexible
Average:					89	76	100	88	
Std. Dev.					0	0	0	0	
LILAC WY	EMERALD LN	DS@660N EMERALD LN		0433-001	94	86	100	90	Flexible
LILAC WY	DS@660N EMERALD LN	SLATE DR		0433-002	91	77	100	91	Flexible
Average:					93	83	100	90	
Std. Dev.					0	0	0	0	
LONGVIEW DR	CALEDONIA DR	FONTANA DR		0236-001	98	100	100	87	Flexible
LONGVIEW DR	FONTANA DR	SHADOW WOOD DR		0236-002	95	93	100	85	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 96	96	100	86	
					Std. Dev. 0	0	0	0	
LYMAN LOOP	MCLELLAN BLVD	BURR ST		0237-001	94	90	100	86	Flexible
LYMAN LOOP	BURR ST	DS@312W BURR ST		0237-002	95	91	100	86	Flexible
LYMAN LOOP	DS@312W BURR ST	DS@972W BURR ST		0237-003	93	88	100	86	Flexible
LYMAN LOOP	DS@972W BURR ST	MCLELLAN BLVD		0237-004	94	90	100	86	Flexible
					Average: 94	90	100	86	
					Std. Dev. 1	1	0	0	
MADDEN CT	EMERALD LN	NORTH END		0238-001	89	90	100	72	Flexible
					Average: 89	90	100	72	
					Std. Dev. 0	0	0	0	
MADISON CT	W MADISON ST	WEST END		0239-001	89	78	100	85	Flexible
					Average: 89	78	100	85	
					Std. Dev. 0	0	0	0	
MADISON ST W	WEST END	MADISON CT		0387-001	91	84	100	84	Flexible
MADISON ST W	MADISON CT	MORGAN ST		0387-002	90	80	100	86	Flexible
					Average: 90	81	100	86	
					Std. Dev. 0	0	0	0	
MADISON ST W	MORGAN ST	ADAMS ST		0387-003	87	91	100	68	Flexible
MADISON ST W	ADAMS ST	STATE ST		0387-004	88	90	100	71	Flexible
MADISON ST W	STATE ST	S MAIN ST		0387-005	90	97	100	68	Flexible
					Average: 88	93	100	69	
					Std. Dev. 2	4	0	2	
MADISON ST W	S MAIN ST	JEFFERSON ST		0387-006	88	91	100	70	Flexible
					Average: 88	91	100	70	
					Std. Dev. 0	0	0	0	
MAIN ST E	JOHNSON ST	OAKWOOD ST		0135-001	98	100	100	85	Flexible
MAIN ST E	OAKWOOD ST	BRUELL ST		0135-002	96	96	100	84	Flexible
MAIN ST E	BRUELL ST	WOODWORTH ST		0135-003	77	70	100	63	Flexible
MAIN ST E	WOODWORTH ST	MCHUGH RD		0135-004	73	61	100	61	Flexible
					Average: 88	84	100	75	
					Std. Dev. 13	20	0	13	
MAIN ST E	MCHUGH RD	WORSLEY ST		0136-001	82	78	100	67	Flexible
MAIN ST E	WORSLEY ST	SANDERS CT		0136-002	92	100	100	70	Flexible
MAIN ST E	SANDERS CT	DS@660W SANDERS CT		0136-003	82	78	100	66	Flexible
					Average: 83	81	100	67	
					Std. Dev. 3	7	0	2	
MAIN ST E	DS@660W SANDERS	LIBERTY ST		0136-004	80	70	100	70	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
	CT								
MAIN ST E	LIBERTY ST	COLTON ST		0136-005	80	81	100	59	Flexible
MAIN ST E	COLTON ST	W MAIN ST		0136-006	82	86	100	60	Flexible
					Average:	81	80	100	62
					Std. Dev.	1	6	0	5
MAIN ST S	S BRIDGE ST	ELIZABETH ST		0329-000	96	100	96	83	Rigid
					Average:	96	100	96	83
					Std. Dev.	0	0	0	0
MAIN ST S	ELIZABETH ST	PAVEMENT CHANGE		0329-001	99	100	100	89	Flexible
MAIN ST S	PAVEMENT CHANGE	W BEECHER ST		0329-002	98	96	100	90	Flexible
MAIN ST S	W BEECHER ST	W DOLPH ST		0329-003	93	82	100	91	Flexible
MAIN ST S	W DOLPH ST	W ORANGE ST		0329-004	95	88	100	90	Flexible
MAIN ST S	W ORANGE ST	W WASHINGTON ST		0329-005	96	92	100	90	Flexible
MAIN ST S	W WASHINGTON ST	W FOX ST		0329-006	92	80	100	91	Flexible
MAIN ST S	W FOX ST	W RIDGE ST		0329-007	93	85	100	88	Flexible
MAIN ST S	W RIDGE ST	W MADISON ST		0329-008	98	99	100	86	Flexible
MAIN ST S	W MADISON ST	W VAN EMMON ST		0329-009	93	94	100	80	Flexible
MAIN ST S	W VAN EMMON ST	W HYDRAULIC AVE		0329-010	87	77	100	80	Flexible
					Average:	94	88	100	88
					Std. Dev.	3	8	0	4
MAIN ST W	E MAIN ST	CHURCH ST		0388-001	82	74	100	71	Flexible
MAIN ST W	CHURCH ST	KING ST		0388-002	90	99	100	67	Flexible
MAIN ST W	KING ST	WEST END		0388-003	81	87	100	56	Flexible
					Average:	85	86	100	66
					Std. Dev.	5	14	0	7
MARKETPLACE DR	MCHUGH RD	LANDMARK AVE		0241-001	90	100	100	66	Flexible
MARKETPLACE DR	LANDMARK AVE	DS@660N LANDMARK AVE		0241-002	91	100	100	68	Flexible
MARKETPLACE DR	DS@660N LANDMARK AVE	E VETERANS PKWY		0241-003	87	98	100	59	Flexible
					Average:	90	100	100	65
					Std. Dev.	2	1	0	4
MARKETVIEW DR	KENNEDY RD	DS@660S KENNEDY RD		0242-001	92	93	94	81	Rigid
MARKETVIEW DR	DS@660S KENNEDY RD	CARPENTER ST		0242-002	92	95	92	80	Rigid
MARKETVIEW DR	CARPENTER ST	MENARD DR		0242-003	92	95	93	81	Rigid
MARKETVIEW DR	MENARD DR	DS@660S MENARD DR		0242-004	89	93	92	76	Rigid
MARKETVIEW DR	DS@660S MENARD DR	E COUNTRYSIDE PKWY		0242-005	89	96	87	76	Rigid
					Average:	91	94	92	79
					Std. Dev.	2	1	1	3
MARQUETTE ST	BERTRAM DR	BURNETT ST		0243-001	78	69	100	67	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
MARQUETTE ST	BURNETT ST	DS@660N BURNETT ST		0243-002	90	87	100	79	Flexible
MARQUETTE ST	DS@660N BURNETT ST	BURNETT ST		0243-003	83	74	100	74	Flexible
					Average:	86	80	100	75
					Std. Dev.	6	10	0	6
MARTIN AVE	JACKSON ST	CITY LIMIT		0244-001	87	88	100	71	Flexible
					Average:	87	88	100	71
					Std. Dev.	0	0	0	0
MATLOCK DR	BERRYWOOD LN	GRANDE TRL		0245-001	78	82	100	54	Flexible
					Average:	78	82	100	54
					Std. Dev.	0	0	0	0
MCHUGH RD	CITY LIMIT	MARTIN AVE		0246-001	91	100	100	69	Flexible
					Average:	91	100	100	69
					Std. Dev.	0	0	0	0
MCHUGH RD	MARTIN AVE	ELM ST		0246-002	94	98	100	77	Flexible
MCHUGH RD	ELM ST	E PARK ST		0246-003	86	77	100	78	Flexible
MCHUGH RD	E PARK ST	E SOMONAUK ST		0246-004	92	91	100	79	Flexible
					Average:	91	88	100	78
					Std. Dev.	4	11	0	1
MCHUGH RD	E SOMONAUK ST	E SPRING ST		0246-005	92	89	100	82	Flexible
MCHUGH RD	E SPRING ST	DS@660S E SPRING ST		0246-006	98	100	100	86	Flexible
MCHUGH RD	DS@660S E SPRING ST	E MAIN ST		0246-007	93	86	100	86	Flexible
					Average:	95	94	100	85
					Std. Dev.	4	8	0	2
MCHUGH RD	KENNEDY RD	BLUESTEM DR		0247-001	93	99	100	74	Flexible
MCHUGH RD	BLUESTEM DR	DS@660S BLUESTEM DR		0247-002	90	96	100	69	Flexible
MCHUGH RD	DS@660S BLUESTEM DR	HAYDEN DR		0247-003	90	96	100	70	Flexible
MCHUGH RD	HAYDEN DR	DS@660S HAYDEN DR		0247-004	83	90	100	59	Flexible
MCHUGH RD	DS@660S HAYDEN DR	PRAIRIE POINTE DR		0247-005	89	91	100	71	Flexible
MCHUGH RD	PRAIRIE POINTE DR	E COUNTRYSIDE PKWY		0247-006	87	91	100	66	Flexible
					Average:	88	94	100	67
					Std. Dev.	4	4	0	6
MCHUGH RD	E COUNTRYSIDE PKWY	DS@660S E COUNTRYSIDE PKW		0247-007	73	53	80	81	Rigid
MCHUGH RD	DS@660S E	DS@1320S E		0247-008	90	92	90	79	Rigid

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
MCHUGH RD	COUNTRYSIDE PKW DS@1320S E COUNTRYSIDE PK	COUNTRYSIDE PK E VETERANS PKWY		0247-009	84	77	83	83	Rigid
				Average:	82	73	85	81	
				Std. Dev.	10	23	6	2	
MCHUGH RD	E VETERANS PKWY	FARMSTEAD DR		0247-010	63	43	70	74	Rigid
				Average:	63	43	70	74	
				Std. Dev.	0	0	0	0	
MCHUGH RD	FARMSTEAD DR	CITY LIMIT		0247-011	80	88	100	51	Flexible
MCHUGH RD	CITY LIMIT	MARKETPLACE DR		0247-012	90	100	100	66	Flexible
MCHUGH RD	MARKETPLACE DR	HERITAGE DR		0247-013	86	96	100	59	Flexible
MCHUGH RD	HERITAGE DR	CITY LIMIT		0247-014	82	85	100	60	Flexible
				Average:	84	90	100	60	
				Std. Dev.	3	8	0	2	
MCLELLAN BLVD	GRANDE TRL	CONSTITUTION WAY		0248-001	84	87	100	63	Flexible
MCLELLAN BLVD	CONSTITUTION WAY	CRYDER WAY		0248-002	85	90	100	62	Flexible
MCLELLAN BLVD	CRYDER WAY	ALDEN AVE		0248-003	87	90	100	68	Flexible
MCLELLAN BLVD	ALDEN AVE	DS@660S ALDEN AVE		0248-004	85	91	100	63	Flexible
MCLELLAN BLVD	DS@660S ALDEN AVE	CRYDER WAY		0248-005	76	81	100	50	Flexible
MCLELLAN BLVD	CRYDER WAY	GRANDE TRL		0248-006	79	88	100	49	Flexible
				Average:	82	88	100	58	
				Std. Dev.	4	4	0	8	
MCLELLAN BLVD	GRANDE TRL	DS@660S GRANDE TRL		0248-007	77	71	100	62	Flexible
MCLELLAN BLVD	DS@660S GRANDE TRL	LYMAN LOOP		0248-008	83	75	100	72	Flexible
				Average:	79	72	100	65	
				Std. Dev.	0	0	0	0	
MCMURTRIE CT	ALAN DALE LN	WEST END		0249-001	97	94	100	89	Flexible
				Average:	97	94	100	89	
				Std. Dev.	0	0	0	0	
MCMURTRIE WAY	ALAN DALE LN	GOLDENROD DR		0250-001	98	94	100	91	Flexible
MCMURTRIE WAY	GOLDENROD DR	ELDEN DR		0250-002	95	88	100	90	Flexible
MCMURTRIE WAY	ELDEN DR	DS@660E ELDEN DR		0250-003	96	91	100	90	Flexible
MCMURTRIE WAY	DS@660E ELDEN DR	DS@1320E ELDEN DR		0250-004	94	87	100	89	Flexible
MCMURTRIE WAY	DS@1320E ELDEN DR	FAXON RD		0250-005	95	88	100	90	Flexible
				Average:	95	89	100	90	
				Std. Dev.	1	3	0	1	
MEADOW ROSE LN	CANDLEBERRY LN	EAST END		0251-001	95	88	100	90	Flexible
				Average:	95	88	100	90	
				Std. Dev.	0	0	0	0	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
MEADOWLARK CT	MEADOWLARK LN	WEST END		0252-001	81	66	100	76	Flexible
					Average:	81	66	100	76
					Std. Dev.	0	0	0	0
MEADOWLARK LN	GREENFIELD TURN	MEADOWLARK CT		0253-001	82	71	100	75	Flexible
MEADOWLARK LN	MEADOWLARK CT	DS@660N		0253-002	89	90	100	74	Flexible
MEADOWLARK LN	DS@660N	MEADOWLARK CT		0253-003	90	96	100	69	Flexible
	MEADOWLARK CT	GREENFIELD TURN							
					Average:	88	87	100	73
					Std. Dev.	3	10	0	3
MEADOWVIEW LN	YELLOWSTONE LN	NORTON LN		0254-001	84	87	100	63	Flexible
MEADOWVIEW LN	NORTON LN	RED TAIL LN		0254-002	79	74	100	64	Flexible
					Average:	81	80	100	64
					Std. Dev.	0	0	0	0
MENARD DR	MARKETVIEW DR	N BRIDGE ST		0255-001	78	73	75	78	Rigid
					Average:	78	73	75	78
					Std. Dev.	0	0	0	0
MIDNIGHT PL	OLIVE LN	AUTUMN CREEK BLVD		0451-001	95	91	100	88	Flexible
					Average:	95	91	100	88
					Std. Dev.	0	0	0	0
MILL BROOK CIR E	PRESTON DR	OWEN CT		0137-001	77	71	100	62	Flexible
MILL BROOK CIR E	OWEN CT	GAINS CT		0137-002	77	72	100	61	Flexible
MILL BROOK CIR E	GAINS CT	SHERIDAN CT		0137-003	90	90	100	78	Flexible
					Average:	80	76	100	66
					Std. Dev.	6	9	0	8
MILL BROOK CIR E	SHERIDAN CT	KETCHUM CT		0137-004	94	91	100	86	Flexible
MILL BROOK CIR E	KETCHUM CT	SILVER SPRING CT		0137-005	91	85	100	86	Flexible
					Average:	93	88	100	86
					Std. Dev.	0	0	0	0
MILL BROOK CIR E	SILVER SPRING CT	BLACKHAWK BLVD		0137-006	93	91	100	84	Flexible
MILL BROOK CIR E	BLACKHAWK BLVD	WEST END		0137-007	92	91	100	81	Flexible
					Average:	93	91	100	84
					Std. Dev.	0	0	0	0
MILL RD	KENNEDY RD	DS@660E KENNEDY RD		0256-001	76	88	100	43	Flexible
MILL RD	DS@660E KENNEDY RD	BIG ROCK BLVD		0256-002	64	79	68	42	Flexible
MILL RD	BIG ROCK BLVD	DS@660E BIG ROCK BLVD		0256-003	79	98	89	49	Flexible
MILL RD	DS@660E BIG ROCK	DS@1320E BIG ROCK		0256-004	52	73	43	33	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
MILL RD	BLVD	BLVD							
MILL RD	DS@1320E BIG ROCK	TUSCANY TRL		0256-005	58	71	48	47	Flexible
MILL RD	BLVD								
MILL RD	TUSCANY TRL	DS@660E TUSCANY TRL		0256-006	71	86	79	47	Flexible
MILL RD	DS@660E TUSCANY TRL	DS@1320E TUSCANY TRL		0256-007	58	71	41	51	Flexible
MILL RD	DS@1320E TUSCANY TRL	ALLEGIANCE CROSSING		0256-008	84	90	100	63	Flexible
					Average:	68	83	72	46
					Std. Dev.	11	10	23	8
MILL ST	SCHOOLHOUSE RD	ILLINI DR		0257-001	79	69	68	89	Flexible
MILL ST	ILLINI DR	WALTER ST		0257-002	91	82	97	88	Flexible
MILL ST	WALTER ST	OLSEN ST		0257-003	93	83	99	90	Flexible
MILL ST	OLSEN ST	E ORANGE ST		0257-004	94	90	100	86	Flexible
MILL ST	E ORANGE ST	E WASHINGTON ST		0257-005	95	91	100	88	Flexible
MILL ST	E WASHINGTON ST	E FOX ST		0257-006	98	99	100	87	Flexible
					Average:	91	85	92	88
					Std. Dev.	8	12	16	1
MILL ST	E FOX ST	E RIDGE ST		0257-007	90	100	100	65	Flexible
MILL ST	E RIDGE ST	E VAN EMMON ST		0257-008	87	99	100	59	Flexible
					Average:	88	99	100	62
					Std. Dev.	0	0	0	0
MILL ST	E VAN EMMON ST	E HYDRAULIC AVE		0257-009	89	92	100	71	Flexible
					Average:	89	92	100	71
					Std. Dev.	0	0	0	0
MISTWOOD CT	HEARTLAND DR	SOUTH END		0258-001	92	97	100	74	Flexible
					Average:	92	97	100	74
					Std. Dev.	0	0	0	0
MONTROSE CT	WREN RD	EAST END		0259-001	93	90	100	84	Flexible
					Average:	93	90	100	84
					Std. Dev.	0	0	0	0
MORGAN ST	W HYDRAULIC AVE	W HYDRAULIC AVE		0260-001	84	94	100	56	Flexible
MORGAN ST	W HYDRAULIC AVE	W VAN EMMON ST		0260-002	88	90	100	70	Flexible
MORGAN ST	W VAN EMMON ST	W MADISON ST		0260-003	86	97	100	58	Flexible
MORGAN ST	W MADISON ST	W RIDGE ST		0260-004	76	87	100	42	Flexible
MORGAN ST	W RIDGE ST	W FOX ST		0260-005	80	86	100	54	Flexible
					Average:	82	90	100	55
					Std. Dev.	5	5	0	9
MORGAN ST	W FOX ST	W WASHINGTON ST		0260-006	90	80	100	85	Flexible
MORGAN ST	W WASHINGTON ST	W WASHINGTON ST		0260-007	85	68	100	86	Flexible
MORGAN ST	W WASHINGTON ST	W DOLPH ST		0260-008	94	90	100	86	Flexible
MORGAN ST	W DOLPH ST	BLAINE ST		0260-009	94	90	100	85	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 92	86	100	85	
					Std. Dev. 3	7	0	1	
MULHERN CT	E KENDALL DR	EAST END		0261-001	93	91	100	83	Flexible
					Average: 93	91	100	83	
					Std. Dev. 0	0	0	0	
NADEN CT	CENTER PKWY	EAST END		0265-001	92	85	100	86	Flexible
					Average: 92	85	100	86	
					Std. Dev. 0	0	0	0	
NEWBURY CT	FAIRHAVEN DR	NORTH END		0266-001	83	75	100	73	Flexible
					Average: 83	75	100	73	
					Std. Dev. 0	0	0	0	
NORTHLAND LN	BLACKBERRY SHORE LN	DS@660N BLACKBERRY SHORE LN		0267-001	89	84	100	78	Flexible
NORTHLAND LN	DS@660N BLACKBERRY SHORE LN	WESTERN LN		0267-002	83	75	100	73	Flexible
NORTHLAND LN	WESTERN LN	DS@660N WESTERN LN		0267-003	79	71	100	66	Flexible
NORTHLAND LN	DS@660N WESTERN LN	YELLOWSTONE LN		0267-004	86	86	100	69	Flexible
					Average: 84	79	100	72	
					Std. Dev. 6	8	0	7	
NORTON LN	MEADOWVIEW LN	CANNONBALL TRL		0268-001	87	88	100	71	Flexible
					Average: 87	88	100	71	
					Std. Dev. 0	0	0	0	
NORWAY CIR	WHITE OAK WAY	DS@660N WHITE OAK WAY		0269-001	89	88	100	75	Flexible
NORWAY CIR	DS@660N WHITE OAK WAY	NORWAY CT		0269-002	86	82	100	73	Flexible
NORWAY CIR	NORWAY CT	DS@660N NORWAY CT		0269-003	83	78	100	69	Flexible
NORWAY CIR	DS@660N NORWAY CT	FIR CT		0269-004	79	78	100	59	Flexible
NORWAY CIR	FIR CT	WHITE OAK WAY		0269-005	76	73	100	58	Flexible
					Average: 84	81	100	69	
					Std. Dev. 5	7	0	7	
NORWAY CT	NORWAY CIR	SOUTH END		0270-001	83	88	100	61	Flexible
					Average: 83	88	100	61	
					Std. Dev. 0	0	0	0	
OAK ST	CANNONBALL TRL	WEST END		0271-001	87	84	100	74	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 87	84	100	74	
					Std. Dev. 0	0	0	0	
OAKWOOD ST	SOUTH END	E MAIN ST		0272-001	92	84	100	86	Flexible
OAKWOOD ST	E MAIN ST	BEHRENS ST		0272-002	94	88	100	87	Flexible
					Average: 93	86	100	87	
					Std. Dev. 0	0	0	0	
OLD GLORY CT	OLD GLORY DR	NORTH END		0273-001	78	74	100	62	Flexible
					Average: 78	74	100	62	
					Std. Dev. 0	0	0	0	
OLD GLORY DR	CRYDER WAY	DS@660S CRYDER WAY		0274-001	79	81	100	57	Flexible
					Average: 79	81	100	57	
					Std. Dev. 0	0	0	0	
OLD GLORY DR	DS@660S CRYDER WAY	AMOS AVE		0275-001	80	78	100	62	Flexible
OLD GLORY DR	AMOS AVE	DS@660S AMOS AVE		0275-002	80	80	100	60	Flexible
OLD GLORY DR	DS@660S AMOS AVE	OLD GLORY CT		0275-003	77	79	100	54	Flexible
OLD GLORY DR	OLD GLORY CT	ALDEN AVE		0275-004	74	78	100	48	Flexible
OLD GLORY DR	ALDEN AVE	SUNSET AVE		0275-005	68	70	100	40	Flexible
					Average: 77	77	100	55	
					Std. Dev. 5	4	0	9	
OLIVE LN	PRAIRE GRASS LN	MIDNIGHT PL		0450-001	93	86	100	87	Flexible
OLIVE LN	MIDNIGHT PL	NORTH END		0450-002	93	86	100	86	Flexible
					Average: 93	86	100	86	
					Std. Dev. 0	0	0	0	
OLSEN ST	MILL ST	EAST END		0276-001	84	80	100	70	Flexible
					Average: 84	80	100	70	
					Std. Dev. 0	0	0	0	
OMAHA DR	CLEARWATER DR	HOMESTEAD DR		0277-001	92	93	100	78	Flexible
					Average: 92	93	100	78	
					Std. Dev. 0	0	0	0	
OMAHA DR	CLEARWATER DR	KATE DR		0278-001	89	88	100	75	Flexible
OMAHA DR	KATE DR	REDWOOD DR		0278-002	89	85	100	77	Flexible
OMAHA DR	REDWOOD DR	GRACE DR		0278-003	87	78	100	79	Flexible
OMAHA DR	GRACE DR	AUBURN DR		0278-004	90	88	100	77	Flexible
OMAHA DR	AUBURN DR	E SPRING ST		0278-005	91	91	100	77	Flexible
					Average: 89	86	100	77	
					Std. Dev. 1	5	0	1	
ORANGE ST E	W ORANGE ST	HEUSTIS ST		0138-001	89	94	100	70	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
ORANGE ST E	HEUSTIS ST	MILL ST		0138-002	84	81	100	70	Flexible
					Average:	87	90	100	70
					Std. Dev.	0	0	0	0
ORANGE ST E	MILL ST	EAST END		0138-003	71	58	100	58	Flexible
					Average:	71	58	100	58
					Std. Dev.	0	0	0	0
ORANGE ST W	ADRIAN ST	STATE ST		0389-001	81	59	100	84	Flexible
ORANGE ST W	STATE ST	S MAIN ST		0389-002	85	72	100	80	Flexible
ORANGE ST W	S MAIN ST	S BRIDGE ST		0389-003	88	86	100	75	Flexible
					Average:	85	72	100	80
					Std. Dev.	4	14	0	5
ORCHID ST	EMERALD LN	LAVENDER WAY		0279-001	89	94	100	69	Flexible
ORCHID ST	LAVENDER WAY	AUTUMN CREEK BLVD		0279-002	94	100	100	75	Flexible
ORCHID ST	AUTUMN CREEK BLVD	DS@660W AUTUMN CREEK BLVD		0279-003	89	85	100	77	Flexible
ORCHID ST	DS@660W AUTUMN CREEK BLVD	CRIMSON LN		0279-004	91	90	100	78	Flexible
					Average:	91	93	100	75
					Std. Dev.	3	8	0	3
OVERLOOK CT	CANNONBALL TRL	ANDREA CT		0280-001	89	90	100	74	Flexible
OVERLOOK CT	ANDREA CT	SOUTH END		0280-002	83	73	100	76	Flexible
					Average:	85	79	100	75
					Std. Dev.	0	0	0	0
PALMER CT	W COUNTRYSIDE PKWY	NORTH END		0281-001	94	90	100	86	Flexible
					Average:	94	90	100	86
					Std. Dev.	0	0	0	0
PARK ST E	MCHUGH RD	DS@660W MCHUGH RD		0139-001	67	63	100	43	Flexible
PARK ST E	DS@660W MCHUGH RD	FREEMONT ST		0139-002	64	60	100	40	Flexible
PARK ST E	FREEMONT ST	LIBERTY ST		0139-003	68	64	100	46	Flexible
					Average:	67	63	100	43
					Std. Dev.	1	1	0	3
PARK ST E	LIBERTY ST	BRISTOL AVE		0139-004	78	94	100	42	Flexible
PARK ST E	BRISTOL AVE	N BRIDGE ST		0139-005	83	73	100	75	Flexible
					Average:	81	81	100	62
					Std. Dev.	0	0	0	0
PARKSIDE LN	DEERPOINT LN	DS@728W DEERPOINT LN		0285-001	85	85	100	69	Flexible

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PARKSIDE LN	DS@728W	COUNTRY HILLS DR		0285-002	95	100	100	77	Flexible
	DEERPOINT LN								
PARKSIDE LN	COUNTRY HILLS DR	HEARTHSTONE AVE		0285-003	89	93	100	71	Flexible
PARKSIDE LN	HEARTHSTONE AVE	HATFIELD AVE		0285-004	92	100	100	71	Flexible
PARKSIDE LN	HATFIELD AVE	DS@660W HATFIELD AVE		0285-005	89	90	100	74	Flexible
PARKSIDE LN	DS@660W HATFIELD AVE	RAINTREE RD		0285-006	89	88	100	74	Flexible
Average:					90	92	100	73	
Std. Dev.					4	6	0	3	
PARKSIDE LN	RAINTREE RD	WARBLER LN		0285-007	91	100	100	67	Flexible
PARKSIDE LN	WARBLER LN	COACH RD		0285-008	93	94	100	78	Flexible
Average:					92	97	100	73	
Std. Dev.					0	0	0	0	
PATRICK CT	CANNONBALL TRL	WEST END		0286-001	95	90	100	87	Flexible
Average:					95	90	100	87	
Std. Dev.					0	0	0	0	
PATRIOT CT	GRANDE TRL	SOUTH END		0287-001	83	69	100	79	Flexible
Average:					83	69	100	79	
Std. Dev.					0	0	0	0	
PAVILLION RD	FOX RD	DS@660N FOX RD		0288-001	96	93	100	89	Flexible
PAVILLION RD	DS@660N FOX RD	DS@1320N FOX RD		0288-002	99	99	100	90	Flexible
PAVILLION RD	DS@1320N FOX RD	DS@1980N FOX RD		0288-003	99	98	100	90	Flexible
PAVILLION RD	DS@1980N FOX RD	SOUTH CITY LIMIT		0288-004	96	92	100	89	Flexible
Average:					98	96	100	90	
Std. Dev.					2	4	0	1	
PAVILLION RD	IL RT 71	DS@660N IL RT 71		0289-001	95	90	100	88	Flexible
Average:					95	90	100	88	
Std. Dev.					0	0	0	0	
PAVILLION RD	DS@660N IL RT 71	NORTH CITY LIMIT		0290-001	94	91	100	85	Flexible
Average:					94	91	100	85	
Std. Dev.					0	0	0	0	
PENMAN RD	SOUTH END	PRESTWICK LN		0291-001	95	88	100	89	Flexible
PENMAN RD	PRESTWICK LN	DS@660N PRESTWICK LN		0291-002	98	100	100	87	Flexible
PENMAN RD	DS@660N PRESTWICK LN	SCHOOLHOUSE RD		0291-003	98	100	100	87	Flexible
Average:					97	97	100	87	
Std. Dev.					2	5	0	1	
PENSACOLA ST	TAMPA DR	BISCAYNE LN		0292-001	88	85	100	75	Flexible
PENSACOLA ST	BISCAYNE LN	PLEASANT CT		0292-002	88	84	100	76	Flexible

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PENSACOLA ST	PLEASANT CT	SARASOTA AVE		0292-003	89	86	100	76	Flexible
					Average:	88	85	100	76
					Std. Dev.	1	1	0	1
PHELPS CT	FAIRFAX WAY	WEST END		0293-001	93	93	100	80	Flexible
					Average:	93	93	100	80
					Std. Dev.	0	0	0	0
PIERPONT LN	ROSENWINKEL ST	GARDINER AVE		0294-001	87	87	100	71	Flexible
					Average:	87	87	100	71
					Std. Dev.	0	0	0	0
PINEWOOD DR	SHADOW WOOD DR	DS@660N SHADOW WOOD DR		0295-001	99	100	100	88	Flexible
PINEWOOD DR	DS@660N SHADOW WOOD DR	CALEDONIA DR		0295-002	98	99	100	87	Flexible
					Average:	99	100	100	88
					Std. Dev.	0	0	0	0
PLEASANT CT	PENSACOLA ST	SOUTH END		0296-001	88	85	100	75	Flexible
					Average:	88	85	100	75
					Std. Dev.	0	0	0	0
PLYMOUTH AVE	ROSENWINKEL ST	TIMBALIER ST		0297-001	86	81	100	75	Flexible
PLYMOUTH AVE	TIMBALIER ST	DS@660E TIMBALIER ST		0297-002	85	77	100	75	Flexible
PLYMOUTH AVE	DS@660E TIMBALIER ST	TIMBALIER ST		0297-003	87	83	100	75	Flexible
PLYMOUTH AVE	TIMBALIER ST	BRISTOL BAY DR		0297-004	89	83	100	80	Flexible
					Average:	86	80	100	76
					Std. Dev.	2	4	0	2
POPLAR DR	WEST FOX ST	KELLY AVE		0298-001	89	91	100	72	Flexible
POPLAR DR	KELLY AVE	FLINT CREEK LN		0298-002	93	99	100	75	Flexible
POPLAR DR	FLINT CREEK LN	KELLY AVE		0298-003	92	96	100	74	Flexible
POPLAR DR	KELLY AVE	AARON LN		0298-004	87	88	100	71	Flexible
POPLAR DR	AARON LN	WINDHAM CIR		0298-005	88	88	100	73	Flexible
POPLAR DR	WINDHAM CIR	TYLER CREEK CT		0298-006	85	84	100	68	Flexible
POPLAR DR	TYLER CREEK CT	SHARON LN		0298-007	91	90	100	77	Flexible
POPLAR DR	SHARON LN	STONY CREEK LN		0298-008	86	88	100	67	Flexible
POPLAR DR	STONY CREEK LN	WINDHAM CIR		0298-009	87	88	100	69	Flexible
					Average:	89	91	100	73
					Std. Dev.	3	5	0	3
POWERS CT	W KENDALL DR	NORTH END		0299-001	94	97	100	79	Flexible
					Average:	94	97	100	79
					Std. Dev.	0	0	0	0
PRAIRE GRASS LN	AUTUMN CREEK	DS@660S AUTUMN		0300-001	87	77	100	82	Flexible

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PRAIRE GRASS LN	BLVD DS@660S AUTUMN CREEK BLVD	CREEK BLVD OLIVE LN		0300-002	88	77	100	83	Flexible
PRAIRE GRASS LN	OLIVE LN	HAYDEN DR		0300-003	85	85	100	69	Flexible
					Average:	86	81	100	76
					Std. Dev.	1	6	0	9
PRAIRE CLOVER DR	HAYDEN DR	EAST END		0301-001	92	97	100	74	Flexible
					Average:	92	97	100	74
					Std. Dev.	0	0	0	0
PRAIRE CROSSING DR	COUNTRY HILLS DR	TREMONT AVE		0302-001	91	95	100	72	Flexible
PRAIRE CROSSING DR	TREMONT AVE	DS@660N TREMONT AVE		0302-002	93	99	100	73	Flexible
PRAIRE CROSSING DR	DS@660N TREMONT AVE	DEERPOINT LN		0302-003	87	84	100	75	Flexible
PRAIRE CROSSING DR	DEERPOINT LN	INGEMUNSON LN		0302-004	86	84	100	72	Flexible
PRAIRE CROSSING DR	INGEMUNSON LN	HAWK HOLLOW DR		0302-005	93	100	100	74	Flexible
PRAIRE CROSSING DR	HAWK HOLLOW DR	HAMPTON LN		0302-006	95	100	100	77	Flexible
PRAIRE CROSSING DR	HAMPTON LN	WREN RD		0302-007	93	99	100	73	Flexible
PRAIRE CROSSING DR	WREN RD	EAST END		0302-008	93	100	100	73	Flexible
					Average:	91	95	100	74
					Std. Dev.	4	8	0	2
PRAIRE LN	LEISURE ST	HILLCREST AVE		0303-001	98	98	100	89	Flexible
					Average:	98	98	100	89
					Std. Dev.	0	0	0	0
PRAIRE MEADOWS DR	KENNEDY RD	BLUESTEM DR		0304-001	83	81	100	68	Flexible
					Average:	83	81	100	68
					Std. Dev.	0	0	0	0
PRAIRE POINTE DR	MCHUGH RD	CRIMSON LN		0449-001	85	86	100	66	Flexible
					Average:	85	86	100	66
					Std. Dev.	0	0	0	0
PRAIRE ROSE LN	BLUESTEM DR	DS@660N BLUESTEM DR		0305-001	87	87	100	71	Flexible
PRAIRE ROSE LN	DS@660N BLUESTEM DR	HAYDEN DR		0305-002	86	85	100	71	Flexible
					Average:	87	86	100	71
					Std. Dev.	0	0	0	0

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
PRESTON DR	TUSCANY LN	E MILL BROOK CIR		0306-001	89	93	100	71	Flexible
					Average:	89	93	100	71
					Std. Dev.	0	0	0	0
PRESTON DR	TUSCANY TAIL	HAVENHILL CT		0307-001	72	76	100	45	Flexible
PRESTON DR	HAVENHILL CT	EVANS CT		0307-002	67	65	100	43	Flexible
PRESTON DR	EVANS CT	PRESTON CT		0307-003	74	81	100	46	Flexible
PRESTON DR	PRESTON CT	EAST END		0307-004	80	87	100	55	Flexible
					Average:	72	75	100	47
					Std. Dev.	6	11	0	6
PRESTWICK LN	PENMAN RD	SHETLAND LN		0308-001	94	90	100	86	Flexible
PRESTWICK LN	SHETLAND LN	WHITEKIRK LN		0308-002	99	98	100	90	Flexible
					Average:	97	95	100	88
					Std. Dev.	0	0	0	0
PURCELL ST	CANNONBALL TRL	DS@660W CANNONBALL TRL		0309-001	92	85	100	86	Flexible
					Average:	92	85	100	86
					Std. Dev.	0	0	0	0
PURCELL ST	DS@660W CANNONBALL TRL	N CARLY CIR		0309-002	96	90	100	90	Flexible
PURCELL ST	N CARLY CIR	WEST END		0309-003	92	84	100	87	Flexible
					Average:	95	89	100	89
					Std. Dev.	0	0	0	0
RAINTREE RD	STAGECOACH TRAIL	HAZELTINE WAY		0310-001	95	100	100	78	Flexible
RAINTREE RD	HAZELTINE WAY	SUNNY DELL DR		0310-002	93	100	100	73	Flexible
RAINTREE RD	SUNNY DELL DR	DS@660S SUNNY DELL DR		0310-003	95	100	100	79	Flexible
RAINTREE RD	DS@660S SUNNY DELL DR	KINGSMILL ST		0310-004	92	96	100	75	Flexible
RAINTREE RD	KINGSMILL ST	PARKSIDE LN		0310-005	93	99	100	75	Flexible
					Average:	94	99	100	77
					Std. Dev.	1	1	0	2
RED TAIL CT	ALAN DALE LN	WEST END		0311-001	84	78	100	73	Flexible
					Average:	84	78	100	73
					Std. Dev.	0	0	0	0
RED TAIL LN	RED TAIL CT	MEADOWVIEW LN		0312-001	79	75	100	63	Flexible
					Average:	79	75	100	63
					Std. Dev.	0	0	0	0
REDBUD DR	ALAN DALE LN	DS@660E ALAN DALE LN		0313-001	93	85	100	88	Flexible
REDBUD DR	DS@660E ALAN DALE LN	CATALPA TRL		0313-002	88	74	100	87	Flexible

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REDBUD DR	CATALPA TRL	SUMAC DR		0313-003	85	68	100	86	Flexible
					Average:	90	78	100	87
					Std. Dev.	4	9	0	1
REDHORSE LN	KELLY AVE	FLINT CREEK LN		0314-001	91	91	100	78	Flexible
REDHORSE LN	FLINT CREEK LN	SOUTH END		0314-002	85	78	100	75	Flexible
					Average:	89	86	100	77
					Std. Dev.	0	0	0	0
REDWOOD DR	OMAHA DR	TAUS CIR		0315-001	89	86	100	76	Flexible
					Average:	89	86	100	76
					Std. Dev.	0	0	0	0
RENA LN	ELDAMAIN RD	CAROLYN CT		0316-001	92	99	100	72	Flexible
RENA LN	CAROLYN CT	NORTH END		0316-002	97	93	100	90	Flexible
					Average:	94	96	100	81
					Std. Dev.	0	0	0	0
RICHMOND AVE	FAIRFAX WAY	COUNTRY HILLS DR		0317-004	83	68	100	80	Flexible
					Average:	83	68	100	80
					Std. Dev.	0	0	0	0
RIDGE ST	CITY LIMIT	MAIN ST		0318-001	97	93	100	90	Flexible
					Average:	97	93	100	90
					Std. Dev.	0	0	0	0
RIDGE ST E	MILL ST	EAST END		0140-001	88	75	100	85	Flexible
					Average:	88	75	100	85
					Std. Dev.	0	0	0	0
RIDGE ST W	S MAIN ST	STATE ST		0390-002	88	84	100	77	Flexible
RIDGE ST W	STATE ST	STATE ST		0390-003	92	83	100	87	Flexible
RIDGE ST W	STATE ST	ADAMS ST		0390-004	97	97	100	87	Flexible
RIDGE ST W	ADAMS ST	MORGAN ST		0390-005	90	77	100	88	Flexible
RIDGE ST W	MORGAN ST	WEST END		0390-006	91	82	100	86	Flexible
					Average:	91	82	100	85
					Std. Dev.	2	4	0	4
RIVER BIRCH DR	EAST END	RIVER BIRCH LN		0319-001	83	82	100	65	Flexible
RIVER BIRCH DR	RIVER BIRCH LN	WEST END		0319-002	82	85	100	59	Flexible
					Average:	82	84	100	62
					Std. Dev.	0	0	0	0
RIVER BIRCH LN	WHITE OAK WAY	RIVER BIRCH DR		0320-001	82	84	100	60	Flexible
					Average:	82	84	100	60
					Std. Dev.	0	0	0	0
RIVER ST W	CITY LIMIT	KING ST		0391-001	95	97	100	82	Flexible

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				Average:	95	97	100	82	
				Std. Dev.	0	0	0	0	
RIVER ST W	KING ST	CHURCH ST		0391-002	87	76	100	82	Flexible
RIVER ST W	CHURCH ST	S BRIDGE ST		0391-003	98	97	100	88	Flexible
				Average:	92	86	100	85	
				Std. Dev.	0	0	0	0	
RODAK CT	BENJAMIN ST	EAST END		0441-001	89	82	100	80	Flexible
				Average:	89	82	100	80	
				Std. Dev.	0	0	0	0	
ROOD ST	ALDEN AVE	DS@660S ALDEN AVE		0321-001	83	72	100	76	Flexible
				Average:	83	72	100	76	
				Std. Dev.	0	0	0	0	
ROOD ST	DS@660S ALDEN AVE	HENNING LN		0322-001	85	75	100	78	Flexible
				Average:	85	75	100	78	
				Std. Dev.	0	0	0	0	
ROSENWINKEL ST	GALENA RD	DS@660N GALENA RD		0323-001	87	90	100	69	Flexible
ROSENWINKEL ST	DS@660N GALENA RD	DS@1320N GALENA RD		0323-002	91	100	100	68	Flexible
ROSENWINKEL ST	DS@1320N GALENA RD	BERTRAM DR		0323-003	91	100	100	68	Flexible
ROSENWINKEL ST	BERTRAM DR	PIERPONT LN		0323-004	82	79	100	67	Flexible
ROSENWINKEL ST	PIERPONT LN	BRISTOL BAY DR		0323-005	85	84	100	70	Flexible
ROSENWINKEL ST	BRISTOL BAY DR	PLYMOUTH AVE		0323-006	87	87	100	71	Flexible
ROSENWINKEL ST	PLYMOUTH AVE	NORTH END		0323-007	90	91	100	74	Flexible
				Average:	88	91	100	69	
				Std. Dev.	3	8	0	1	
ROSENWINKEL ST	N BRIDGE ST	DS@660E N BRIDGE ST		0324-001	95	97	100	82	Flexible
ROSENWINKEL ST	DS@660E N BRIDGE ST	DS@1320E N BRIDGE ST		0324-002	93	93	100	81	Flexible
ROSENWINKEL ST	DS@1320E N BRIDGE ST	EAST END		0324-003	94	91	100	84	Flexible
				Average:	94	94	100	82	
				Std. Dev.	1	3	0	2	
RUBY DR	EMERALD LN	EAST END		0437-001	95	88	100	91	Flexible
				Average:	95	88	100	91	
				Std. Dev.	0	0	0	0	
RYAN CT	EAST END	CALEDONIA DR		0325-001	96	100	100	81	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 96	100	100	81	
					Std. Dev. 0	0	0	0	
RYAN DR	CALEDONIA DR	DS@660S CALEDONIA DR		0326-001	94	95	100	81	Flexible
RYAN DR	DS@660S CALEDONIA DR	CALEDONIA DR		0326-002	96	100	100	81	Flexible
					Average: 95	98	100	81	
					Std. Dev. 0	0	0	0	
SAGE CT	CRIMSON LN	WEST END		0330-001	94	90	100	86	Flexible
					Average: 94	90	100	86	
					Std. Dev. 0	0	0	0	
SANDERS CT	E MAIN ST	NORTH END		0331-001	63	41	100	57	Flexible
					Average: 63	41	100	57	
					Std. Dev. 0	0	0	0	
SARASOTA AVE	BERTRAM DR	PENSACOLA ST		0332-001	88	73	100	87	Flexible
					Average: 88	73	100	87	
					Std. Dev. 0	0	0	0	
SEELEY ST	ALLEGIANCE CROSSING	BERRYWOOD LN	NEW	0334-001	78	76	100	59	Flexible
					Average: 78	76	100	59	
					Std. Dev. 0	0	0	0	
SEQUOIA CIR	EAST END	SYCAMORE RD		0335-001	82	73	100	71	Flexible
					Average: 82	73	100	71	
					Std. Dev. 0	0	0	0	
SHADOW WOOD DR	WEST END	LAUREN DR		0336-001	98	100	100	87	Flexible
SHADOW WOOD DR	LAUREN DR	PINEWOOD DR		0336-002	96	97	100	84	Flexible
SHADOW WOOD DR	PINEWOOD DR	LONGVIEW DR		0336-003	98	100	100	85	Flexible
SHADOW WOOD DR	LONGVIEW DR	WHEATON AVE		0336-004	98	100	100	87	Flexible
					Average: 97	99	100	85	
					Std. Dev. 1	2	0	2	
SHETLAND CT	NORTH END	SHETLAND LN		0337-001	97	97	100	87	Flexible
					Average: 97	97	100	87	
					Std. Dev. 0	0	0	0	
SHETLAND LN	SHETLAND CT	PRESTWICK LN		0338-001	95	94	100	85	Flexible
					Average: 95	94	100	85	
					Std. Dev. 0	0	0	0	
SHOEGER CT	SHOEGER DR	NORTH END		0339-001	73	67	100	56	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 73	67	100	56	
					Std. Dev. 0	0	0	0	
SHOEGER DR	WEST END	SHOEGER CT		0340-001	83	80	100	69	Flexible
SHOEGER DR	SHOEGER CT	BRADY ST		0340-002	72	75	100	46	Flexible
SHOEGER DR	BRADY ST	PRESTON DR		0340-003	72	88	100	33	Flexible
					Average: 75	80	100	48	
					Std. Dev. 6	7	0	16	
SIENNA DR	EMERALD LN	LAVENDER WAY		0341-001	84	82	100	69	Flexible
SIENNA DR	LAVENDER WAY	AUTUMN CREEK BLVD		0341-002	90	93	100	72	Flexible
					Average: 88	89	100	71	
					Std. Dev. 0	0	0	0	
SLATE CT	EMERALD LN	EAST END		0436-001	96	93	100	89	Flexible
					Average: 96	93	100	89	
					Std. Dev. 0	0	0	0	
SLATE DR	LILAC WY	EMERALD LN		0435-001	89	73	100	90	Flexible
					Average: 89	73	100	90	
					Std. Dev. 0	0	0	0	
SOMONAUK ST E	MCHUGH RD	DS@660W MCHUGH RD		0141-001	96	94	100	87	Flexible
SOMONAUK ST E	DS@660W MCHUGH RD	FREEMONT ST		0141-002	97	97	100	87	Flexible
SOMONAUK ST E	FREEMONT ST	LIBERTY ST		0141-003	93	88	100	86	Flexible
SOMONAUK ST E	LIBERTY ST	BRISTOL AVE		0141-004	98	100	100	85	Flexible
SOMONAUK ST E	BRISTOL AVE	COLTON ST		0141-005	96	98	100	84	Flexible
SOMONAUK ST E	COLTON ST	W SOMONAUK ST		0141-006	93	91	100	82	Flexible
					Average: 95	94	100	85	
					Std. Dev. 2	5	0	2	
SOMONAUK ST W	E SOMONAUK ST	TOWER LN		0392-001	95	100	100	78	Flexible
SOMONAUK ST W	TOWER LN	CHURCH ST		0392-002	96	100	100	82	Flexible
SOMONAUK ST W	CHURCH ST	KING ST		0392-003	98	100	100	86	Flexible
SOMONAUK ST W	KING ST	WEST ST		0392-004	98	100	100	85	Flexible
					Average: 97	100	100	83	
					Std. Dev. 2	0	0	4	
SOMONAUK ST W	WEST ST	DS@660W WEST ST		0392-005	92	85	100	85	Flexible
SOMONAUK ST W	DS@660W WEST ST	WEST END		0392-006	87	74	100	85	Flexible
					Average: 92	85	100	85	
					Std. Dev. 0	0	0	0	
SPICEBUSH CT	WALSH DR	EAST END		0342-001	91	89	100	78	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	91	89	100	78	
				Std. Dev.	0	0	0	0	
SPRING ST E	BRIDGE RD	COLTON ST		0142-001	93	88	100	86	Flexible
SPRING ST E	COLTON ST	LIBERTY ST		0142-002	97	96	100	88	Flexible
SPRING ST E	LIBERTY ST	FREEMONT ST		0142-003	95	88	100	89	Flexible
SPRING ST E	FREEMONT ST	DS@660E FREEMONT ST		0142-004	96	90	100	90	Flexible
SPRING ST E	DS@660E FREEMONT ST	MCHUGH RD		0142-005	95	88	100	91	Flexible
				Average:	95	90	100	89	
				Std. Dev.	2	4	0	2	
SPRING ST E	MCHUGH RD	WOODWORTH ST		0142-006	99	100	100	88	Flexible
SPRING ST E	WOODWORTH ST	BRUELL ST		0142-007	99	100	100	88	Flexible
SPRING ST E	BRUELL ST	WACKER DR		0142-008	95	91	100	88	Flexible
SPRING ST E	WACKER DR	TERI LN		0142-009	99	96	100	92	Flexible
SPRING ST E	TERI LN	QUINSEY RD		0142-010	95	91	100	87	Flexible
				Average:	98	96	100	89	
				Std. Dev.	2	4	0	3	
SPRING ST E	QUINSEY RD	OMAHA DR		0142-011	95	97	100	81	Flexible
SPRING ST E	OMAHA DR	AUBURN DR		0142-012	90	87	100	79	Flexible
SPRING ST E	AUBURN DR	GRACE DR		0142-013	91	91	100	76	Flexible
SPRING ST E	GRACE DR	BIRCHWOOD DR		0142-014	86	81	100	74	Flexible
SPRING ST E	BIRCHWOOD DR	DS@660E BIRCHWOOD DR		0142-015	88	84	100	77	Flexible
SPRING ST E	DS@660E BIRCHWOOD DR	DS@1320E BIRCHWOOD DR		0142-016	90	88	100	78	Flexible
SPRING ST E	DS@1320E BIRCHWOOD DR	BIRCHWOOD DR		0142-017	87	81	100	78	Flexible
SPRING ST E	BIRCHWOOD DR	DEERPATH DR		0142-018	89	87	100	76	Flexible
SPRING ST E	DEERPATH DR	CLEARWATER DR		0142-019	90	88	100	77	Flexible
SPRING ST E	CLEARWATER DR	TUMA RD		0142-020	85	76	100	76	Flexible
				Average:	89	86	100	77	
				Std. Dev.	2	4	0	2	
SPRING ST W	N BRIDGE ST	PAVEMENT CHANGE		0393-001	89	84	100	78	Flexible
				Average:	89	84	100	78	
				Std. Dev.	0	0	0	0	
SPRING ST W	PAVEMENT CHANGE	CHURCH ST		0393-002	93	84	100	88	Flexible
				Average:	93	84	100	88	
				Std. Dev.	0	0	0	0	
SPRUCE CT	WHITE OAK WAY	SOUTH END		0343-001	74	64	100	61	Flexible
				Average:	74	64	100	61	
				Std. Dev.	0	0	0	0	
SQUIRE CIR	GRANDE TRL	DS@660W GRANDE		0344-001	85	77	100	77	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
SQUIRE CIR	DS@660W GRANDE	TRL DS@1320W GRANDE		0344-002	85	71	100	81	Flexible
SQUIRE CIR	TRL	TRL							
SQUIRE CIR	DS@1320W GRANDE	GRANDE TRL		0344-003	86	74	100	81	Flexible
	TRL								
Average:					85	74	100	80	
Std. Dev.					1	3	0	2	
STATE ST	W HYDRAULIC AVE	W VAN EMMON ST		0345-001	79	92	100	45	Flexible
STATE ST	W VAN EMMON ST	W MADISON ST		0345-002	74	80	100	45	Flexible
STATE ST	W MADISON ST	W RIDGE ST		0345-003	84	96	100	54	Flexible
Average:					79	90	100	48	
Std. Dev.					5	8	0	5	
STATE ST	W RIDGE ST	W FOX ST		0345-004	97	100	100	83	Flexible
STATE ST	W FOX ST	W WASHINGTON ST		0345-005	98	100	100	85	Flexible
STATE ST	W WASHINGTON ST	W ORANGE ST		0345-006	83	63	100	84	Flexible
STATE ST	W ORANGE ST	W DOLPH ST		0345-007	91	82	100	86	Flexible
STATE ST	W DOLPH ST	W BEECHER ST		0345-008	90	80	100	86	Flexible
STATE ST	W BEECHER ST	BLAINE ST		0345-009	88	71	100	89	Flexible
Average:					92	84	100	85	
Std. Dev.					6	16	0	2	
STILLWATER CT	ARROWHEAD DR	WEST END		0346-001	85	77	100	75	Flexible
Average:					85	77	100	75	
Std. Dev.					0	0	0	0	
STONERIDGE CIR	COTTONWOOD TRL	EAST END		0347-001	81	76	100	66	Flexible
Average:					81	76	100	66	
Std. Dev.					0	0	0	0	
STONERIDGE CT	COTTONWOOD TRL	SOUTH END		0348-001	86	88	100	68	Flexible
Average:					86	88	100	68	
Std. Dev.					0	0	0	0	
STONY CREEK LN	POPLAR DR	WINDHAM CIR		0349-001	92	96	100	74	Flexible
Average:					92	96	100	74	
Std. Dev.					0	0	0	0	
STRAWBERRY LN	EAST END	S CONOVER CT		0350-001	96	96	100	86	Flexible
STRAWBERRY LN	S CONOVER CT	W KENDALL DR		0350-002	97	97	100	86	Flexible
Average:					96	96	100	86	
Std. Dev.					0	0	0	0	
SUMAC DR	TWINLEAF TRL	HONEYSUCKLE LN		0351-001	90	78	100	88	Flexible
SUMAC DR	HONEYSUCKLE LN	DS@660S		0351-002	93	82	100	90	Flexible
		HONEYSUCKLE LN							
SUMAC DR	DS@660S	REDBUD DR		0351-003	91	80	100	88	Flexible
	HONEYSUCKLE LN								

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 92	80	100	89	
					Std. Dev. 2	2	0	1	
SUMAC DR	REDBUD DR	DS@660S REDBUD DR		0351-004	94	88	100	88	Flexible
SUMAC DR	DS@660S REDBUD DR	ALAN DALE LN		0351-005	89	73	100	90	Flexible
					Average: 92	81	100	89	
					Std. Dev. 0	0	0	0	
SUNFLOWER CT	WALSH DR	EAST END		0352-001	87	90	100	68	Flexible
					Average: 87	90	100	68	
					Std. Dev. 0	0	0	0	
SUNNY DELL CT	WEST END	GREENFIELD TURN		0353-001	87	90	100	67	Flexible
					Average: 87	90	100	67	
					Std. Dev. 0	0	0	0	
SUNNY DELL LN	GREENFIELD TURN	RAINTREE RD		0354-001	83	84	100	64	Flexible
					Average: 83	84	100	64	
					Std. Dev. 0	0	0	0	
SUNSET AVE	HILLCREST AVE	LEISURE ST		0355-001	99	99	100	89	Flexible
SUNSET AVE	LEISURE ST	PLEASURE DR		0355-002	97	97	100	87	Flexible
SUNSET AVE	PLEASURE DR	GEORGEANNA ST		0355-003	96	96	100	86	Flexible
SUNSET AVE	GEORGEANNA ST	SOUTH END		0355-004	89	76	100	87	Flexible
					Average: 95	91	100	87	
					Std. Dev. 5	12	0	1	
SUNSET AVE	BRISTOL RIDGE RD	GRANDE TRL		0356-001	88	100	100	60	Flexible
SUNSET AVE	GRANDE TRL	BRISTOL RIDGE RD		0356-001	89	100	100	64	Flexible
					Average: 89	100	100	62	
					Std. Dev. 0	0	0	0	
SUTTON ST	SOUTH END	FAIRFAX WAY		0357-001	93	90	100	82	Flexible
SUTTON ST	FAIRFAX WAY	WAVERLY CIR		0357-002	89	90	100	74	Flexible
SUTTON ST	WAVERLY CIR	DS@660N WAVERLY CIR		0357-003	82	77	100	69	Flexible
SUTTON ST	DS@660N WAVERLY CIR	DS@1320N WAVERLY CIR		0357-004	86	85	100	70	Flexible
SUTTON ST	DS@1320N WAVERLY CIR	WINDETT RIDGE RD		0357-005	87	82	100	77	Flexible
					Average: 86	84	100	73	
					Std. Dev. 4	6	0	5	
SWITCHGRASS LN	BLUESTEM DR	DS@660S BLUESTEM DR		0358-001	85	83	100	71	Flexible
SWITCHGRASS LN	DS@660S BLUESTEM DR	HAYDEN DR		0358-002	85	83	100	71	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	85	83	100	71	
				Std. Dev.	0	0	0	0	
SYCAMORE RD	W VETERANS PKWY	DS@660S W VETERANS PKWY		0359-001	72	78	100	43	Flexible
SYCAMORE RD	DS@660S W VETERANS PKWY	JOHN ST		0359-002	71	78	100	38	Flexible
				Average:	72	78	100	42	
				Std. Dev.	0	0	0	0	
SYCAMORE RD	JOHN ST	SEQUOIA CIR		0359-003	75	72	100	55	Flexible
SYCAMORE RD	SEQUOIA CIR	COTTONWOOD TRL		0359-004	79	77	100	61	Flexible
SYCAMORE RD	COTTONWOOD TRL	CITY LIMIT		0359-005	78	71	100	64	Flexible
				Average:	77	74	100	59	
				Std. Dev.	2	3	0	4	
TAMPA DR	BERTRAM DR	PENSACOLA ST		0360-001	94	100	100	76	Flexible
				Average:	94	100	100	76	
				Std. Dev.	0	0	0	0	
TAUS CIR	REDWOOD DR	BLUEJAY DR		0361-001	89	85	100	77	Flexible
TAUS CIR	BLUEJAY DR	DS@660E BLUEJAY DR		0361-002	89	84	100	78	Flexible
TAUS CIR	DS@660E BLUEJAY DR	REDWOOD DR		0361-003	91	88	100	79	Flexible
				Average:	90	85	100	78	
				Std. Dev.	1	2	0	1	
TERI LN	NORTH END	DS@660N SOUTH END		0362-001	86	66	100	90	Flexible
TERI LN	DS@660N SOUTH END	E SPRING ST		0362-002	91	76	100	91	Flexible
				Average:	89	71	100	91	
				Std. Dev.	0	0	0	0	
TIMBALIER ST	PLYMOUTH AVE	DS@660N PLYMOUTH AVE		0363-001	82	72	100	72	Flexible
TIMBALIER ST	DS@660N PLYMOUTH AVE	PLYMOUTH AVE		0363-002	78	63	100	71	Flexible
				Average:	81	69	100	72	
				Std. Dev.	0	0	0	0	
TITUS DR	AUTUMN CREEK BLVD	DS@660S AUTUMN CREEK BLVD		0452-001	98	99	100	88	Flexible
TITUS DR	DS@660S AUTUMN CREEK BLVD	AUTUMN CREEK BLVD		0452-002	95	91	100	87	Flexible
				Average:	96	95	100	87	
				Std. Dev.	0	0	0	0	

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
TOMASK CT	BENJAMIN ST	NORTH END		0444-001	88	80	100	80	Flexible
					Average:	88	80	100	80
					Std. Dev.	0	0	0	0
TOWER LN	W SOMONAUK ST	NORTH END		0365-001	88	77	100	83	Flexible
					Average:	88	77	100	83
					Std. Dev.	0	0	0	0
TREMONT AVE	PRAIRIE CROSSING DR	COUNTRY HILLS DR		0366-001	90	79	100	87	Flexible
TREMONT AVE	COUNTRY HILLS DR	SOUTH END		0366-002	89	71	100	91	Flexible
					Average:	90	77	100	88
					Std. Dev.	0	0	0	0
TRILLIUM CT	CROOKED CREEK DR	EAST END		0367-001	99	97	100	91	Flexible
					Average:	99	97	100	91
					Std. Dev.	0	0	0	0
TUSCANY TRL	MILL RD	SHOEGER DR		0370-001	74	85	100	41	Flexible
TUSCANY TRL	SHOEGER DR	CROOKER DR		0370-002	76	100	100	31	Flexible
TUSCANY TRL	CROOKER DR	PRESTON DR		0370-003	68	77	100	35	Flexible
TUSCANY TRL	PRESTON DR	DS@660N PRESTON DR		0370-004	70	72	100	45	Flexible
TUSCANY TRL	DS@660N PRESTON DR	DS@1320N PRESTON DR		0370-005	79	93	100	46	Flexible
TUSCANY TRL	DS@1320N PRESTON DR	CITY LIMIT		0370-006	73	80	100	44	Flexible
					Average:	73	86	100	40
					Std. Dev.	4	12	0	7
TWINLEAF TRL	ALAN DALE LN	DS@660E ALAN DALE LN		0371-001	93	87	100	87	Flexible
TWINLEAF TRL	DS@660E ALAN DALE LN	SUMAC DR		0371-002	91	78	100	89	Flexible
TWINLEAF TRL	SUMAC DR	DS@660E SUMAC DR		0371-003	92	82	100	88	Flexible
TWINLEAF TRL	DS@660E SUMAC DR	FAXON RD		0371-004	95	88	100	89	Flexible
					Average:	93	84	100	88
					Std. Dev.	1	4	0	1
TYLER CREEK CT	POPLAR DR	NORTH END		0372-001	87	83	100	74	Flexible
					Average:	87	83	100	74
					Std. Dev.	0	0	0	0
VAN EMMON ST E	CITY LIMIT	BENJAMIN ST		0143-001	97	96	100	87	Flexible
VAN EMMON ST E	BENJAMIN ST	DS@660W BENJAMIN ST		0143-002	90	96	100	69	Flexible
VAN EMMON ST E	DS@660W BENJAMIN ST	DS@1320W BENJAMIN ST		0143-003	95	100	100	79	Flexible
VAN EMMON ST E	DS@1320W BENJAMIN ST	MILL ST		0143-004	94	100	100	75	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
VAN EMMON ST E	MILL ST	HEUSTIS ST		0143-005	93	100	100	74	Flexible
					Average:	93	98	100	76
					Std. Dev.	3	2	0	7
VAN EMMON ST E	HEUSTIS ST	S BRIDGE ST		0143-006	88	100	100	61	Flexible
					Average:	88	100	100	61
					Std. Dev.	0	0	0	0
VAN EMMON ST W	S BRIDGE ST	PAVEMENT CHANGE		0394-000	94	99	100	77	Rigid
					Average:	94	99	100	77
					Std. Dev.	0	0	0	0
VAN EMMON ST W	PAVEMENT CHANGE	S MAIN ST		0394-001	95	100	100	77	Flexible
					Average:	95	100	100	77
					Std. Dev.	0	0	0	0
VAN EMMON ST W	S MAIN ST	STATE ST		0394-002	74	78	100	46	Flexible
VAN EMMON ST W	STATE ST	ADAMS ST		0394-003	87	99	100	58	Flexible
VAN EMMON ST W	ADAMS ST	MORGAN ST		0394-004	88	100	100	60	Flexible
					Average:	83	92	100	54
					Std. Dev.	8	13	0	8
VILLAGE VIEW DR	STAGECOACH TRAIL	MURFIELD DR		0373-001	90	90	100	75	Flexible
VILLAGE VIEW DR	MURFIELD DR	ST JOSEPH'S WAY		0373-002	88	86	100	75	Flexible
VILLAGE VIEW DR	ST JOSEPH'S WAY	KINGSMILL ST		0373-003	85	85	100	67	Flexible
					Average:	87	86	100	72
					Std. Dev.	2	2	0	5
VIOLET CT	EMERALD LN	EAST END		0438-001	94	87	100	88	Flexible
					Average:	94	87	100	88
					Std. Dev.	0	0	0	0
WACKER DR	CITY LIMIT	ARROWHEAD DR		0396-001	92	91	100	80	Flexible
					Average:	92	91	100	80
					Std. Dev.	0	0	0	0
WALNUT ST	N BRIDGE ST	DS@660E N BRIDGE ST		0397-001	98	98	100	88	Flexible
WALNUT ST	DS@660E N BRIDGE ST	FREEMONT ST		0397-002	93	86	100	86	Flexible
					Average:	97	95	100	88
					Std. Dev.	0	0	0	0
WALNUT ST	FREEMONT ST	DS@660E FREEMONT ST		0397-003	89	90	100	72	Flexible
WALNUT ST	DS@660E FREEMONT ST	CITY LIMIT		0397-004	88	86	100	74	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	89	89	100	72	
				Std. Dev.	0	0	0	0	
WALSH CIR	WALSH DR	COLUMBINE CT		0398-001	74	59	100	65	Flexible
WALSH CIR	COLUMBINE CT	ASTER DR		0398-002	86	83	100	73	Flexible
				Average:	81	73	100	70	
				Std. Dev.	0	0	0	0	
WALSH CIR	COLUMBINE CT	ASTER DR		0399-001	81	67	100	75	Flexible
WALSH CIR	ASTER DR	ASTER DR		0399-002	85	73	100	79	Flexible
WALSH CIR	ASTER DR	ASTER DR		0399-003	88	94	100	66	Flexible
WALSH CIR	ASTER DR	WALSH DR		0399-004	82	78	100	68	Flexible
				Average:	84	75	100	75	
				Std. Dev.	3	9	0	6	
WALSH CT	WALSH DR	WEST END		0400-001	79	70	100	67	Flexible
				Average:	79	70	100	67	
				Std. Dev.	0	0	0	0	
WALSH DR	STAGECOACH TRAIL	WALSH CIR		0401-001	92	97	100	74	Flexible
WALSH DR	WALSH CIR	STAGECOACH TRAIL		0401-001	93	100	100	74	Flexible
WALSH DR	WALSH CIR	COLUMBINE DR		0401-002	87	91	100	66	Flexible
WALSH DR	COLUMBINE DR	WALSH CIR		0401-003	85	86	100	68	Flexible
WALSH DR	WALSH CIR	SUNFLOWER CT		0401-004	77	73	100	60	Flexible
WALSH DR	SUNFLOWER CT	GREEN BRIAR RD		0401-005	79	75	100	63	Flexible
				Average:	87	90	100	69	
				Std. Dev.	6	10	0	6	
WALSH DR	GREEN BRIAR RD	WALSH CT		0401-006	95	93	100	86	Flexible
WALSH DR	WALSH CT	W BARBERRY CIR		0401-007	87	66	100	91	Flexible
WALSH DR	W BARBERRY CIR	HAWTHORNE CT		0401-008	96	91	100	90	Flexible
WALSH DR	HAWTHORNE CT	BUCKTHORN CT		0401-009	99	96	100	92	Flexible
WALSH DR	BUCKTHORN CT	W BARBERRY CIR		0401-010	99	96	100	92	Flexible
				Average:	96	90	100	91	
				Std. Dev.	5	12	0	2	
WALSH DR	W BARBERRY CIR	BURNING BUSH DR		0401-011	96	91	100	91	Flexible
WALSH DR	BURNING BUSH DR	SPICEBUSH CT		0401-012	98	96	100	89	Flexible
WALSH DR	SPICEBUSH CT	E BARBERRY CIR		0401-013	98	94	100	92	Flexible
WALSH DR	E BARBERRY CIR	NORTH END		0401-014	96	93	100	89	Flexible
				Average:	97	93	100	91	
				Std. Dev.	1	2	0	1	
WALTER ST	MILL ST	ILLINI DR		0402-001	87	88	100	69	Flexible
				Average:	87	88	100	69	
				Std. Dev.	0	0	0	0	
WARBLER LN	COACH RD	DS@660N PARKSIDE LN		0403-001	88	73	100	87	Flexible

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Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
					Average: 88	73	100	87	
					Std. Dev. 0	0	0	0	
WARBLER LN	DS@660N PARKSIDE LN	PARKSIDE LN		0404-001	89	71	100	91	Flexible
					Average: 89	71	100	91	
					Std. Dev. 0	0	0	0	
WASHINGTON ST E	S BRIDGE ST	HEUSTIS ST		0144-001	93	90	100	83	Flexible
WASHINGTON ST E	HEUSTIS ST	MILL ST		0144-002	90	81	100	85	Flexible
					Average: 92	87	100	84	
					Std. Dev. 0	0	0	0	
WASHINGTON ST E	MILL ST	EAST END		0144-003	84	80	100	70	Flexible
					Average: 84	80	100	70	
					Std. Dev. 0	0	0	0	
WASHINGTON ST W	MORGAN ST	WEST END		0395-001	90	82	100	83	Flexible
					Average: 90	82	100	83	
					Std. Dev. 0	0	0	0	
WASHINGTON ST W	MORGAN ST	ADRIAN ST		0395-002	83	63	100	86	Flexible
WASHINGTON ST W	ADRIAN ST	STATE ST		0395-003	94	86	100	89	Flexible
WASHINGTON ST W	STATE ST	S MAIN ST		0395-004	93	86	100	86	Flexible
WASHINGTON ST W	S MAIN ST	S BRIDGE ST		0395-005	94	90	100	85	Flexible
					Average: 91	82	100	86	
					Std. Dev. 5	11	0	2	
WAVERLY CIR	SUTTON ST	SOUTH END		0405-001	87	89	100	69	Flexible
					Average: 87	89	100	69	
					Std. Dev. 0	0	0	0	
WEST ST	W CENTER ST	W SOMONAUK ST		0406-001	88	73	100	88	Flexible
					Average: 88	73	100	88	
					Std. Dev. 0	0	0	0	
WESTERN LN	NORTHLAND LN	CANYON TRL		0407-001	88	84	100	77	Flexible
WESTERN LN	CANYON TRL	DS@660W CANYON TRL		0407-002	91	93	100	75	Flexible
WESTERN LN	DS@660W CANYON TRL	HIGH RIDGE LN		0407-003	89	89	100	75	Flexible
WESTERN LN	HIGH RIDGE LN	IROQUOIS LN		0407-004	87	81	100	77	Flexible
					Average: 89	87	100	76	
					Std. Dev. 2	7	0	1	
WESTON AVE	KINGSMILL ST	DS@660S KINGSMILL ST		0408-001	87	91	100	67	Flexible
WESTON AVE	DS@660S KINGSMILL	HAZELTINE WAY		0408-002	88	90	100	71	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
	ST								
				Average:	87	91	100	69	
				Std. Dev.	0	0	0	0	
WESTWIND DR	CORNERSTONE DR	DS@660W CORNERSTONE DR		0409-001	88	73	100	87	Flexible
WESTWIND DR	DS@660W CORNERSTONE DR	CORNERSTONE DR		0409-002	96	93	100	87	Flexible
				Average:	90	78	100	87	
				Std. Dev.	0	0	0	0	
WHEATLAND CT	HOMESTEAD DR	NORTH END		0410-001	84	81	100	70	Flexible
				Average:	84	81	100	70	
				Std. Dev.	0	0	0	0	
WHEATON AVE	CALEDONIA DR	JONATHAN DR		0411-001	94	91	100	85	Flexible
WHEATON AVE	JONATHAN DR	FONTANA DR		0411-002	98	99	100	86	Flexible
WHEATON AVE	FONTANA DR	SHADOW WOOD DR		0411-003	95	97	100	82	Flexible
WHEATON AVE	SHADOW WOOD DR	DS@315S SHADOW WOOD DR		0411-004	95	100	100	79	Flexible
				Average:	95	97	100	83	
				Std. Dev.	2	4	0	3	
WHEATON AVE	DS@315S SHADOW WOOD DR	DS@975S SHADOW WOOD DR		0411-005	93	99	100	74	Flexible
WHEATON AVE	DS@975S SHADOW WOOD DR	DS@1635S SHADOW WOOD DR		0411-006	80	86	100	53	Flexible
WHEATON AVE	DS@1635S SHADOW WOOD DR	COMMERCIAL DR		0411-007	87	100	100	59	Flexible
WHEATON AVE	COMMERCIAL DR	N BRIDGE RD		0411-008	82	99	100	47	Flexible
				Average:	85	96	100	58	
				Std. Dev.	6	7	0	13	
WHITE OAK WAY	W FOX ST	NORWAY CIR		0412-001	95	91	100	86	Flexible
				Average:	95	91	100	86	
				Std. Dev.	0	0	0	0	
WHITE OAK WAY	NORWAY CIR	DS@660E NORWAY CIR		0412-002	84	87	100	64	Flexible
WHITE OAK WAY	DS@660E NORWAY CIR	NORWAY CIR		0412-003	83	87	100	62	Flexible
WHITE OAK WAY	NORWAY CIR	DS@660E NORWAY CIR		0412-004	82	77	100	68	Flexible
WHITE OAK WAY	DS@660E NORWAY CIR	RIVER BIRCH LN		0412-005	82	81	100	65	Flexible
WHITE OAK WAY	RIVER BIRCH LN	SPRUCE CT		0412-006	74	62	100	62	Flexible
WHITE OAK WAY	SPRUCE CT	DS@660E SPRUCE CT		0412-007	74	73	100	53	Flexible
WHITE OAK WAY	DS@660E SPRUCE CT	DS@1320E SPRUCE CT		0412-008	82	85	100	60	Flexible
WHITE OAK WAY	DS@1320E SPRUCE	NORWAY CIR		0412-009	81	84	100	58	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
	CT								
				Average:	80	80	100	61	
				Std. Dev.	4	7	0	6	
WHITE PINE CT	JOHN ST	SOUTH END		0413-001	88	85	100	75	Flexible
				Average:	88	85	100	75	
				Std. Dev.	0	0	0	0	
WHITE PLAINS LN	HIGH RIDGE LN	IROQUOIS LN		0414-001	94	100	100	76	Flexible
WHITE PLAINS LN	IROQUOIS LN	WEST END		0414-002	91	91	100	77	Flexible
				Average:	93	98	100	76	
				Std. Dev.	0	0	0	0	
WHITEKIRK LN	PRESTWICK LN	CALLANDER TRL		0415-001	92	84	100	86	Flexible
WHITEKIRK LN	CALLANDER TRL	GLENEAGLES LN		0415-002	94	87	100	88	Flexible
WHITEKIRK LN	GLENEAGLES LN	DUNBAR CT		0415-003	96	94	100	88	Flexible
WHITEKIRK LN	DUNBAR CT	CALLANDER TRL		0415-004	92	84	100	86	Flexible
WHITEKIRK LN	CALLANDER TRL	ABERDEEN CT		0415-005	93	85	100	89	Flexible
				Average:	94	87	100	88	
				Std. Dev.	2	5	0	1	
WHITEKIRK LN	ABERDEEN CT	DS@660S ABERDEEN CT		0415-006	97	94	100	90	Flexible
				Average:	97	94	100	90	
				Std. Dev.	0	0	0	0	
WILD INDIGO LN	BLUESTEM DR	DS@660S BLUESTEM DR		0416-001	90	93	100	72	Flexible
WILD INDIGO LN	DS@660S BLUESTEM DR	HAYDEN DR		0416-002	89	94	100	70	Flexible
				Average:	90	93	100	71	
				Std. Dev.	0	0	0	0	
WILLOW WAY	JOHN ST	DS@660N JOHN ST		0417-001	81	73	100	69	Flexible
WILLOW WAY	DS@660N JOHN ST	DS@1320N JOHN ST		0417-002	78	67	100	69	Flexible
WILLOW WAY	DS@1320N JOHN ST	EVERGREEN LN		0417-003	76	58	100	71	Flexible
				Average:	79	68	100	69	
				Std. Dev.	2	6	0	1	
WILTON CT	KENTSHIRE DR	EAST END		0418-001	94	93	100	83	Flexible
				Average:	94	93	100	83	
				Std. Dev.	0	0	0	0	
WINDETT RIDGE RD	S BRIDGE ST	WYTHE PL		0419-001	92	96	100	75	Flexible
WINDETT RIDGE RD	WYTHE PL	CLAREMONT CT		0419-002	91	92	100	75	Flexible
WINDETT RIDGE RD	CLAREMONT CT	SUTTON ST		0419-003	88	94	100	67	Flexible
WINDETT RIDGE RD	SUTTON ST	DRAYTON CT		0419-004	90	94	100	72	Flexible
WINDETT RIDGE RD	DRAYTON CT	WINTERTHUR GRN		0419-005	88	86	100	75	Flexible
WINDETT RIDGE RD	WINTERTHUR GRN	COACH RD		0419-006	89	89	100	75	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
WINDETT RIDGE RD	COACH RD	FAIRFAX WAY		0419-007	94	87	100	88	Flexible
WINDETT RIDGE RD	FAIRFAX WAY	DS@660E FAIRFAX WAY		0419-008	95	91	100	86	Flexible
WINDETT RIDGE RD	DS@660E FAIRFAX WAY	FITZHUGH TURN		0419-009	97	97	100	87	Flexible
WINDETT RIDGE RD	FITZHUGH TURN	KENTSHIRE DR		0419-010	93	85	100	88	Flexible
Average:					92	91	100	79	
Std. Dev.					3	4	0	8	
WINDHAM CIR	POPLAR DR	WINDHAM CT		0420-001	89	93	100	69	Flexible
WINDHAM CIR	WINDHAM CT	STONY CREEK LN		0420-002	89	90	100	73	Flexible
WINDHAM CIR	STONY CREEK LN	DS@660W STONY CREEK LN		0420-003	89	91	100	71	Flexible
WINDHAM CIR	DS@660W STONY CREEK LN	POPLAR DR		0420-004	88	85	100	76	Flexible
Average:					89	91	100	71	
Std. Dev.					0	2	0	2	
WINDHAM CT	WINDHAM CIR	NORTH END		0421-001	84	87	100	63	Flexible
Average:					84	87	100	63	
Std. Dev.					0	0	0	0	
WING RD	STAGECOACH TRAIL	DS@660S STAGECOACH TRAIL		0422-001	82	94	100	50	Flexible
WING RD	DS@660S STAGECOACH TRAIL	CITY LIMIT		0422-002	87	90	100	67	Flexible
Average:					84	92	100	57	
Std. Dev.					0	0	0	0	
WINTERBERRY DR	ALAN DALE LN	DS@660N ALAN DALE LN		0423-001	91	81	100	88	Flexible
WINTERBERRY DR	DS@660N ALAN DALE LN	FAXON RD		0423-002	92	83	100	88	Flexible
Average:					91	82	100	88	
Std. Dev.					0	0	0	0	
WINTERTHUR GRN	WINDETT RIDGE RD	SOUTH END		0424-001	88	85	100	75	Flexible
Average:					88	85	100	75	
Std. Dev.					0	0	0	0	
WOLF ST	DEER ST	BADGER ST		0425-001	89	87	100	75	Flexible
Average:					89	87	100	75	
Std. Dev.					0	0	0	0	
WOOD SAGE AVE	CORNERSTONE DR	DS@660S CORNERSTONE DR		0426-001	86	77	100	78	Flexible
WOOD SAGE AVE	DS@660S CORNERSTONE DR	GARDEN ST		0426-002	89	79	100	84	Flexible

Yorkville, IL 2018 Overview Pavement Condition Report

Street	From	To	Zone	St-Blk #	Pavement Con. #	Dynamic Con. #	Deflect Con. #	Surface Con. #	Pvmt Type
				Average:	87	78	100	80	
				Std. Dev.	0	0	0	0	
WOODWORTH ST	E SPRING ST	DS@660N E SPRING ST		0427-001	93	87	100	85	Flexible
WOODWORTH ST	DS@660N E SPRING ST	E MAIN ST		0427-002	95	90	100	87	Flexible
				Average:	94	88	100	86	
				Std. Dev.	0	0	0	0	
WORSLEY ST	E MAIN ST	SOUTH END		0428-001	76	85	100	45	Flexible
				Average:	76	85	100	45	
				Std. Dev.	0	0	0	0	
WREN RD	PRAIRIE CROSSING DR	GOLDFINCH AVE		0429-001	92	96	100	75	Flexible
WREN RD	GOLDFINCH AVE	DS@660S GOLDFINCH AVE		0429-002	97	100	100	83	Flexible
				Average:	96	99	100	81	
				Std. Dev.	0	0	0	0	
WREN RD	DS@660S GOLDFINCH AVE	MONTROSE CT		0429-003	89	78	100	86	Flexible
WREN RD	MONTROSE CT	PENMAN RD		0429-004	91	82	100	86	Flexible
				Average:	90	80	100	86	
				Std. Dev.	0	0	0	0	
WYTHE PL	WINDETT RIDGE RD	SOUTH END		0430-001	89	93	100	71	Flexible
				Average:	89	93	100	71	
				Std. Dev.	0	0	0	0	
YELLOWSTONE LN	NORTHLAND LN	ALAN DALE LN		0431-001	81	71	100	71	Flexible
YELLOWSTONE LN	ALAN DALE LN	MEADOWVIEW LN		0431-002	79	71	100	66	Flexible
				Average:	80	71	100	69	
				Std. Dev.	0	0	0	0	



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 type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #3

Tracking Number

CC 2019-59

Agenda Item Summary Memo

Title: Employment Agreement Between the City and Bart Olson

Meeting and Date: City Council – September 24, 2019

Synopsis: Approval of a 6-month employment agreement with Bart Olson to serve as City Administrator, subject to the terms and conditions of the agreement.

Council Action Previously Taken:

Date of Action: N / A Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Mayor John Purcell
Name Department

Agenda Item Notes:

EMPLOYMENT AGREEMENT

This agreement ("Agreement") is made and entered into this ____ day of _____, 2019 (the "Effective Date"), by and between the United City of Yorkville, Illinois, a non-home rule municipal corporation (the "City"), and Bart Olson of Downers Grove, Illinois (the "Employee").

WITNESSETH:

WHEREAS, the Mayor of the City, with the advice and consent of the City Council, has determined to employ the services of Employee in the position of "City Administrator";

WHEREAS, it is the desire of the Mayor and City Council (the "Council") to provide certain benefits to establish certain conditions of employment, and to set the working conditions of Employee; and

WHEREAS, Employee desires to accept employment as City Administrator of the City under the terms presented herein;

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1: EMPLOYMENT AND DUTIES

1.1 The City agrees to employ and Employee agrees to be employed, on a full-time basis, and devote such additional time and service as necessary to perform all professional services and undertake the responsibilities and duties of City Administrator to fully administer the operation of the City and undertake those other duties and responsibilities as are set forth in City Code, Section 1-6D and as the Mayor and/or Council may, from time to time, require. Employee's duties and responsibilities shall include, but not be limited to:

- (a) Be responsible to respond to and advise the mayor and aldermen on issues affecting any and all aspects of the City to the best of his ability and competence;
- (b) Advise and consult with City officers and officials;
- (c) Advise and consult with the Mayor regarding hiring, assignment, and promotion of employees and; upon approval of the Mayor, terminate, furlough or lay-off employees in departments that report to the City Administrator.
- (d) Attend all regular and special meetings of the Council, and any Council committee, and sub-committee and boards and commission meetings and hearings as assigned; and attend specific other meetings and hearings at the request of either the Mayor or Council;
- (e) Keep the Mayor and Council apprised of the status of major projects and activities; subject to applicable State and City laws concerning appropriations, public notices and competitive bidding, Employee shall have the authority to execute on behalf of the City any contracts for goods, materials, services, constructions or improvements authorized by the Council;

(f) During Employee's employment with the City, the Employee will not directly or indirectly become affiliated, employed or in any way enter into a contractual relationship for compensated services of any type or character, other than teaching or consulting, without the approval of the Council.

SECTION 2: TERM

2.1 The term of this Agreement shall commence upon the execution of the Agreement by both parties and will terminate on ~~May 29, 2020~~ ~~November 29, 2019~~ (the "Term"). Employee agrees to remain in the exclusive employ of the City during the Term and, except as provided in Section 1.1(f) of this Agreement until said termination date.

2.2. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Mayor to terminate the services of Employee at any time, subject only to the provisions set forth in Section 3.1 of this Agreement.

2.3 Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from his position with the City, subject only to the provision set forth in Section 3.2 of this Agreement.

SECTION 3: TERMINATION AND SEVERANCE PAY

3.1 Employee's employment with the City may be terminated by the Mayor at any time (including prior to the expiration of the Term), as provided in 65 ILCS 5/3.1-35-10, in which case this Agreement shall automatically terminate, subject to the following:

(a) In the event of a breach of any of the terms or conditions hereof by Employee, employee's employment and this Agreement may be terminated for cause. For purposes of this Agreement, "cause" is further defined as (i) a conviction by any court of competent jurisdiction of a felony, or a Class A or B misdemeanor, (ii) a violation of state statutes or City ordinances, relating to the duties of the City Administrator, or (iii) Employee's failure to follow the official lawful directions of the Mayor, or (iv) Employee's failure to follow policies as established by the Mayor or Council. If Employee is discharged for cause, Employee shall only receive as compensation the monetary equivalent to Employee's accrued vacation, sick, and personal time and accrued salary to date of termination. Employee shall not be entitled to any Severance Payment (as defined below) if terminated for cause; or

(b) The City may terminate Employee's employment and this Agreement without cause during the Term, in which case Employee shall receive, in lieu of any and all other forms or claims for compensation or remuneration, a total severance payment (the "Severance Payment") equal to the monetary equivalent of twenty (20) weeks base salary plus benefits, in addition to any unpaid accrued salary, vacation, personal and sick days.

3.2 If Employee voluntarily resigns, Employee shall only receive compensation for the monetary equivalent of Employee's unpaid accrued base salary to the effective date of resignation, together with accrued but unused vacation, and sick days, as governed by the appropriate sections of the Employee Manual as are in effect at date of resignation. In the event Employee voluntarily resigns Employee's position with the City before expiration of the Term, then Employee shall give the City sixty (60) days notice in advance if Employee has taken a position as a City Administrator in another

community, otherwise Employee shall give the City thirty (30) days notice in advance, unless the parties otherwise agree. Notwithstanding the foregoing notices, the City may, at its election, continue to employ Employee during the applicable notice period or request that Employee leave the City's employment immediately or at any time during the applicable notice period. In the event the City elects to terminate Employee's employment immediately, Employee's salary, vacation, personal and sick days will continue to accrue until the end of the applicable notice period. Unless otherwise agreed upon by the parties, Employee shall not be entitled to any Severance Payment if Employee resigns.

3.3 If this Agreement is not renewed by the City upon expiration of the Term, provided (i) Employee was not terminated with or without cause during the Term, (ii) Employee did not resign during the Term, or (iii) Employee is not employed by or offered employment by the City in a position having responsibilities and compensation substantially similar to those of the City Administrator position upon such expiration, Employee shall receive the Severance Payment, in addition to any unpaid accrued salary, vacation, personal and sick days.

3.4 Any Severance Payment payable to Employee shall be paid bi-weekly in equal payments (or as otherwise consistent with the City's payment practices for other City employees), less all deductions and/or deductions required by law.

SECTION 4: COMPENSATION

4.1 The City agrees to pay Employee an annual base salary of \$174,836 from ~~November 29, 2019~~ ~~May 14, 2019~~ through ~~May 29, 2020~~ ~~November 29, 2019~~ payable biweekly in equal payments (or as otherwise consistent with the City's payment practices for other City employees), less all deductions and/or deductions required by law.

4.2 Employee shall participate in the Illinois Municipal Retirement fund.

SECTION 5. VACATION, SICK LEAVE AND HOLIDAYS

5.1 Employee shall accrue, and have credited to his personal account, six (6) weeks vacation leave annually between ~~November 29, 2019~~ ~~May 14, 2019~~ and ~~May 29, 2020~~ ~~November 29, 2019~~. Employee shall be entitled to roll over a maximum of forty (40) hours of vacation per year. Employee shall be allowed to cash out a maximum of forty (40) hours of vacation time per fiscal year, subject to funds available in the City budget, and approval from the Mayor. Employee shall be entitled to payment for all unpaid accrued vacation leave upon his leaving employment with the City.

5.2 Employee shall be entitled to holidays and any personal days off the same as exempt City employees, in general.

5.3 All of the provisions of the Vacation and Sick leave policy within the Employee Manual, with respect to the accrual and use of sick leave shall apply to the Employee.

SECTION 6. HEALTH AND LIFE INSURANCE

The City agrees to put into force and to make required premium payments to provide Employee with a life insurance policy in the amount of \$50,000.00, and the same standard sickness benefits, health and all other benefits as provided to other City Department heads.

SECTION 7: DUES AND SUBSCRIPTIONS

Employer agrees to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in the International City/County Management Association (ICMA), the Illinois City/County Management Association (ILCMA) and Metro Managers, necessary and desirable for his continued professional participation growth, and advancement, and for the good of the Employer.

SECTION 8. PROFESSIONAL DEVELOPMENT

The City hereby agrees to pay for reasonable, budgeted travel and subsistence expenses of Employee for a reasonable number of professional and office travel, meetings, and occasions adequate to continue the professional development of Employee and necessary official functions for the City, including, but not limited to, the ICMA Annual conference, the ILCMA Conference, and such other national, regional, state and local governmental groups and committees thereof which Employee serves as a member. Attendance at any conferences, seminars and committees requiring overnight stay other than the ICMA Annual conference and the ILCMA Conference, shall be subject to prior Council approval.

SECTION 9. AUTOMOBILE

Employee shall receive the same mileage allowance for travel as prescribed in the City's employee handbook.

SECTION 10. TECHNOLOGY EQUIPMENT

The Employee shall be responsible for procuring his own cell phone and cellphone plan.

SECTION 11. GENERAL EXPENSES

The City recognizes that certain expense of a non-personal and generally job affiliated nature are incurred by Employee, and hereby agrees to reimburse such moneys upon receipt of duly executed expense or petty cash vouchers, receipts, statements or personal affidavits and approval by the Council, provided that such expenses have been budgeted.

SECTION 12. PERFORMANCE EVALUATION

13.1 Annually, the Mayor and Employee shall define such goals and performance objectives that they determine necessary for the proper operation of the City and in the attainment of the Council's policy objectives, said goals and objectives to be reduced to writing. The Mayor shall review and evaluate Employee's performance of his responsibilities and duties as City Administrator in April of each year of the Term, and shall seek Council advice on the Employee's performance. The Mayor shall provide the Employee with a summary written statement of the findings of the review and provide an adequate opportunity for the Employee to discuss his evaluation with the Mayor and Council. Following Employee's performance evaluation, Employee may receive a compensation merit increase at the sole discretion of the Mayor.

13.2 In affecting the provisions of this Section, the Mayor, Council and Employee mutually agree to abide by the provisions of applicable law.

SECTION 13. NO REDUCTION OF BENEFITS

The City shall not at any time during the Term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to degree of such a reduction across-the-board for all employees of the City.

SECTION 14. RESIDENCY

The City agrees not to require the Employee to have residence in the City of Yorkville, Illinois.

SECTION 15. INDEMNIFICATION

The Employee shall be indemnified to the maximum required under State and local law.

SECTION 16. BONDING

The City shall bear the full cost of any fidelity or other bonds, if any, required of the Employee under any law or ordinance.

SECTION 17. OTHER TERMS AND CONDITIONS OF EMPLOYMENT

18.1 The Mayor, in consultation with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the United City of Yorkville, Illinois ordinances or any other law.

18.2 All provisions of the United City of Yorkville, Illinois ordinances and Code, and regulations and rules of the City relating to the vacation, sick leave, retirement and pension system contributions, holidays, and other benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of the City, in addition to said benefits enumerated specifically for the benefit of Employee except as herein provided.

SECTION 18. NOTICES

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

TO THE CITY:

Mayor
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

TO EMPLOYEE:

Bart Olson
3715 Sterling Road
Downers Grove, IL 60515

Alternatively, notices required pursuant to this Agreement may be personally served. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 20. GENERAL PROVISIONS

20.1 The text herein shall constitute the entire Agreement between the parties.

20.2 This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

20.3 If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

20.4 All amendments or modifications of this Agreement must be in writing and must be signed by each party hereto.

IN WITNESS WHEREOF, the City has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Clerk, and the Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

UNITED CITY OF YORKVILLE

EMPLOYEE

By: _____
Mayor

Bart Olson

Attest:

City Clerk

EMPLOYMENT AGREEMENT

This agreement ("Agreement") is made and entered into this ____ day of _____, 2019 (the "Effective Date"), by and between the United City of Yorkville, Illinois, a non-home rule municipal corporation (the "City"), and Bart Olson of Downers Grove, Illinois (the "Employee").

WITNESSETH:

WHEREAS, the Mayor of the City, with the advice and consent of the City Council, has determined to employ the services of Employee in the position of "City Administrator";

WHEREAS, it is the desire of the Mayor and City Council (the "Council") to provide certain benefits to establish certain conditions of employment, and to set the working conditions of Employee; and

WHEREAS, Employee desires to accept employment as City Administrator of the City under the terms presented herein;

NOW THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

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- (a) Be responsible to respond to and advise the mayor and aldermen on issues affecting any and all aspects of the City to the best of his ability and competence;
- (b) Advise and consult with City officers and officials;
- (c) Advise and consult with the Mayor regarding hiring, assignment, and promotion of employees and; upon approval of the Mayor, terminate, furlough or lay-off employees in departments that report to the City Administrator.
- (d) Attend all regular and special meetings of the Council, and any Council committee, and sub-committee and boards and commission meetings and hearings as assigned; and attend specific other meetings and hearings at the request of either the Mayor or Council;
- (e) Keep the Mayor and Council apprised of the status of major projects and activities; subject to applicable State and City laws concerning appropriations, public notices and competitive bidding, Employee shall have the authority to execute on behalf of the City any contracts for goods, materials, services, constructions or improvements authorized by the Council;

(f) During Employee's employment with the City, the Employee will not directly or indirectly become affiliated, employed or in any way enter into a contractual relationship for compensated services of any type or character, other than teaching or consulting, without the approval of the Council.

SECTION 2: TERM

2.1 The term of this Agreement shall commence upon the execution of the Agreement by both parties and will terminate on May 29, 2020 (the "Term"). Employee agrees to remain in the exclusive employ of the City during the Term and, except as provided in Section 1.1(f) of this Agreement until said termination date.

2.2. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Mayor to terminate the services of Employee at any time, subject only to the provisions set forth in Section 3.1 of this Agreement.

2.3 Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from his position with the City, subject only to the provision set forth in Section 3.2 of this Agreement.

SECTION 3: TERMINATION AND SEVERANCE PAY

3.1 Employee's employment with the City may be terminated by the Mayor at any time (including prior to the expiration of the Term), as provided in 65 ILCS 5/3.1-35-10, in which case this Agreement shall automatically terminate, subject to the following:

(a) In the event of a breach of any of the terms or conditions hereof by Employee, employee's employment and this Agreement may be terminated for cause. For purposes of this Agreement, "cause" is further defined as (i) a conviction by any court of competent jurisdiction of a felony, or a Class A or B misdemeanor, (ii) a violation of state statutes or City ordinances, relating to the duties of the City Administrator, or (iii) Employee's failure to follow the official lawful directions of the Mayor, or (iv) Employee's failure to follow policies as established by the Mayor or Council. If Employee is discharged for cause, Employee shall only receive as compensation the monetary equivalent to Employee's accrued vacation, sick, and personal time and accrued salary to date of termination. Employee shall not be entitled to any Severance Payment (as defined below) if terminated for cause; or

(b) The City may terminate Employee's employment and this Agreement without cause during the Term, in which case Employee shall receive, in lieu of any and all other forms or claims for compensation or remuneration, a total severance payment (the "Severance Payment") equal to the monetary equivalent of twenty (20) weeks base salary plus benefits, in addition to any unpaid accrued salary, vacation, personal and sick days.

3.2 If Employee voluntarily resigns, Employee shall only receive compensation for the monetary equivalent of Employee's unpaid accrued base salary to the effective date of resignation, together with accrued but unused vacation, and sick days, as governed by the appropriate sections of the Employee Manual as are in effect at date of resignation. In the event Employee voluntarily resigns Employee's position with the City before expiration of the Term, then Employee shall give the City sixty (60) days notice in advance if Employee has taken a position as a City Administrator in another

community, otherwise Employee shall give the City thirty (30) days notice in advance, unless the parties otherwise agree. Notwithstanding the foregoing notices, the City may, at its election, continue to employ Employee during the applicable notice period or request that Employee leave the City's employment immediately or at any time during the applicable notice period. In the event the City elects to terminate Employee's employment immediately, Employee's salary, vacation, personal and sick days will continue to accrue until the end of the applicable notice period. Unless otherwise agreed upon by the parties, Employee shall not be entitled to any Severance Payment if Employee resigns.

3.3 If this Agreement is not renewed by the City upon expiration of the Term, provided (i) Employee was not terminated with or without cause during the Term, (ii) Employee did not resign during the Term, or (iii) Employee is not employed by or offered employment by the City in a position having responsibilities and compensation substantially similar to those of the City Administrator position upon such expiration, Employee shall receive the Severance Payment, in addition to any unpaid accrued salary, vacation, personal and sick days.

3.4 Any Severance Payment payable to Employee shall be paid bi-weekly in equal payments (or as otherwise consistent with the City's payment practices for other City employees), less all deductions and/or deductions required by law.

SECTION 4: COMPENSATION

4.1 The City agrees to pay Employee an annual base salary of \$174,836 from November 29, 2019 through May 29, 2020 payable biweekly in equal payments (or as otherwise consistent with the City's payment practices for other City employees), less all deductions and/or deductions required by law.

4.2 Employee shall participate in the Illinois Municipal Retirement fund.

SECTION 5. VACATION, SICK LEAVE AND HOLIDAYS

5.1 Employee shall accrue, and have credited to his personal account, six (6) weeks vacation leave annually between November 29, 2019 and May 29, 2020. Employee shall be entitled to roll over a maximum of forty (40) hours of vacation per year. Employee shall be allowed to cash out a maximum of forty (40) hours of vacation time per fiscal year, subject to funds available in the City budget, and approval from the Mayor. Employee shall be entitled to payment for all unpaid accrued vacation leave upon his leaving employment with the City.

5.2 Employee shall be entitled to holidays and any personal days off the same as exempt City employees, in general.

5.3 All of the provisions of the Vacation and Sick leave policy within the Employee Manual, with respect to the accrual and use of sick leave shall apply to the Employee.

SECTION 6. HEALTH AND LIFE INSURANCE

The City agrees to put into force and to make required premium payments to provide Employee with a life insurance policy in the amount of \$50,000.00, and the same standard sickness benefits, health and all other benefits as provided to other City Department heads.

SECTION 7: DUES AND SUBSCRIPTIONS

Employer agrees to budget for and to pay for professional dues and subscriptions of Employee necessary for his continuation and full participation in the International City/County Management Association (ICMA), the Illinois City/County Management Association (ILCMA) and Metro Managers, necessary and desirable for his continued professional participation growth, and advancement, and for the good of the Employer.

SECTION 8. PROFESSIONAL DEVELOPMENT

The City hereby agrees to pay for reasonable, budgeted travel and subsistence expenses of Employee for a reasonable number of professional and office travel, meetings, and occasions adequate to continue the professional development of Employee and necessary official functions for the City, including, but not limited to, the ICMA Annual conference, the ILCMA Conference, and such other national, regional, state and local governmental groups and committees thereof which Employee serves as a member. Attendance at any conferences, seminars and committees requiring overnight stay other than the ICMA Annual conference and the ILCMA Conference, shall be subject to prior Council approval.

SECTION 9. AUTOMOBILE

Employee shall receive the same mileage allowance for travel as prescribed in the City's employee handbook.

SECTION 10. TECHNOLOGY EQUIPMENT

The Employee shall be responsible for procuring his own cell phone and cellphone plan.

SECTION 11. GENERAL EXPENSES

The City recognizes that certain expense of a non-personal and generally job affiliated nature are incurred by Employee, and hereby agrees to reimburse such moneys upon receipt of duly executed expense or petty cash vouchers, receipts, statements or personal affidavits and approval by the Council, provided that such expenses have been budgeted.

SECTION 12. PERFORMANCE EVALUATION

13.1 Annually, the Mayor and Employee shall define such goals and performance objectives that they determine necessary for the proper operation of the City and in the attainment of the Council's policy objectives, said goals and objectives to be reduced to writing. The Mayor shall review and evaluate Employee's performance of his responsibilities and duties as City Administrator in April of each year of the Term, and shall seek Council advice on the Employee's performance. The Mayor shall provide the Employee with a summary written statement of the findings of the review and provide an adequate opportunity for the Employee to discuss his evaluation with the Mayor and Council. Following Employee's performance evaluation, Employee may receive a compensation merit increase at the sole discretion of the Mayor.

13.2 In affecting the provisions of this Section, the Mayor, Council and Employee mutually agree to abide by the provisions of applicable law.

SECTION 13. NO REDUCTION OF BENEFITS

The City shall not at any time during the Term of this Agreement reduce the salary, compensation or other financial benefits of Employee, except to degree of such a reduction across-the-board for all employees of the City.

SECTION 14. RESIDENCY

The City agrees not to require the Employee to have residence in the City of Yorkville, Illinois.

SECTION 15. INDEMNIFICATION

The Employee shall be indemnified to the maximum required under State and local law.

SECTION 16. BONDING

The City shall bear the full cost of any fidelity or other bonds, if any, required of the Employee under any law or ordinance.

SECTION 17. OTHER TERMS AND CONDITIONS OF EMPLOYMENT

18.1 The Mayor, in consultation with Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the United City of Yorkville, Illinois ordinances or any other law.

18.2 All provisions of the United City of Yorkville, Illinois ordinances and Code, and regulations and rules of the City relating to the vacation, sick leave, retirement and pension system contributions, holidays, and other benefits and working conditions as they now exist or hereafter may be amended, also shall apply to Employee as they would to other employees of the City, in addition to said benefits enumerated specifically for the benefit of Employee except as herein provided.

SECTION 18. NOTICES

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:

TO THE CITY:

Mayor
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

TO EMPLOYEE:

Bart Olson
3715 Sterling Road
Downers Grove, IL 60515

Alternatively, notices required pursuant to this Agreement may be personally served. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 20. GENERAL PROVISIONS

20.1 The text herein shall constitute the entire Agreement between the parties.

20.2 This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

20.3 If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

20.4 All amendments or modifications of this Agreement must be in writing and must be signed by each party hereto.

IN WITNESS WHEREOF, the City has caused this Agreement to be signed and executed in its behalf by its Mayor, and duly attested by its City Clerk, and the Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

UNITED CITY OF YORKVILLE

EMPLOYEE

By: _____
Mayor

Bart Olson

Attest:

City Clerk



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

Agenda Item Number

Mayor's Report #4

Tracking Number

CC 2019-60

Agenda Item Summary Memo

Title: MFT Compliance Review No. 66 for January 1, 2018 – April 30, 2019

Meeting and Date: City Council – September 24, 2019

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Illinois Department of Transportation

Office of Highways Project Implementation / Region 2 / District 3
700 East Norris Drive / Ottawa, Illinois 61350-1628

September 4, 2019

Ms. Lisa Pickering, City Clerk
City of Yorkville
800 Game Farm Rd.
Yorkville, IL 60560

Dear Ms. Pickering:

Enclosed is a copy of Compliance Review #66 covering the receipt and disbursement of Motor Fuel Tax funds by the city for the period beginning January 1, 2018 and ending April 30, 2019.

PLEASE REFER TO THE REVIEWER'S COMMENTS PAGE FOR SPECIFIC COMMENTS IN REGARDS TO THIS COMPLIANCE REVIEW.

This report should be presented to the President and Board of Trustees at the first regular meeting after the receipt of this letter and then filed as a permanent record in your office.

This report is a compliance review conducted by Local Roads and Streets. An audit will be performed at a later date by an auditor from the Bureau of Investigations and Compliance.

If you have any questions, please contact Emily Vicich at (815) 434-8439.

Sincerely,

Masood Ahmad, P.E.
Region Two Engineer

A handwritten signature in black ink, appearing to read 'J. Wick, Jr.' with a stylized flourish at the end.

By: Joseph C. Wick, Jr., P.E.
Acting Local Roads and Streets Engineer



Agency: CITY OF Yorkville	
Compliance Review for: <input checked="" type="checkbox"/> Motor Fuel Tax <input type="checkbox"/> Township Bridge <input type="checkbox"/> Special Assessment <input type="checkbox"/> G.O. Bond Issue <input type="checkbox"/> MFT Fund Bond Issue	Compliance Review Year(s): 2018 - 2019
	Compliance Review Number: 66
	Date: August 27, 2019



CITY OF Yorkville

Compliance Review No. 66

We hereby certify that we have reviewed the books and records in so far as they pertain to the receipt and disbursement of the Motor Fuel Tax Fund of the City of Yorkville for the period beginning Jan. 1, 2018 and ending Dec. 31, 2019, and that entries for receipts in these books and records are true and correct and are in agreement with the records maintained by the Department of Transportation and that entries for disbursements are supported by cancelled warrants or checks with exceptions noted in the compliance review findings.

We further certify that we have verified entries in the claim registers with the original claims and cancelled warrants, that we have examined and checked the records of the City Clerk and City Treasurer and have compared the expenditures listed in the warrant registers of those offices against the minutes of the City Council maintained by the City Clerk and have found them to be in accordance therewith exceptions noted in the compliance review findings.

E. Vlach

Reviewer

REVIEWED AND APPROVED BY

Date:

9/3/19

[Signature]

District Local Roads and Streets Engineer



Reviewer's Comments

CITY OF Yorkville

Compliance Report No. 66

Audit Period: Jan. 1, 2018 to April 30, 2019

Purpose of Compliance Review: To determine the status of Motor Fuel Tax Funds as of April 30, 2019

The other receipts to the Motor Fuel Tax Fund were \$87,378.95 received as follows:

Interest 2019	5,115.49
Reimbursement	268.13
Interest 2018	13,859.33
High Growth	68,136.00

Total received: \$87,378.95

Maintenance Expenditure Statement was on file for years 2017 & 2018.

City will be sent a letter concerning items to be corrected. Needs to reimburse the Motor Fuel Tax Account per last Compliance Review findings in the amount of \$13.38.

For Section 15-00038-00-MG, the City will be allowed to transfer a surplus of \$8,000.00 out of the MFT account and into the General Fund Per Compliance Review #64 findings.

Final Report was on file for section number 03-00031-00-FP.

SIGNED E. Viach



Fund Balance and Bank Reconciliation

CITY OF Yorkville

Compliance Review Report No. 66

Compliance Reivew Period Jan. 1, 2018 - April 30, 2019

Date: August 27, 2019

Fund Balance	Unobligated	Obligated	Total	Outstanding Warrants		
Balance Previous Compliance Review	684,004.49	(34,273.49)	649,731.00			
Allotments	643,612.22	0.00	643,612.22			
Total MFT Funds	1,327,616.71	(34,273.49)	1,293,343.22			
Approved Authorizations	(1,502,710.98)	1,502,710.98	0.00			
Other Receipts		87,378.95	87,378.95			
Total	(175,094.27)	1,555,816.44	1,380,722.17			
Disbursements		753,415.35	753,415.35			
Surplus (Credits)	480,766.08	(480,766.08)	0.00			
Unexpended Balance	305,671.81	321,635.01	627,306.82			
Bank Reconciliation						
Balance in Fund per Bank Certificate Dec. 31, 2019			627,306.82			
Deduct Outstanding Warrants						
Add Outstanding investments			0.00			
Additions						
Subtraction's						
Net Balance in Account Dec. 31, 2019			627,306.82			

Certified Correct

E. Vaich
Reviewer



Summary of Motor Fuel Tax Fund Transactions
By Sections and Categories

CITY OF Yorkville

Compliance Review Period: January 1, 2018 - April 30, 2019

Compliance Review Report No. 66

Section	Balance Prev. Review	Total Amount Authorized	Adjustments	Other Receipts	Total Funds Available	Total Disbursements	Surplus to Unobligated Balance (Credits)	Unexpended Balance	Prev. Accumulated Disbursements	Total Accumulated Disbursements	
15-00000-00-GM	4,832.11				4,832.11		4,832.11	0.00		0.00	
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
16-00000-00-GM	(9,409.17)	9,409.17			0.00			0.00		0.00	
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
17-00000-00-GM	(70,864.57)	622,515.00			551,650.43	153,306.68	398,635.11	(291.36)		153,306.68	need to authorize
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
18-00000-00-GM		177,000.00			177,000.00	507,875.28		(330,875.28)		507,875.28	authorized in 2019
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
13-00044-00-RS	(0.01)	0.01			0.00			0.00		0.00	
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
15-00048-00-MG	8,000.00				8,000.00			8,000.00		0.00	need to trans to gf
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
13-00045-00-TL	73,786.80	73,786.80			147,573.60	92,233.39		55,340.21		92,233.39	
ENG					0.00			0.00		0.00	
					0.00			0.00		0.00	
INTEREST					0.00			0.00		0.00	
2016	2,435.31				2,435.31		2,435.31	0.00		0.00	
2017	6,727.55				6,727.55		6,727.55	0.00		0.00	
2018				13,859.33	13,859.33			13,859.33		0.00	need to credit
2019				5,115.49	5,115.49			5,115.49		0.00	need to credit
ERRONEOUS	(281.51)			268.13	(13.38)			(13.38)		0.00	need to reimburse
HIGH GROWTH					0.00			0.00		0.00	
2018				20,531.00	20,531.00		20,531.00	0.00		0.00	
2019				47,605.00	47,605.00		47,605.00	0.00		0.00	
TOTALS	15,226.51	882,710.98	0.00	87,378.95	985,316.44	753,415.35	480,766.08	(248,864.99)	0.00	753,415.35	

for the period of: April 1, 2019 - April 30, 2019



Investor Services: (800) 947-8479



Internet: www.illinoisfunds.com

UNITED CITY OF YORKVILLE
MFT
800 GAME FARM RD
YORKVILLE IL 60560-0901

001395

Portfolio at-a-Glance

Portfolio Value Beginning 04/01/2019	\$606,716.36
+ Purchases	\$35,894.98
- Withdrawals	\$16,579.63
Portfolio Value Ending 04/30/2019	\$627,306.82

Portfolio Summary

Account Number	Fund Name	Shares	Share Price	Market Value on 04/30/2019	% of Account Holdings
UNITED CITY OF YORKVILLE MFT	Illinois LGIP	627,306.820	\$1.00	\$627,306.82	100.0%

Account Transactions

Account Number	Trade Date	Transaction Description	Dollar Amount	Share Price	Shares this Transaction	Total Shares Owned
Illinois LGIP/5000		Beginning Balance as of 04/01/2019	\$606,716.36	\$1.00		606,716.360
	04/05/19	SHARES PURCHASED - WIRE	\$35,894.98	\$1.00	35,894.980	642,611.340
UNITED CITY OF YORKVILLE	04/24/19	SAME DAY WIRE REDEMPTION	-\$16,579.63	\$1.00	-16,579.630	626,031.710
MFT	04/30/19	INCOME REINVEST	\$1,275.11	\$1.00	1,275.110	627,306.820
		Ending Balance as of 04/30/2019	\$627,306.82	\$1.00		627,306.820
Distributions:	Dividends	Cap Gains				
	REINVEST	REINVEST				



MFT Agency Transaction List

Agency Name : Yorkville

County : Kendall

Agency Type : Municipality

District : 3

Beginning Unobligated Balance as of 12/31/2017	\$684,004.49	Average Monthly Allotment	\$40,225.76
Unobligated Balance as of 4/29/2019	\$305,671.81		
Total Monthly Allotment	\$643,612.22	Total Authorizations	\$1,502,710.98
Total Supplemental Allotments	\$68,136.00	Total Credits	\$412,630.08
		Paid to State Debits	\$0.00
		Paid to State Credits	\$0.00

Date	Transaction Type	Category	Section No.	Memo	Amount	Balance	Section Status
12/31/2017	MFT Monthly Allotment				\$42,031.92	\$726,036.41	
1/29/2018	Supplemental Allotment			FY2018 High Growth Cities – Second Part	\$20,531.00	\$746,567.41	
1/31/2018	MFT Monthly Allotment				\$43,032.84	\$789,600.25	
2/9/2018	Authorization	Maintenance	17-00000-00-GM	SUP EMC	\$272,480.00	\$517,120.25	C
2/28/2018	MFT Monthly Allotment				\$37,281.82	\$554,402.07	
3/28/2018	Authorization	Maintenance	17-00000-00-GM	SUP EMC	\$50,035.00	\$504,367.07	C
3/28/2018	Authorization	Maintenance	17-00000-00-GM	Contract Award-D Construction	\$300,000.00	\$204,367.07	C
3/28/2018	Credit	Contract Construct	17-00000-00-GM	Contract-D Construction	\$300,000.00	\$504,367.07	C
3/31/2018	MFT Monthly Allotment				\$36,957.57	\$541,324.64	
4/30/2018	MFT Monthly Allotment				\$43,546.43	\$584,871.07	
5/21/2018	Authorization	Engineering	13-00044-00-RS	Per CR #65	\$0.01	\$584,871.06	C
5/21/2018	Authorization	Maintenance	16-00000-00-GM	CR #65	\$9,409.17	\$575,461.89	C
5/21/2018	Credit	Interest		2016 CR # 65	\$2,435.31	\$577,897.20	
5/21/2018	Credit	Maintenance	15-00000-00-GM	CR #65	\$4,832.11	\$582,729.31	C
5/21/2018	Credit	Interest		2017 CR # 65	\$6,727.55	\$589,456.86	
5/31/2018	MFT Monthly Allotment				\$40,089.66	\$629,546.52	
6/12/2018	Credit	Maintenance	17-00000-00-GM	MMES	\$98,635.11	\$728,181.63	C
6/20/2018	Authorization	Maintenance	18-00000-00-GM	MEMC	\$177,000.00	\$551,181.63	C
6/30/2018	MFT Monthly Allotment				\$36,740.30	\$587,921.93	
7/31/2018	MFT Monthly Allotment				\$43,121.61	\$631,043.54	

Transactions with an Asterisk indicate an unprocessed transaction at the time report was requested.

Filter Criteria: District=3,County=Kendall,Agency=Yorkville,AgencyType=Municipality,FromDate=12/31/2017,ToDate=04/29/2019,TransactionType=ALL,Category=All

8/27/2019 8:16:18 AM

Agency Name	Yorkville	County : Kendall	Agency Type : Municipality	District : 3
Beginning Unobligated Balance as of 12/31/2017	\$684,004.49	Average Monthly Allotment	\$40,225.76	
Unobligated Balance as of 4/29/2019	\$305,671.81			

Total Monthly Allotment	\$643,612.22	Total Authorizations	\$1,502,710.98	Paid to State Debits	\$0.00
Total Supplemental Allotments	\$68,136.00	Total Credits	\$412,630.08	Paid to State Credits	\$0.00

Date	Transaction Type	Category	Section No.	Memo	Amount	Balance	Section Status
8/31/2018	MFT Monthly Allotment				\$41,581.53	\$672,625.07	
9/30/2018	MFT Monthly Allotment				\$34,734.82	\$707,359.89	
10/31/2018	MFT Monthly Allotment				\$45,572.55	\$752,932.44	
11/15/2018	Supplemental Allotment			FY2019 High Growth Cities	\$47,605.00	\$800,537.44	
11/30/2018	MFT Monthly Allotment				\$42,906.52	\$843,443.96	
12/31/2018	MFT Monthly Allotment				\$41,315.14	\$884,759.10	
1/28/2019	Authorization	Contract Construct	13-00045-00-TL	2019-12 Payments @ \$6,148.90	\$73,786.80	\$810,972.30	O
1/31/2019	MFT Monthly Allotment				\$41,269.59	\$852,241.89	
2/14/2019	Authorization	Maintenance	19-00000-00-GM	MEMC	\$620,000.00	\$232,241.89	O
2/28/2019	MFT Monthly Allotment				\$37,534.94	\$269,776.83	
3/31/2019	MFT Monthly Allotment				\$35,894.98	\$305,671.81	

Transactions with an Asterisk indicate an unprocessed transaction at the time report was requested.

Filter Criteria: District=3,County=Kendall,Agency=Yorkville,AgencyType=Municipality,FromDate=12/31/2017,ToDate=04/29/2019,TransactionType=ALL,Category=All



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 type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #5

Tracking Number

CC 2019-61

Agenda Item Summary Memo

Title: Tax on Cannabis

Meeting and Date: City Council – September 24, 2019

Synopsis: Please see attached.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: September 17, 2019
Subject: Cannabis taxation ordinance

Summary

Consideration of an ordinance imposing a 3% sales tax on recreational cannabis sales.

Background

This item was last discussed by the City Council at the September 10th meeting. At that meeting, the City Council heard from Attorney Orr that the City Council should act affirmatively on permission or prohibition of recreational sales in the City before the end of the calendar year. The zoning ordinance proposal for permission of recreational sales is still being drafted by staff, but should be ready for a discussion at the October 8th City Council meeting, which leaves us with a November PZC public hearing and end of November or early December zoning ordinance approval date.

The deadlines for new sales tax authorizations to be filed with the State is October 1st and April 1st. If the City misses the October 1st state filing deadline, a cannabis sales tax would not be imposed until late 2020 (tied to the April 1, 2020 filing deadline). While the City Council will not consider a zoning ordinance for a few more months, we felt it was prudent to immediately take up an ordinance imposing the maximum sales tax under the law. This way, if the zoning ordinance is approved and sales are permitted in City limits, the sales tax can immediately be applied.

A 3% sales tax is the maximum amount allowed under law. This 3% sales tax is on top of the City's normal distributions of sales taxes of 2%. With anticipated sales of between \$500,000 and \$5,000,000 annually, the City would expect to receive new revenue of approximately \$25,000 to \$250,000 annually.

Recommendation

Staff recommends approval of the ordinance.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
AMENDING TITLE 3, CHAPTER 2 OF THE CODE OF ORDINANCES
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY
IMPOSING MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX**

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 is authorized pursuant to the provisions of the Illinois Municipal Cannabis Retailers’ Occupation Tax Law, 65 ILS 5/11-8-22 *et seq.* (the “Act”) to impose a retail occupation tax not to exceed three percent (3%) on the sale of recreational cannabis; and,

WHEREAS, the Mayor and City Council have determined it to be in the best interest of its taxpayers to impose the tax authorized by the act providing for a municipal cannabis retailers’ occupation tax which will be collected by the Illinois Department of Revenue.

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 Yorkville City Code is hereby amended to add the following new section to Title 3, Chapter 2:

“3-2-9. Municipal Cannabis Retailers’ Occupation Tax.

A. Tax Imposed; Rate.

1. A tax is hereby imposed upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the *Compassionate Use of Medical Cannabis Pilot Program Act*, a retail in the City at the rate of three percent (3%) of the gross receipts from these sales made in the course of that business.
2. The imposition of this tax is in accordance with the provisions of Sections 8-11-22, of the Illinois Municipal Code (65 ILCS 5/8-11-22).

B. *Collection of Tax by Retailers.*

1. The tax imposed by this Ordinance shall be remitted by such retailer to the Illinois Department of Revenue (Department). Any tax required to be collected pursuant to or as authorized by this Ordinance and any such tax collected by such retailer and required to be remitted to the Department shall constitute a debt owed by the retailer to the State. Retailers may reimburse themselves for their seller's tax liability hereunder by separately stating that tax as an additional charge which charge may be stated in combination, in a single amount, with any State tax that sellers are required to collect.
2. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department. The Department shall have full power to administer and enforce the provisions of this article."

Section 2. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision of its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law, provided, however, that the tax provided for herein shall take effect for all sales on or after the first day of January 2020. Copies of this Ordinance shall be certified and sent to the Illinois Department of Revenue prior to September 30, 2019.

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 _____, 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



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

Public Safety Committee #1

Tracking Number

PS 2019-29

Agenda Item Summary Memo

Title: Surplus Request for the Disposal of Two Police Vehicles and Invitation to Bid Approval

Meeting and Date: City Council – September 24, 2019

Synopsis: See Attached Memo

Council Action Previously Taken:

Date of Action: PS 09-11-19 Action Taken: Moved forward to City Council agenda

Item Number: PS 2019-29

Type of Vote Required: Majority

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 Jenson, Police Chief
CC: Bart Olson, City Administrator
Date: September 5, 2019
Subject: Surplus Request for the Disposal of Two Police Vehicles
and Invitation To Bid the Purchase of City Vehicle(s)

Summary

Authorizing the Disposal of Surplus Property Owned by the United City of Yorkville.

Background

During the budgeting process, staff evaluates its department fleet based on the Fleet Replacement Policy. Staff uses the Vehicle Replacement Evaluation Form to determine if a vehicle should continue its service within the said department or be repurposed or replaced/dispose of. Once the determination is reached to replace or dispose of the vehicle, it is up to the City Council to approve such action. The police department has identified two vehicles that are in need of replacement:

- 1) Squad 2 is a 2006 Chevrolet Impala LTZ, (last four digits of the vin #0558) with 107,221 miles. This vehicle has always been an administrative vehicle and was last used in early 2019. This vehicle has significant mechanical issues, extensive rust throughout the exterior and the interior is in fair condition. The current auto maintenance vendor for the department, American Tire, and Automotive estimated the total repair costs to be approximately \$3,000. Following the Fleet Replacement Policy, this vehicle scores a 38 on the Vehicle Replacement Evaluation Form (Exhibit A). According to the policy, any vehicle that has a score of 28+ points is a high priority for replacement.
- 2) Squad 7 is a 2011 Ford Crown Victoria, (last four digits of the vin# 2003) with 130,939 miles. This vehicle has been used mostly as a patrol vehicle. Its use included: responding to emergencies causing high acceleration, stopping from a high speed and prolonged idling periods. This vehicle last served as a Community Service Officer vehicle in 2018. This vehicle has mechanical issues and is not currently running. The vehicle also has some rust appearing on its exterior. Following the Fleet Replacement Policy, this vehicle scores a 34 on the Vehicle Replacement Evaluation Form (Exhibit B), according to the policy any vehicle that has a score of 28+ points is a high priority for replacement.

Purchasing Manager Parker would like the opportunity to release a sealed bid (Exhibit C) for the sale of these two vehicles individually upon the approval of the surplus disposal.

Recommendation

Staff recommends the City Council approve the surplus disposal authorization and to sell two police vehicles individually through a sealed bid. Should the sealed bid process not be successful, staff requests the authorization for the Purchasing Manager to dispose of the vehicles as needed.

Attachments

- Resolution
- Exhibit A - Vehicle Replacement Evaluation Form – Squad 2
- Exhibit B - Vehicle Replacement Evaluation Form – Squad 7
- Exhibit C - Invitation To Bid (ITB) the Purchase of a City Vehicle(s)

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
AUTHORIZING THE SALE AND TRANSFER OF PERSONAL PROPERTY
OWNED BY THE CITY**

(Squad Cars)

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, in the opinion of a majority of the Mayor and City Council (the “Corporate Authorities”) of the United City of Yorkville it is no longer necessary, useful or in the best interests of the United City of Yorkville to retain ownership of the personal property hereinafter described; and,

WHEREAS, it has been determined by the Corporate Authorities of the United City of Yorkville to dispose of and transfer ownership of said personal property in the manner described in this Resolution.

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

Section 1: The foregoing recitals are hereby incorporated in this Resolution as findings of the Corporate Authorities.

Section 2: Pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4), the Mayor and City Council of the United City of Yorkville find that Police Department Squad Cars 2 and 7 owned by the United City of Yorkville, are no longer safe and have serious mechanical issues which would mandate costly repairs and thereafter remain in questionable condition. After review of the results of an evaluation of the current conditions of these vehicles, it has been determined to be in the best interests of the City to sell both vehicles through a sealed bid; provided however, in the event the sale by sealed bids does not occur, the vehicles may be sold in a manner deemed to be in the best interest of the City.

Section 3: Pursuant to said Section 11-76-4, the City Administrator is hereby authorized and directed to proceed with the sale of Squad Car 2 and Squad Car 7 by seal bid or such other means as deemed to be in the best interest of the City, disclaiming all warranties and representations of any kind or nature, whether oral or written, express or implied.

Section 4. That this Resolution shall be in full force and effect from and after 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

Vehicle #	M7	Year	2011	United City of Yorkville Vehicle Replacement Guideline Evaluation Form		
Make	Crown	Model	Victoria			
Miles		Hours	n/a			
Original \$		in (date)				
Budgeted Replacement \$						
Sale /Auction / Estimated Trade-in \$				Replacement Point Range:		
Life Expectancy				Under 18 points	Condition I	Excellent
Type of Service		CSO		18 - 22 points	Condition II	Good
Department		YPD		23 - 27 points	Condition III	Qualifies for replacement
				28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	8
MILES / HOURS	1	Each 10,000 miles of usage	13
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	1
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police administration	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	5
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month period	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within the same time period	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	4
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	3
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a good drive train	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on equipment, worn interior (one or more rips, tears, burns), and a weak or noisy drive train	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips, cracked dash), major damage from add-on equipment, and one drive train component bad	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative, major damage from add-on equipment	

TOTAL 34

Vehicle #	M2	Year	2006	United City of Yorkville Vehicle Replacement Guideline Evaluation Form		
Make	Chevrolet	Model	Impala			
Miles		Hours	n/a			
Original \$	21,123.00	in (date)				
Budgeted Replacement \$						
Sale /Auction / Estimated Trade-in \$				Replacement Point Range:		
Life Expectancy	out of service			Under 18 points	Condition I	Excellent
Type of Service	admin			18 - 22 points	Condition II	Good
Department	YPD			23 - 27 points	Condition III	Qualifies for replacement
				28+ points	Condition IV	High priority replacement



FACTOR	POINTS	DESCRIPTION	VEHICLE SCORE
AGE	1	Each year of chronological age	13
MILES / HOURS	1	Each 10,000 miles of usage	11
	1	Each 700 hours of usage (priority over miles on heavy duty and off-road equipment)	
TYPE OF SERVICE	1	Standard sedans and light pickups	1
	2	Standard vehicles with the occasional off-road usage	
	3	Vehicles that pull trailers, haul heavy loads, has continued off-road usage, and police administration	
	4	Any vehicle involved in snow removal	
	5	Police emergency response vehicles	
RELIABILITY (PM work is not included)	1	In shop one time within a three month time period, no major breakdowns or road calls	5
	2	In shop one time within a three month time period, 1 breakdown or road call within a three month period	
	3	In shop more than twice within a one month time period, no major breakdown or road call	
	4	In shop more than once within one month time period, two or more breakdowns/road calls within the same time period	
	5	In shop more than twice monthly, two or more breakdowns within one month time period	
MAINTENANCE AND REPAIR COSTS (Accident Repairs not included)	1	Maintenance costs (cumulative total) are ≤ 10% of purchase cost	5
	2	Maintenance costs (cumulative total) are ≤ 25% of purchase cost	
	3	Maintenance costs (cumulative total) are ≤ 45% of purchase cost	
	4	Maintenance costs (cumulative total) are ≤ 60% of purchase cost	
	5	Maintenance costs (cumulative total) are ≥ 61% of purchase cost	
CONDITION	1	Good drive train and minor body imperfections (road chips, scratches)	3
	2	Imperfections in body & paint, paint fading & dents, interior fair (no rips, tears, burns), and a good drive train	
	3	Noticeable imperfections in body and paint surface, some minor rust, minor damage from add-on equipment, worn interior (one or more rips, tears, burns), and a weak or noisy drive train	
	4	Previous accident damage, poor paint and body condition, rust (holes), bad interior (tears, rips, cracked dash), major damage from add-on equipment, and one drive train component bad	
	5	Previous accident damage, poor paint, bad interior, drive train that is damaged or inoperative, major damage from add-on equipment	

TOTAL 38



**INVITATION TO BID
ON THE SALE OF A CITY VEHICLE(S)**

Deadline: _____

**LEGAL NOTICE
INVITATION FOR BID**

The United City of Yorkville, Illinois will accept sealed bids for a City Vehicle(s).

Sealed bids will be received at the address listed below until _____. Bids will be publicly opened and read aloud at this time.

All proposals should be addressed to:

United City of Yorkville
Re: (Contractor name)
Sealed Bid for City Vehicle(s)
Attention: Carri Parker, Purchasing Manager
800 Game Farm Road
Yorkville, IL 60560

Bid packets are available online at <http://www.yorkville.il.us>. The link can be found under the Business Tab-Bids & RFPs. Additional packets may be picked up at the United City of Yorkville City Hall, 800 Game Farm Road, Yorkville, IL 60560. Please contact the Purchasing Manager to schedule a time to pick up the packet.

A pre-bid meeting to view the Vehicle(s) for sale will be held on _____ at _____ local time (weather permitting) at 804 Game Farm Road, Yorkville, IL 60560.

Any questions or interpretation request regarding this Legal Notice or actual bid specifications shall be directed to Carri Parker, Purchasing Manager in writing at cparker@yorkville.il.us, not less than ten (10) business days prior to the scheduled bid opening date.

The contractor shall at all times observe and conform to all laws, ordinances, and regulations of the Federal, State, and City which may in any manner affect the preparation of bids or the performance of the contract.

Carri Parker
Purchasing Manager

GENERAL CONDITIONS

The City is seeking sealed bids for the purchase of a City Vehicle(s). Bidders are required to:

1. Submit a sealed bid, in an envelope marked "City Vehicle(s) Sealed Bid". Bids must be delivered to the United City of Yorkville, attn. Carri Parker, Purchasing Manager, 800 Game Farm Road, Yorkville, IL 60560 no later than _____ local time on _____. No bids received after that date and time will be accepted. Bids will be opened at this time and read out loud.
2. Submission of a bid constitutes acceptance of all terms of this Solicitation, without exception. Bids that reference exceptions to these terms may be rejected by the City.
3. The vehicle(s) are sold on an **"AS IS, WHERE IS"** basis to the highest bidder. The high bidder must make arrangements for pick up and removal of vehicle(s) at City Hall. Award shall be made to the highest bidder on a per item or total cost basis.
4. The City reserves the right to review all bids and determine which bid is in the best interests of the City. The City reserves the right to waive bidding, to reject any or all bids, or to contract directly with any party in its sole discretion. The City reserves the right to require strict conformity to these specifications, or to waive any irregularity, in its absolute and sole discretion.
5. All bids shall be accompanied by a certified check in an amount not less than 100% of the total bid price. The certified check of the successful bidder will be retained by the City and applied towards the purchase price. In the event that the successful bidder fails to close on the sale of the vehicle(s) for any reason following bid opening, the bid deposit shall be forfeit to the City as liquidated damages to cover the City's costs of advertisement and conduct of the bid process. The certified check(s) of all unsuccessful bidders will be returned after the selection of the successful bidder by the City Administrator.
6. Once approved, the successful bidder may be required to execute a bill of sale and a contract acknowledging these terms in writing, at the City's discretion.
7. The successful bidder shall remove the vehicle(s) from the City premises within two weeks of acceptance of the bidders offer.
8. The successful bidder shall remove the vehicle from the City premises by _____ once offer is accepted.
9. Bidder must return the following documents:
 - a. Completed and Signed Bid Form
 - b. Cashier's Check for the full amount of bid
 - c. Completed and signed Bill of Sale Form(s)

TIMELINE

Process Steps	Estimated Date(s)
Release of the Invitation To Bid (ITB)	
Pre-Bid Meeting	
Bid Due Date	
Committee Approval	
City Council Approval	
Removal of Vehicles Deadline	

SPECIFICATIONS

VEHICLE #1	VEHICLE #2
VIN#: 2G1WU581769360558 MAKE: Chevrolet MODEL: Impala YEAR: 2006 STYLE: Sedan FUEL: Gasoline MILEAGE: 107,221	VIN#: 2FABP7BVXBX102003 MAKE: Ford MODEL: Crown Victoria Police YEAR: 2011 STYLE: Sedan FUEL: Gasoline MILEAGE: 130,939

PRE-BID MEETING

The United City of Yorkville will hold a pre-bid meeting to view the vehicle(s) for sale on _____ local time (Weather Permitting) at

_____.

DRAFT

BID FORM

_____ (buyer name) herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the United City of Yorkville, a Municipal Corporation, hereinafter called the City, at the price subject to the terms of the Invitation To Bid the following vehicles.

VEHICLE #1
VIN#: 2G1WU581769360558
MAKE: Chevrolet
MODEL: Impala
YEAR: 2006
STYLE: Sedan
FUEL: Gasoline
MILEAGE: 107,221

Vehicles are sold **“AS IS”** as described in the Bill Of Sale and the City is not responsible for the property upon acceptance of this Bid. Final sale shall be within fourteen (14) days of acceptance of this agreement, unless otherwise agreed to by the parties. This sale is subject to approval by the City Council, and the City reserves the right to reject any and all offers.

Method of Payment:

_____ A. Certified Check

Payable to the United City of Yorkville \$ _____

Print Name of Buyer(s)

Address (Street, City, State and Zip Code)

Phone Number

Signature of Buyer(s)

Date

BID FORM

_____ (buyer name) herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the United City of Yorkville, a Municipal Corporation, hereinafter called the City, at the price subject to the terms of the Invitation To Bid the following vehicles.

VEHICLE #2
VIN#: 2FABP7BVXBX102003
MAKE: Ford
MODEL: Crown Victoria Police
YEAR: 2011
STYLE: Sedan
FUEL: Gasoline
MILEAGE: 130,939

Vehicles are sold **“AS IS”** as described in the Bill Of Sale and the City is not responsible for the property upon acceptance of this Bid. Final sale shall be within fourteen (14) days of acceptance of this agreement, unless otherwise agreed to by the parties. This sale is subject to approval by the City Council, and the City reserves the right to reject any and all offers.

Method of Payment:

_____ A. Certified Check

Payable to the United City of Yorkville \$ _____

Print Name of Buyer(s)

Address (Street, City, State and Zip Code)

Phone Number

Signature of Buyer(s)

Date



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

Public Safety Committee #2

Tracking Number

PS 2019-30

Agenda Item Summary Memo

Title: Surplus Request for the Disposal of City Property

Meeting and Date: City Council – September 24, 2019

Synopsis: See Attached Memo

Council Action Previously Taken:

Date of Action: PS 09-11-19 Action Taken: Moved forward to City Council agenda.

Item Number: PS 2019-30

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Carri Parker Administration
Name Department

Agenda Item Notes:



Memorandum

To: Public Safety Committee
From: Carri Parker, Purchasing Manager
James Jenson, Police Chief
CC: Bart Olson, City Administrator
Date: September 5, 2019
Subject: Surplus Request for the Disposal of Police Equipment

Summary

Authorizing the Disposal of Surplus Property Owned by the United City of Yorkville.

Background

Throughout the year, the City departments identify items that are in need of replacement as they are broken, outdated or no longer needed to provide public services to the United City of Yorkville. With the approval from the Council, the Purchasing Manager, will then conduct a surplus sale either through sealed bid, auction, online transaction, or donation to a non-profit organization, local taxing district or other shared services municipality or dispose of items as needed.

Recently, the police department has cleaned out its storage unit and sally port. During the process, the police department have found many items that are no longer needed, or they are not compatible with current operations. In addition to the clean-out, the police department purchased new radios in FY2019. The old radios are in working condition, however, will not be usable in the future due to the KenCom communication change.

Below is a list of the requested items:

- Squad Car Cages
- Prisoner Seats
- Rifle Racks (10 - 20 years old)
- Police Mountain Bikes (15 years old minimum)
- Crosswalk Signs with Rubber Base
- Light Bars
- Old In-Car Radios
- Hand-Held Radar Unit (from the '70s or '80s)
- Panasonic MDTs (old laptops) and Dock / Mounts Pro Vision / Digital Patroller Video Systems
- Portable Radios
- Control Boxes, Consoles
- Radios
- Radio Microphones
- Batteries
- Charging Docks
- Charging Cables

Recommendation

Staff recommends the City Council approve an ordinance declaring the equipment stated above as surplus and direct the Purchasing Manager to conduct a surplus sale either through auction, online transaction, or donation to a non-profit organization, local taxing district or other shared services municipality and dispose of items as needed.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, ILLINOIS,
AUTHORIZING THE SALE AND TRANSFER OF PERSONAL PROPERTY
OWNED BY THE CITY**

(Police Department Equipment)

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, in the opinion of a majority of the Mayor and City Council (the “Corporate Authorities”) of the City it is no longer necessary, useful to or in the best interests of the City to retain ownership of the personal property hereinafter described; and,

WHEREAS, it has been determined by the Corporate Authorities that it is in the best interest of the City to dispose of and transfer ownership of said personal property in the manner described in this Resolution.

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

Section 1: The foregoing recitals are hereby incorporated in this Resolution as findings of the Corporate Authorities.

Section 2: Pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4), the Mayor and City Council of the United City of Yorkville find that certain equipment of the Police Department as itemized on *Exhibit A* attached hereto (the “Property”) is no longer necessary for the operation of the Department some of which are no longer compatible with other equipment and current operations. After review of these items and an evaluation of their condition, it has been determined to be in the best interests of the City to declare this Property as surplus and proceed to sell as hereinafter set forth.

Section 3: Pursuant to said Section 11-76-4, the City Administrator is hereby authorized and directed to proceed with the sale of the Property and conduct a surplus sale by auction, online transaction, or donation, disclaiming all warranties and representations of any kind or nature, whether oral or written, express or implied.

Section 4. That this Resolution shall be in full force and effect from and after 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

Exhibit A

EQUIPMENT

Squad Car Cages
Prisoner Seats
Rifle Racks (10-20 years old)
Police Mountain Bikes (15 years old minimum)
Cross Walk Signs with Rubber Base
Light Bars
Old In-Car Radios
Hand Held Radar Unit (from the 70's or 80's)
Panasonic MDTS (old laptops) and Dock/Mounts Pro Vision/Digital Patroller Video Systems
Portable Radios
Control Boxes, Consoles
Radios
Radio Microphones
Batteries
Charging Docks
Charging Cables



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 checked="" type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Public Safety Committee #3

Tracking Number

PS 2019-32

Agenda Item Summary Memo

Title: Liquor Code Amendment – Bring Your Own (BYO)

Meeting and Date: City Council – September 24, 2019

Synopsis: Proposed amendment to the liquor code allowing “bring your own” beer and wine service.

Council Action Previously Taken:

Date of Action: PS 9/11/19 Action Taken: Moved forward to City Council agenda.

Item Number: PS 2019-32

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Lisa Pickering Administration
Name Department

Agenda Item Notes:



Memorandum

To: Public Safety Committee
From: Lisa Pickering, City Clerk
CC: Bart Olson, City Administrator
James Jensen, Chief of Police
Date: September 10, 2019
Subject: Liquor Code Amendment – Bring Your Own (BYO)

Summary

Review of a further revision to the proposed BYO (bring-your-own beer/wine) ordinance proposal.

Background

Since the packet materials were published for the September 5th Public Safety Committee meeting (cancelled) and the September 11th Public Safety Committee, staff has continued to receive negative feedback on the BYO ordinance as previously proposed.

Based on the negative feedback received, staff has further revised the ordinance to address BYO regarding the specific proposal from Flight Tasting Room and Bottle Shoppe only. The proposed ordinance as further revised would only allow businesses with a Class A-1 liquor license to offer BYO for private events that are held in an area of the business that is not open to the general public. These private events cannot be held more than once per month and a separate BYO license is required.

Recommendation

Staff recommends approval of the attached revised ordinance.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
AMENDING TITLE 3, CHAPTER 3 OF THE CODE OF ORDINANCES
CREATING A NEW LIQUOR LICENSE CLASS AND FEE**

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 section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/1-1 et seq.) the Mayor and City Council have the power to determine the number, kind and classification of liquor licenses and the regulations for the sale of alcoholic beverages; and in addition pursuant to its powers to protect the public’s health, welfare and safety this Ordinance is hereby adopted.

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 3, Chapter 3, Section 4, Subsection (A)(4) of the Code of Ordinances of the City, as amended, be and is hereby amended by adding the following new classification for a liquor license:

“J - Bring Your Own. Authorizes the holder of an A-1 license to allow patrons to bring in their own beer or wine to private events held in an area of the business not open to the general public. Such BYO private events shall not be held more than once per month”.

Section 2. That Title 3, Chapter 3, Section 5, Subsection (B)(4) of the Code of Ordinances of the City, as amended, be and is hereby amended by adding the following:

J – Bring Your Own \$50.00

Section 3. 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 _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

APPROVED:

Mayor

Attest:

City Clerk



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: September 5, 2019
Subject: BYO Ordinance change between meetings

Summary

Review of a change in the BYO (bring-your-own beer/wine) ordinance proposal between the packet materials published for the September 5th Public Safety Committee meeting (cancelled) and the September 11th special Public Safety Committee meeting.

Background

Since the packet materials were published for the September 5th Public Safety Committee meeting (cancelled) and the Kendall County Record ran an article about the BYO proposal, the staff have heard from a few existing bar and restaurant owners in town. The early feedback from those entities has been negative; they do not want the authority to permit customers to BYO.

The first concern raised was that the ordinance as drafted appeared to be mandatory and not permissive – i.e. a customer had the right to BYO and that the ordinance was not clear enough that a bar or restaurant owner could prohibit BYO. While the original ordinance stated BYO “shall be permitted to allow a customer,” we have amended the ordinance to make it more clear that a bar owner may prohibit BYO if they wish.

The second concern raised was that the ordinance, even if permissive rather than mandatory, would raise all bar and restaurant owners insurance rates in town. The cause of this is explained as, customers go to a BYO restaurant, become severely intoxicated and then show up to a non-BYO restaurant, where the customer is then the partial-liability of the non-BYO restaurant. The City is contacting insurance agents to confirm this concern, but no responses had been received at time of special meeting packet creation.

The third concern raised is general competition. Those establishments that prefer not to allow BYO will be at a competitive disadvantage to those that do allow BYO. We make no proposal to address this concern.

Recommendation

This memo is an informational item, as an update to Lisa Pickering’s original memo. If additional feedback on the BYO ordinance is received prior to the special Public Safety Committee meeting, it may be distributed via supplemental packet. Additionally, if the only feedback received at the time of the meeting is negative, we could narrowly tailor the BYO ordinance to address Flight Tasting Room’s request only.



Memorandum

To: Public Safety Committee
From: Lisa Pickering, City Clerk
CC: Bart Olson, City Administrator
James Jensen, Chief of Police
Date: August 27, 2019
Subject: Liquor Code Amendment – Bring Your Own (BYO)

Summary

Proposed amendment to the liquor code allowing “bring your own” beer and wine service.

Background

Staff has received a request from Flight Tasting Room and Bottle Shoppe to allow patrons to bring their own bottles of beer into their establishment. To accommodate this request, staff is proposing to add a new liquor license class allowing patrons to “bring their own” beer and wine.

The proposed new license class would consist of two parts. The first part is the creation of a Class J: Bring Your Own license class. This new Class J license would allow restaurants that generate more than fifty percent of gross annual revenue from the sale of food to allow their patrons to bring in their own beer or wine onto the premises to be consumed as a complement to the sale of food. The annual license fee is recommended to be set at \$250.00. The second part of this new license class would allow current liquor license holders of Class A, BG, or R licenses to allow patrons to bring their own beer or wine on to the licensed premises without the need for an additional liquor license.

Proposed Amendments to code

3-3-4(A)(4) Classes of Licenses:

J - Bring Your Own. Authorizes the licensee to allow customers to carry their own beer and wine into a “BYO authorized establishment” as defined in this subsection for consumption within that establishment, subject to the conditions in this subsection.

- a. A Class J license may be issued and held by a restaurant that generates more than fifty percent (50%) of its gross annual revenue from the sale of food. A Class J license shall authorize a restaurant to allow patrons to bring their own beer or wine onto the premises to be consumed as a complement to the sale of food.
- b. Establishments holding a Class A, BG, or R license shall be permitted to allow patrons to bring in their own beer or wine as provided in this subsection without obtaining an additional license.

3-3-5(B)(4) License Fees

J - Bring Your Own - \$250.00

Recommendation

Staff recommends approval of the attached ordinance.

Ordinance No. 2019-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
AMENDING TITLE 3, CHAPTER 3 OF THE CODE OF ORDINANCES
CREATING A NEW LIQUOR LICENSE CLASS AND FEE**

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 section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/1-1 et seq.) the Mayor and City Council have the power to determine the number, kind and classification of liquor licenses and the regulations for the sale of alcoholic beverages; and in addition pursuant to its powers to protect the public’s health, welfare and safety this Ordinance is hereby adopted.

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 3, Chapter 3, Section 4, Subsection (A)(4) of the Code of Ordinances of the City, as amended, be and is hereby amended by adding the following new classification for a liquor license:

“J - Bring Your Own. Authorizes the licensee to allow customers to carry their own beer and wine into a “BYO authorized establishment” as defined in this subsection for consumption within that establishment, subject to the conditions in this subsection.

- a. A Class J license may be issued and held by a restaurant that generates more than fifty percent (50%) of its gross annual revenue from the sale of food. A Class J license shall authorize a restaurant to allow patrons to bring their own beer or wine onto the premises to be consumed as a complement to the sale of food.
- b. Establishments holding a Class A, BG, or R license ~~shall be permitted to allow~~ may permit patrons to bring in their own beer or wine as provided in this subsection without obtaining an additional license but only if the licensee so desires.”

Section 2. That Title 3, Chapter 3, Section 5, Subsection (B)(4) of the Code of Ordinances of the City, as amended, be and is hereby amended by adding the following:

J – Bring Your Own \$250.00

Section 3. 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 _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

APPROVED:

Mayor

Attest:

City Clerk

Ordinance No. 2019-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
AMENDING TITLE 3, CHAPTER 3 OF THE CODE OF ORDINANCES
CREATING A NEW LIQUOR LICENSE CLASS AND FEE**

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 section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/1-1 et seq.) the Mayor and City Council have the power to determine the number, kind and classification of liquor licenses and the regulations for the sale of alcoholic beverages; and in addition pursuant to its powers to protect the public’s health, welfare and safety this Ordinance is hereby adopted.

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 3, Chapter 3, Section 4, Subsection (A)(4) of the Code of Ordinances of the City, as amended, be and is hereby amended by adding the following new classification for a liquor license:

“J - Bring Your Own. Authorizes the licensee to allow customers to carry their own beer and wine into a “BYO authorized establishment” as defined in this subsection for consumption within that establishment, subject to the conditions in this subsection.

- a. A Class J license may be issued and held by a restaurant that generates more than fifty percent (50%) of its gross annual revenue from the sale of food. A Class J license shall authorize a restaurant to allow patrons to bring their own beer or wine onto the premises to be consumed as a complement to the sale of food.
- b. Establishments holding a Class A, BG, or R license shall be permitted to allow patrons to bring in their own beer or wine as provided in this subsection without obtaining an additional license.”

Section 2. That Title 3, Chapter 3, Section 5, Subsection (B)(4) of the Code of Ordinances of the City, as amended, be and is hereby amended by adding the following:

J – Bring Your Own \$250.00

Section 3. 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 _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

APPROVED:

Mayor

Attest:

City Clerk



Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input checked="" type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input 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 2019-32

Agenda Item Summary Memo

Title: Nepotism Policy

Meeting and Date: City Council – September 24, 2019

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: ADM 09-18-19 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2019-32

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson
Name

Administration
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 2.19 Nepotism, United City of Yorkville Employee Manual

Summary

Revising Section 2.19 Nepotism Policy to the Employee Manual.

Background

In June 2019 the City Council approved an amendment to Section 2.19 Nepotism Policy to reflect the need to address items on a case-by-case basis. The need to apply rules consistently was also added to the language of this section and to not promote favoritism. At the June 25th City Council meeting Alderman Funkhouser also raised an issue for discussion, where a relative of an elected official had been prohibited from being considered for a part-time recreational instructor position. This issue was discussed at the August 21st Administration Committee where staff was directed to provide for relatives to work with elected or current employees if that work was 200 hours or less. That change is reflected in the attached red-lined version of the policy.

Recommendation

Staff recommends amending Section 2.19 Nepotism Policy as outlined in the attached red-lined version of the City of Yorkville Employee Manual.

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 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 2.19 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 2.19 of the United City of Yorkville Employee Manual is hereby amended by deleted in its entirety and replacing said Section 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

Section 2.19 Nepotism

Section 2.19.1 Prohibition on Employing the Spouse/Relatives of Department Heads/Elected Officials/Paid Appointed Officers (Anti-Nepotism)

a. It shall be the policy of the City that it shall not employ a person that will work more than 200 hours in a calendar year, the spouse or a relative of the following Department Heads, Elected Officials, or Paid Appointed Officers: Mayor, Aldermen, Clerk, Treasurer, City Administrator, Chief of Police, Director of Parks and Recreation, Director of Finance, City Engineer, Director of Public Works, Community Development Director, Building and Zoning Officer, and City Attorney. For this purpose, a relative is deemed to mean a spouse/ parents, grandparents, children or grandchildren, siblings, aunts, uncles, nieces, nephews, in-laws, and step relatives within the same categories.

b. This policy restricting employment of certain spouses and relatives shall not apply to any prohibited relationships existing on the date of passage of this provision. These issues will be addressed on a case-by-case basis and will be applied consistently without regard to marital or familial status.

Section 2.19.2 Spouse/Relatives of Department Heads/Elected Officials

a. The employment of a spouse or a relative of any Department Head or elected official may be subject to a confidentiality disclosure agreement or conflict of interest agreement as deemed necessary by the City Attorney. For this purpose, a relative is deemed to mean a spouse, parents, grandparents, children or grandchildren, siblings, aunts, uncles, nieces, nephews, in-laws, and step relatives within these categories.

b. This policy is intended to comply with the requirements of all applicable federal, state, and local laws.

c. These issues will be addressed on a case-by-case basis.

Section 2.19.3 Relatives of All Employees

a. The purpose of this policy is to establish consistent guidelines concerning the employment of relatives of employees of the City. Relative is deemed to mean a spouse, parents, grandparents, children or grandchildren, siblings, aunts and uncles, in-laws and step-relatives, within these categories. It is the policy of the City to provide all employees with equal employment opportunities for career advancement without fear of favoritism or penalty, actual or implied, based on family relations.

b. The employment of a relative of any full-time City employee, in a full or part-time position, is prohibited if such employment shall cause the new employee to come under direct supervision of or provide direct supervision to the related full-time employee.

c. Full-time City employees will not be considered for promotion or transfer if such change shall cause the employee to come under, or to provide direct supervision to a related City employee.

d. If employees in a supervisory relationship become related after employment, every effort will be made to transfer one of the employees to a position where no supervisory relationship exists. If neither employee volunteers to transfer, the City Administrator will arrange an involuntary transfer at his or her discretion. Transfer decisions may be based on, but are not limited to, such factors as the grade of each affected employee's position, the availability of openings for which the affected employees are qualified, and the availability of replacement candidates for the affected employees' positions.

e. This policy is intended to comply with the requirements of all applicable federal, state and local laws.

f. The Mayor or his designee is responsible for the coordination, administration and implementation of the provisions of this policy as approved by the City Council. Prior to the application of this policy regarding employment or transfer decisions with respect to spouses, supervisors must contact the Mayor to ensure compliance with applicable federal, state and local laws.



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

Agenda Item Number

Administration Committee #2

Tracking Number

ADM 2019-50

Agenda Item Summary Memo

Title: Monthly Treasurer's Report for August 2019

Meeting and Date: City Council – September 24, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: ADM 09-18-19 Action Taken: Moved forward to City Council agenda.

Item Number: ADM 2019-50

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Rob Fredrickson

Name

Finance

Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE
TREASURER'S REPORT - for the month ending August 31, 2019

Cash Basis

	Beginning Fund Balance	August Revenues	YTD Revenues	Revenue Budget	% of Budget	August Expenses	YTD Expenses	Expense Budget	% of Budget	Projected Ending Fund Balance
General Fund										
01 - General	\$ 6,879,823	\$ 1,339,463	\$ 6,332,613	\$ 16,469,238	38%	\$ 1,057,166	\$ 4,757,844	\$ 16,719,238	28%	\$ 8,454,592
Special Revenue Funds										
15 - Motor Fuel Tax	635,382	71,208	190,867	534,904	36%	6,149	492,299	718,788	68%	333,950
79 - Parks and Recreation	452,914	168,004	851,327	2,244,988	38%	215,942	816,010	2,343,405	35%	488,231
72 - Land Cash	211,832	4,380	418,137	58,435	716%	5,035	5,035	104,850	5%	624,934
87 - Countryside TIF	(422,459)	31,741	96,993	232,318	42%	1,068	56,673	923,808	6%	(382,139)
88 - Downtown TIF	(1,024,518)	2,477	42,384	80,000	53%	3,415	232,168	426,484	54%	(1,214,302)
89 - Downtown TIF II	(2,736)	373	12,520	-	0%	1,387	2,139	35,000	6%	7,645
11 - Fox Hill SSA	10,485	370	7,505	13,381	56%	1,202	3,559	30,977	11%	14,430
12 - Sunflower SSA	(22,626)	322	9,532	18,140	53%	1,059	5,334	13,977	38%	(18,429)
Debt Service Fund										
42 - Debt Service	-	27,863	112,252	324,025	35%	475	17,250	324,025	5%	95,002
Capital Project Funds										
25 - Vehicle & Equipment	496,042	8,945	74,220	161,112	46%	6,939	40,410	516,470	8%	529,852
23 - City-Wide Capital	629,429	148,246	424,170	4,172,029	10%	146,019	362,108	4,798,408	8%	691,490
Enterprise Funds										
* 51 - Water	3,533,027	765,223	1,654,323	4,699,931	35%	454,939	1,033,152	5,770,144	18%	4,154,198
* 52 - Sewer	1,110,251	298,290	749,121	2,149,679	35%	96,654	392,919	2,538,097	15%	1,466,454
Library Funds										
82 - Library Operations	554,271	60,044	868,382	1,576,751	55%	59,226	336,058	1,620,345	21%	1,086,595
84 - Library Capital	83,260	2,862	24,559	50,100	49%	2,867	9,516	75,500	13%	98,303
Total Funds	\$ 13,124,377	\$ 2,929,811	\$ 11,868,903	\$ 32,785,031	36%	\$ 2,059,541	\$ 8,562,475	\$ 36,959,516	23%	\$ 16,430,805

* Fund Balance Equivalency

As Treasurer of the United City of Yorkville, I hereby attest, to the best of my knowledge, that the information contained in this Treasurer's Report is accurate as of the date detailed herein. Further information is available in the Finance Department.

Rob Fredrickson, Finance Director/Treasurer



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 24, 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: Majority

Council Action Requested: Approval

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 if 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 with in Illinois. This Code includes the Illinois State Plumbers License Law to regulate the credentials required to modify or review any plumbing system with in 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 All engineered floor joist and or trusses shall be protected with at least 1/2" gypsum board or equivalent				
Plainfield	No	2015 IRC	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.

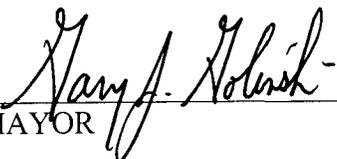
Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 26th day of July, A.D. 2011.



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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2015 International Building Code –Transition from the 2009 IBC

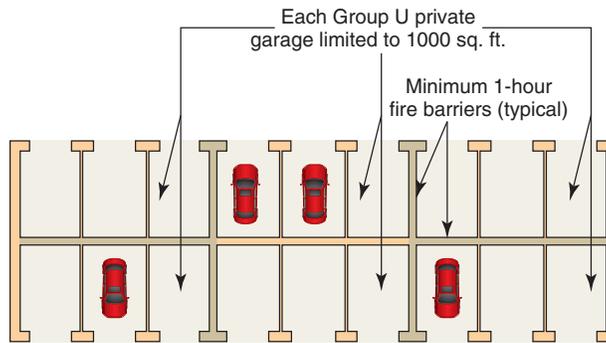
Topic	2012	2015
Part 1 Administration (Chapters 1 and 2)		
Change of use or occupancy		111.1 A change in a building’s use, or portion of a building’s use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building code official.
Definitions	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.	

2015 International Building Code –Transition from the 2009 IBC

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.	

2015 International Building Code –Transition from the 2009 IBC

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

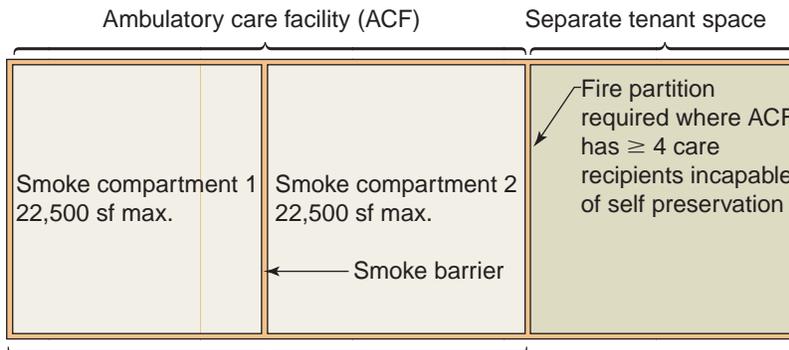
Height (feet) ^b	Manufacturing Area (sq. ft.) ^a					
	≥150,000	≥200,000	≥250,000	≥500,000	≥750,000	≥1,000,000
≥25	400	450	500	500	500	500
≥50	400	500	600	700	700	700
≥75	400	500	700	850	1,000	1,000
≥100	400	500	750	1,000	1,250	1,500

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

2015 International Building Code –Transition from the 2009 IBC

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 (A₁ = 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

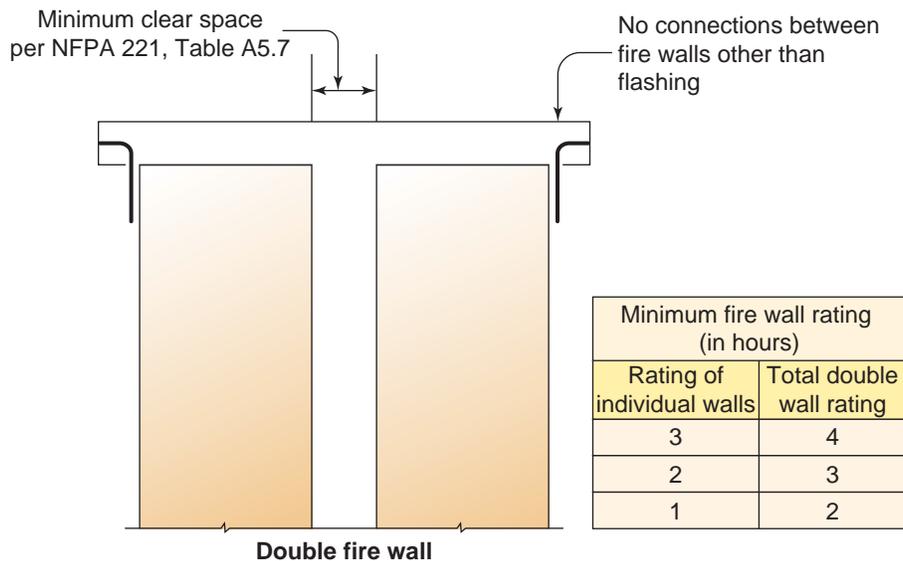
Fire Separation Distance (FSD)	Minimum Distance from Line Used to Determine FSD
0 feet to less than 2 feet	Projections not permitted
Greater than 2 feet to less than 5 feet 3 feet	24 inches
5 feet or Greater than 3 feet to less than 30 feet	40 inches 24 inches plus 8 inches for every foot of FSD beyond 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.

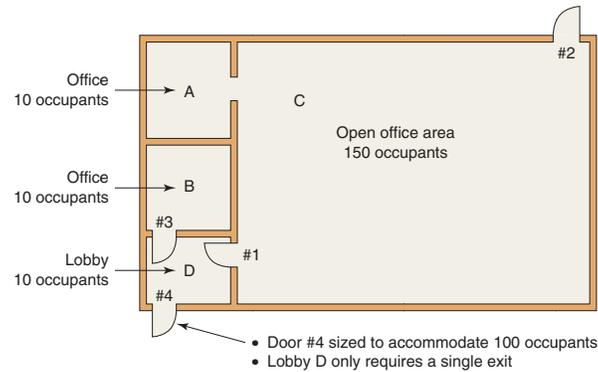
Topic	2012	2015
Part 3 Fire Protection (Chapters 7 - 9), Continued		
	Table 716.6 In addition to fire window assembly fire protection ratings, Table 716.6 now identifies the markings required on the fire-rated glazing for acceptance in specified applications.	
Wired glass in fire window assemblies	716.6.4 (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

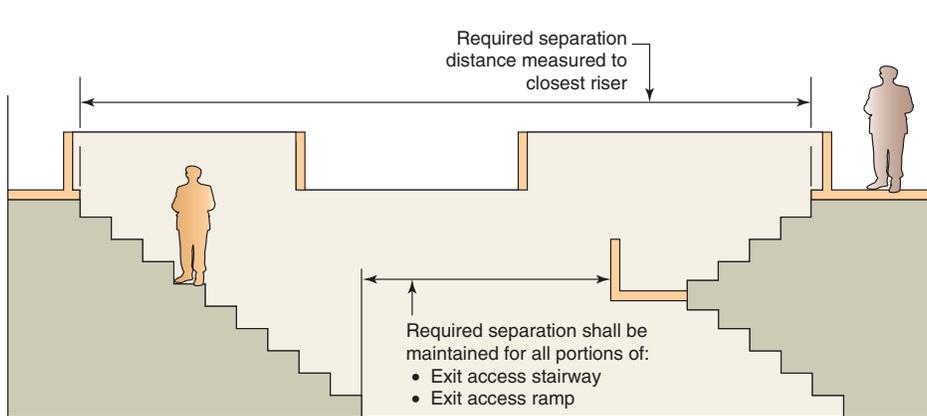
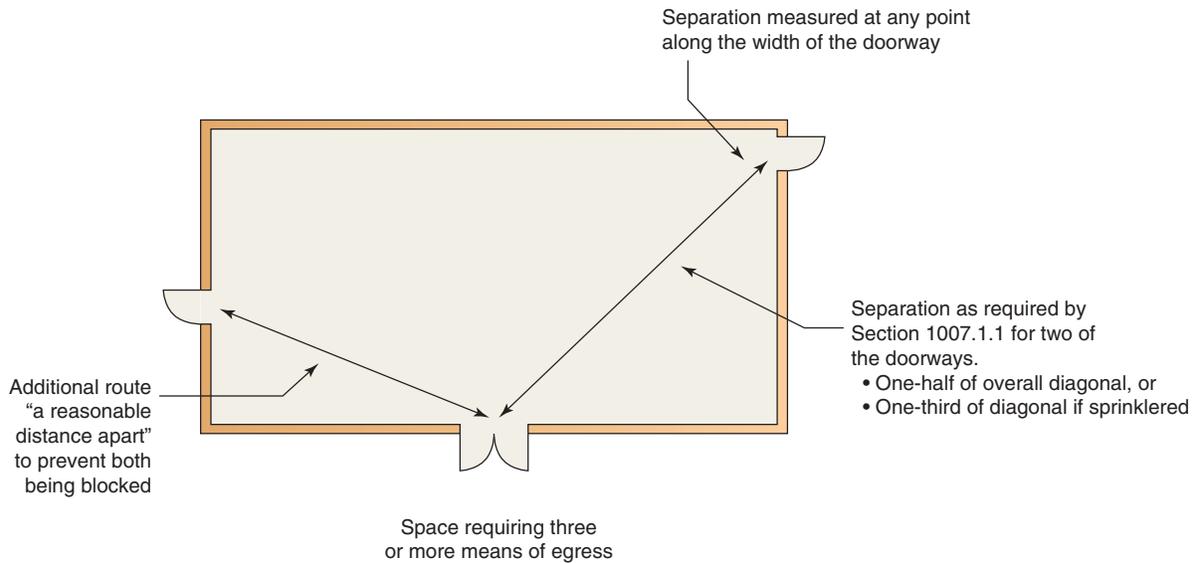
Occupancy	Maximum Occupant Load of Space	Maximum Common Path of Egress Travel Distance (feet)		
		Without Sprinkler System (feet)		With Sprinkler System (feet)
		Occupant Load		
		OL ≤ 30	OL > 30	
A ^c , E, M	49	75	75	75 ^a
B	49	100	75	100 ^a
F	49	75	75	100 ^a
H-1, H-2, H-3	3	NP	NP	25 ^b
H-4, H-5	10	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

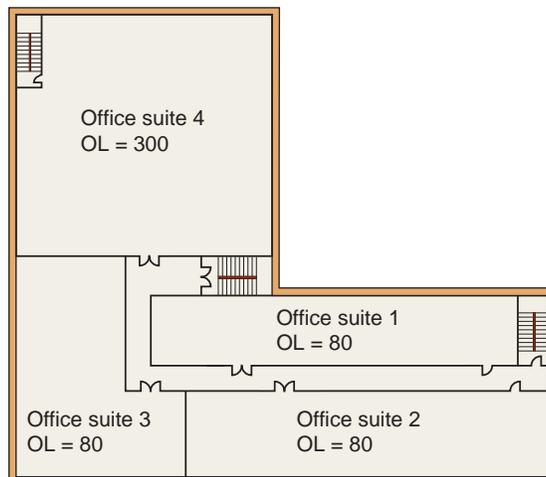
- a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
- b. Group H occupancies equipped throughout with an automatic 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>

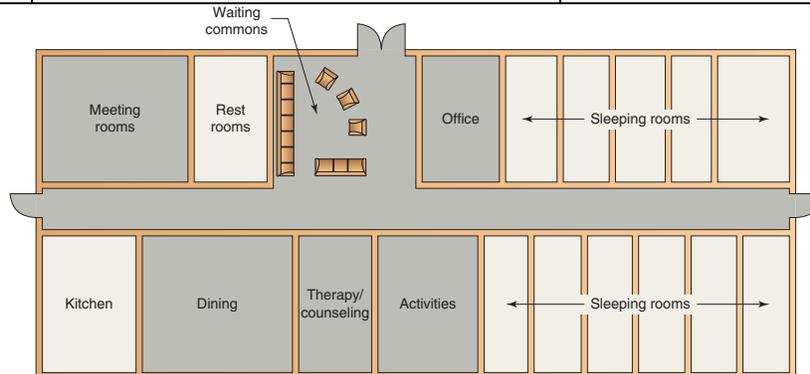


Topic	2012	2015
Door operations – Locking systems		<p>1010.1.9 Numerous revisions throughout the locking provisions now help clarify requirements and their application through the use of consistent terminology.</p>
Application of stairway provisions	<p>1011.1 (1009.1) Stairway provisions have been clarified 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 ¹¹	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.

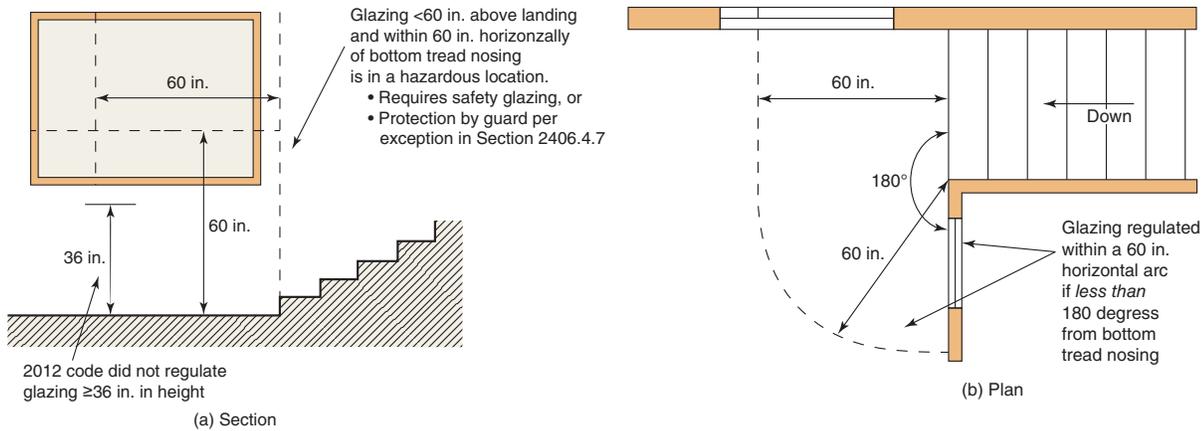
(Footnotes not shown are unchanged)

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>

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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
- Chapter 13 Energy Efficiency
- Chapter 14, Exterior Walls
- Chapter 15, Roof Assemblies and Rooftop Structures
- Chapter 16, Structural Design
- Chapter 17, Special Inspections and Tests
- 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	Definitions (Several definitions have been added to this edition of the IBC, as well as deleting and revising existing definitions.)	<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
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Based on the International Residential Code[®] (IRC[®])



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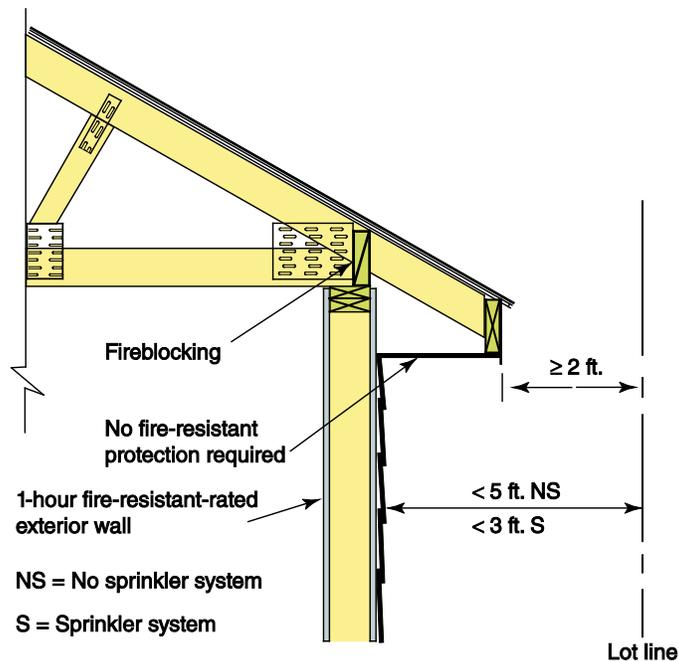
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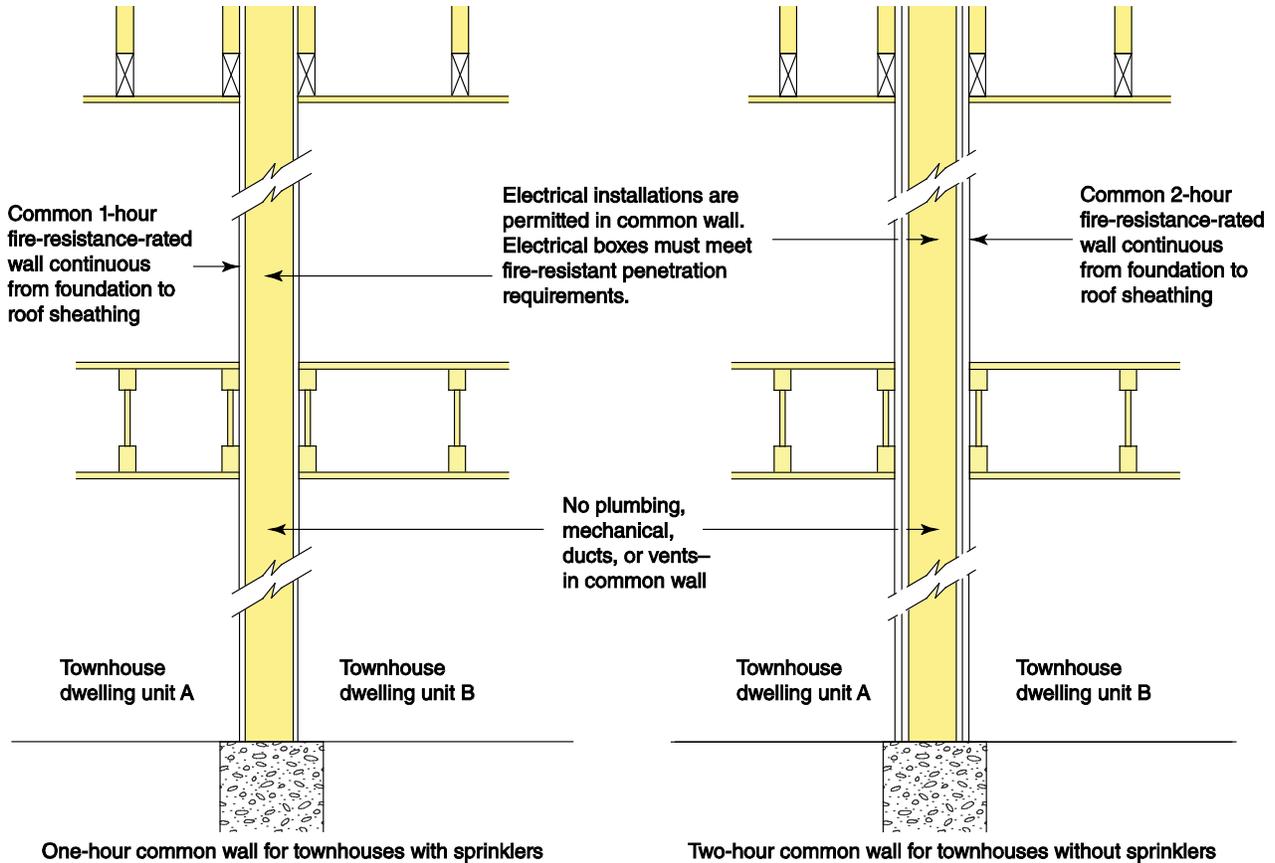
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Topic	2012	2015
Part 1 Scope and Administration (Chapter 1)		
Scope – Accessory Structures		R101.2 The maximum height for accessory structures has been increased from two to three stories above grade plane. Technical requirements have been removed from the definition, and accessory structures are now permitted to be unlimited in area.
Alternative Materials, Design, and Methods of Construction and Equipment		R104.11 When proposed alternatives are not approved, the reason for the disapproval must be stated in writing by the building official.
Fences Exempt from Permit	R105.2 Fences up to 7 feet high are exempt from permit requirements.	
Existing Buildings in Flood Hazard Areas		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.
Information for Construction in Flood Hazard Areas		R106.1.4 Construction documents for dwellings in Coastal A Zones shall include the elevation of the bottom of the lowest horizontal structural member.
Part 2 Building Planning (Chapter 3)		
Climatic and Geographic Design Criteria		Table R301.2(1) The jurisdiction must indicate if it contains special wind regions or wind borne debris zones.
Wind Design Criteria	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.	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.
Sunrooms		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.
Protection of Openings in Wind Borne Debris Regions		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.
Wind Exposure Category		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.

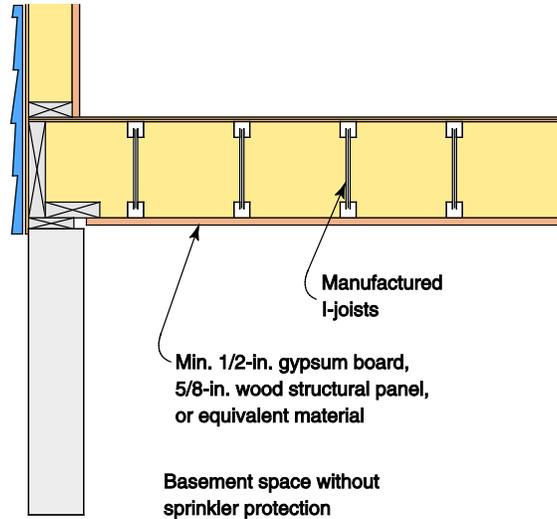
Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Floodplain Construction		R301.2.4 Buildings located in a flood hazard area must comply with the provisions for the most restrictive flood hazard area and may use ASCE 24 for design.
Story Height		R301.3 Story height of wood and steel wall 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	<p>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.</p>	
Emergency Escape and Rescue Openings for Additions, Alterations and Repairs		<p>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.</p>
Stair Risers		<p>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.</p>
Landing for Stairways	<p>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.</p>	
Spiral Stairways		<p>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.</p>
Alternating Tread Devices and Ship Ladders		<p>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.</p>
Ramps		<p>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.</p>
Guard Height		<p>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.</p>

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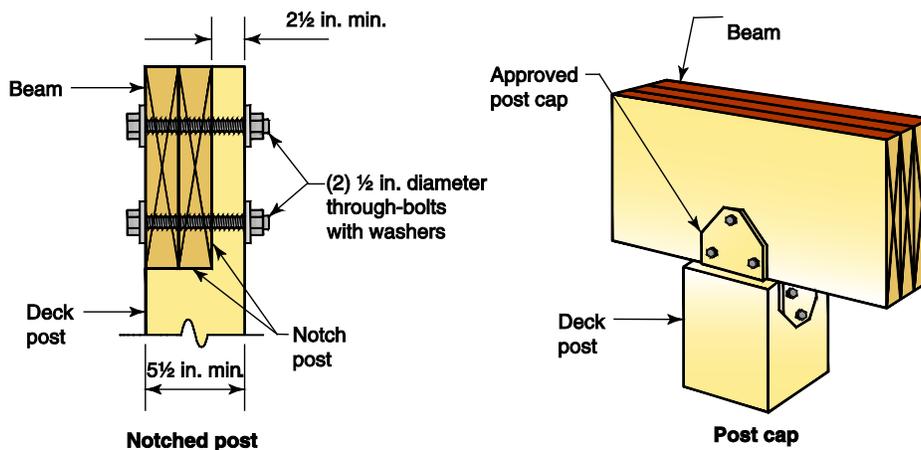
Topic	2012	2015
Part 2 Building Planning (Chapter 3), Continued		
Window Fall Protection	<p>R312.2 The provisions for window fall protection have been relocated from Chapter 6 to Chapter 3. The terminology for window opening control devices has been updated for consistency with the referenced standard 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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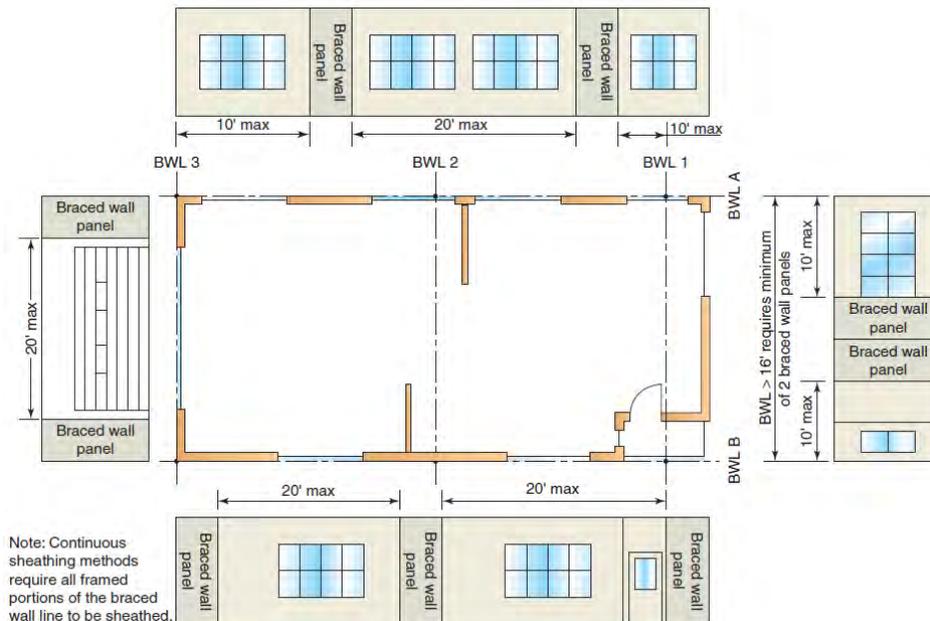
Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10)		
Mezzanines		R325 New provisions place limitations on the construction of mezzanines related to ceiling height and openings consistent with the IBC.
Swimming Pools, Spas and Hot Tubs		R326 The design and construction of pools and spas shall 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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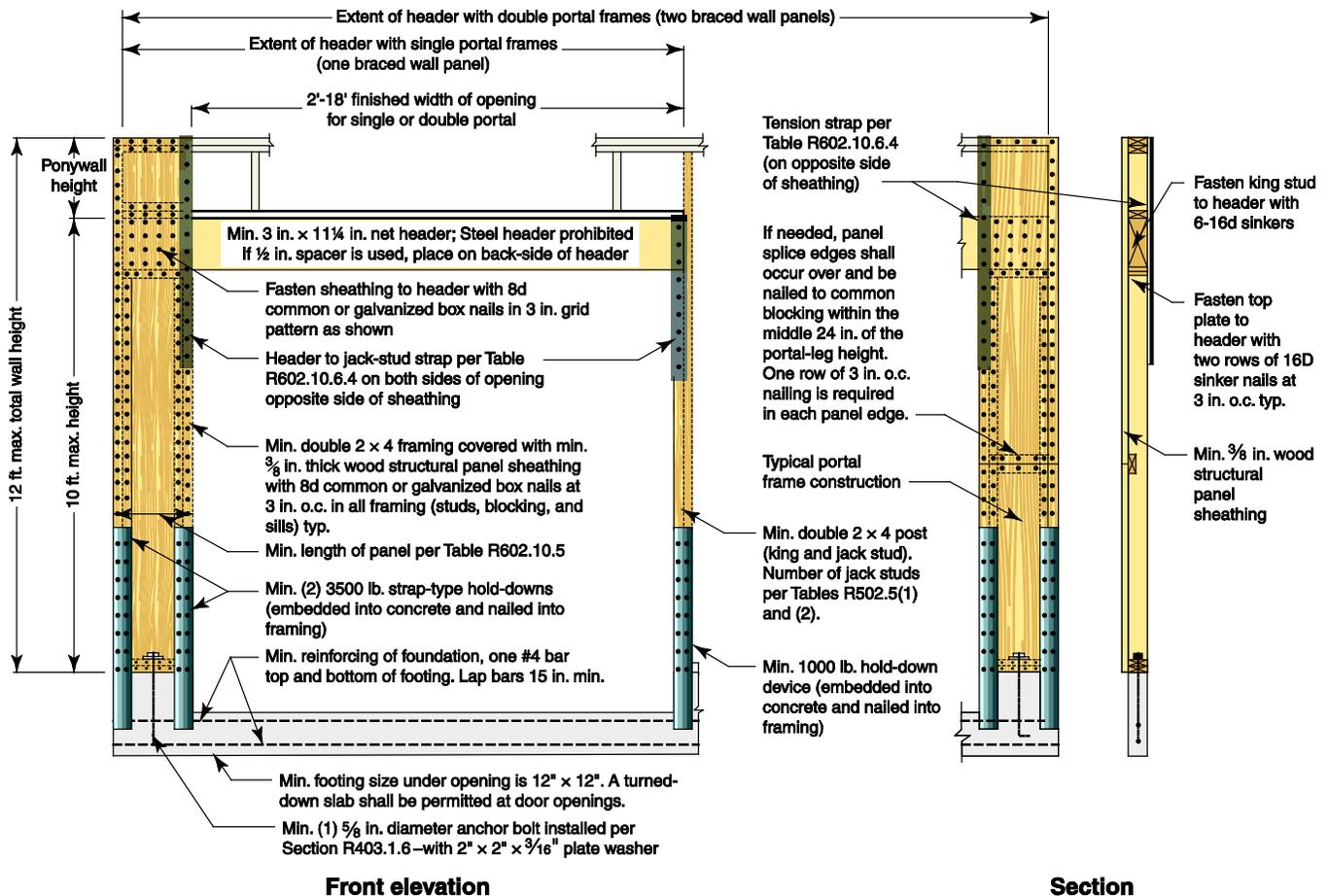
Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10), Continued		
Framing of Floor Openings		R502.10 Requirements for header joist and trimmer connections in the framing of floor openings have been deleted. This section conflicted with Section R502.6, which contains minimum bearing lengths 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-joist (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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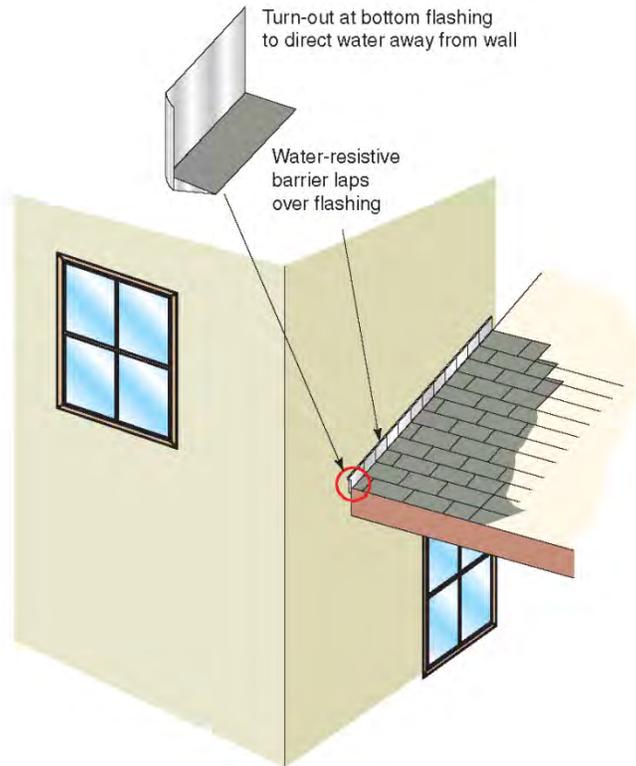
Topic	2012	2015
Part 3 Building Construction (Chapters 4 - 10, Continued)		
Wood, Hardboard, and Wood Structural Panel Siding		R703.5 Minimum spacing based on siding thickness has been moved from 2012 IRC Table R703.4 footnote i, siding attachment and minimum thickness, to 2015 IRC Section R703.5.2, 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>	



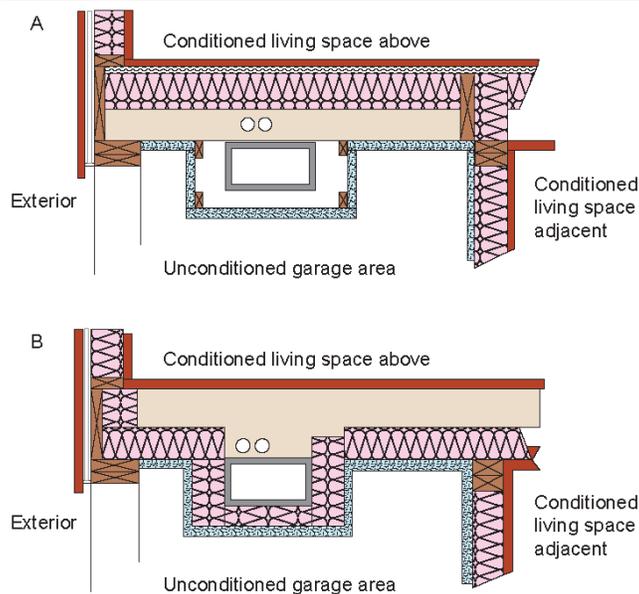
Topic	2012	2015
Crickets and Saddles	<p>R903.2.2 Unit skylights or roof windows must be installed in accordance with the manufacturer’s installation instructions, which may not require a cricket even when they exceed 30 inches in width.</p>	
Underlayment	<p>R905.2.7.2 The requirements for installation 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>

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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.

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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.

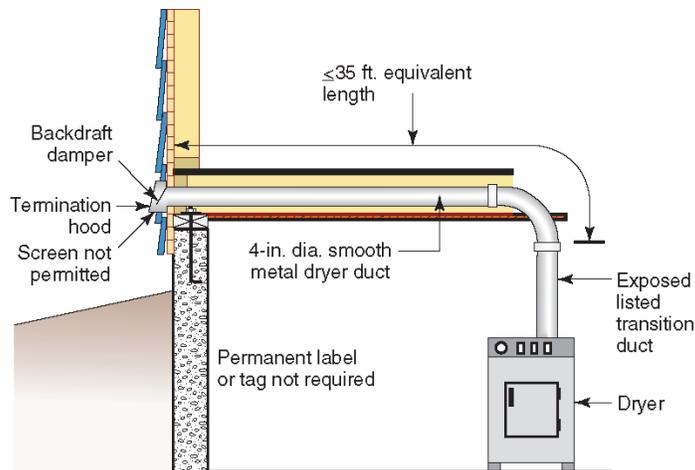
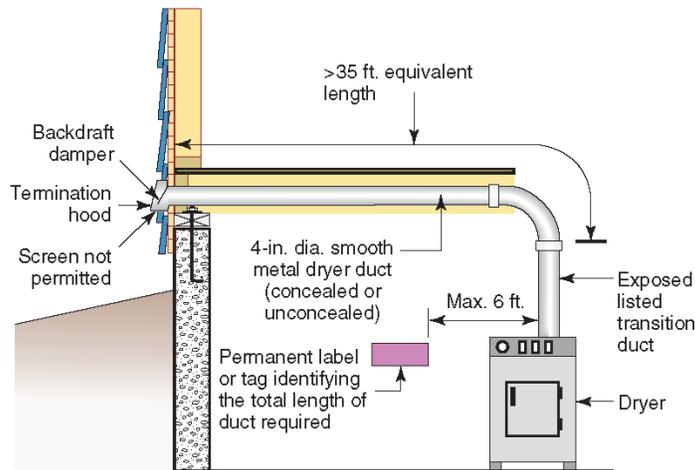


Two options for floor insulation above unconditioned space

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.	

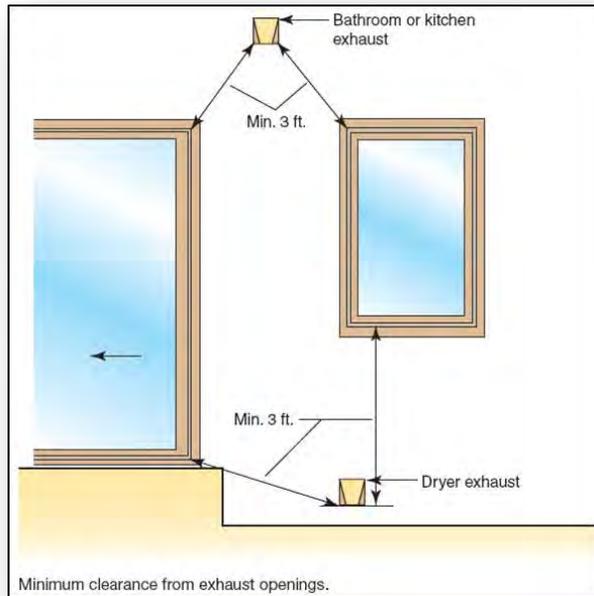
Topic	2012	2015
Part 5 Mechanical (Chapters 12 through 23), Continued		
Dryer Exhaust Duct	<p>M1502.4 The maximum support spacing for dryer exhaust ducts has increased from 4 feet to 12 feet. Dryer exhaust ducts now specifically require mechanical fastening. Screw fasteners are permitted to penetrate 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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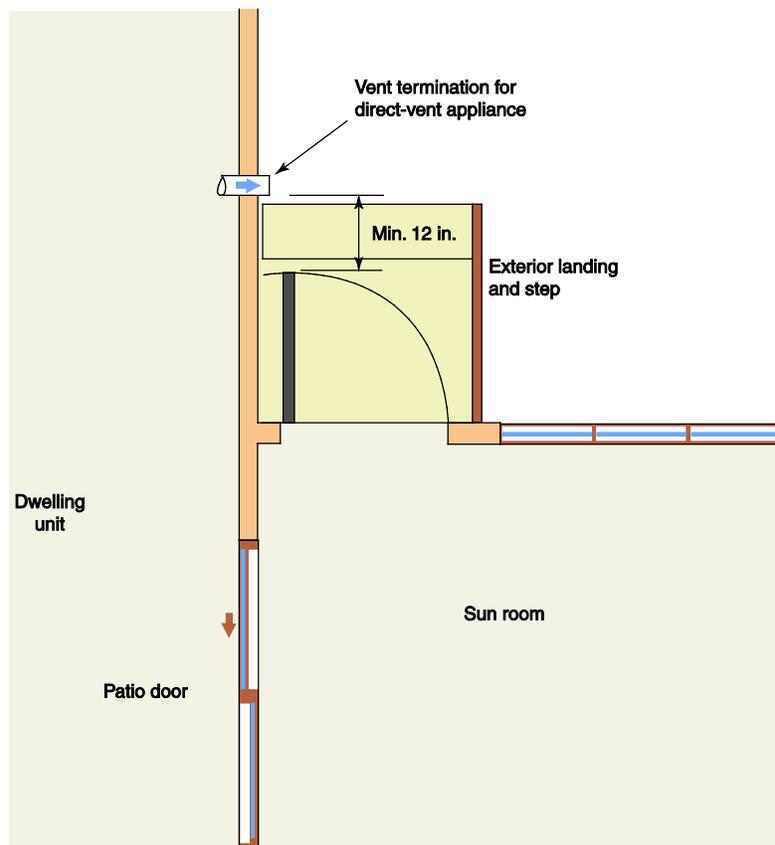
Topic	2012	2015
		currently consistent with the SMACNA sheet metal construction standard.
Part 5 Mechanical (Chapters 12 through 23), Continued		
Duct Installation		M1601.4 Tapes and mastics used to seal sheet metal ducts must be listed to UL 181 B as has been required for sealing flexible ducts. Snap-lock 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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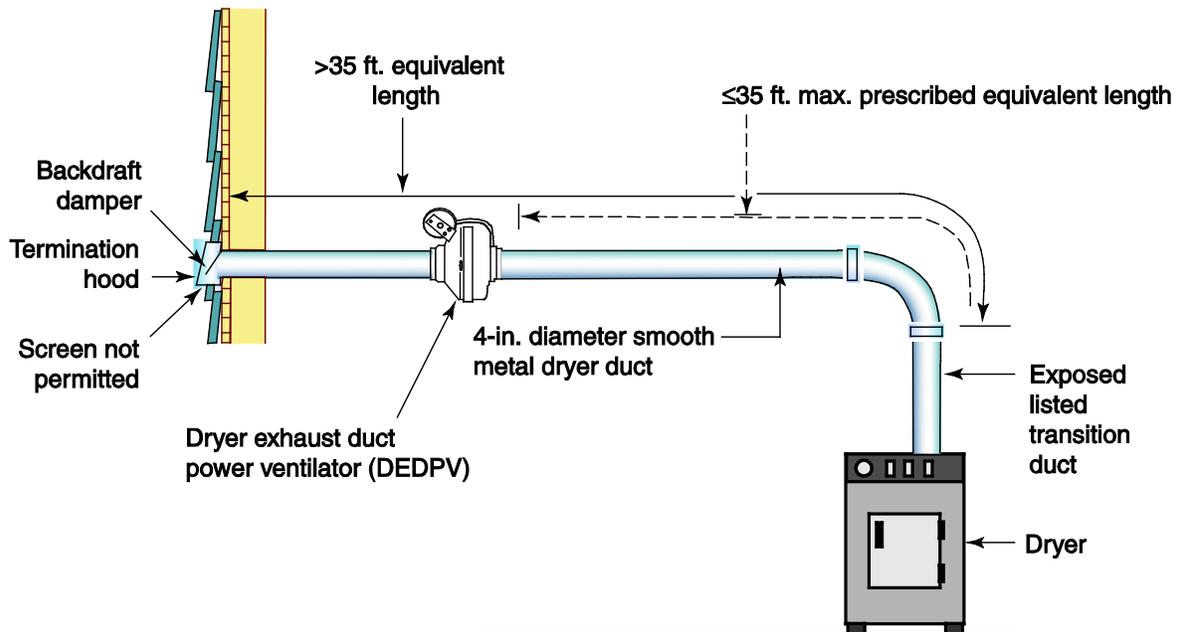
Topic	2012	2015
Part 6 Fuel Gas (Chapter 24)		
Condensate Pumps		G2404.11 Condensate pumps located in uninhabitable spaces must be connected to the appliance to shut down the equipment in the event of pump failure.
Reduced Clearance to Combustible Materials	G2409.1 Gypsum board is now specifically identified 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>



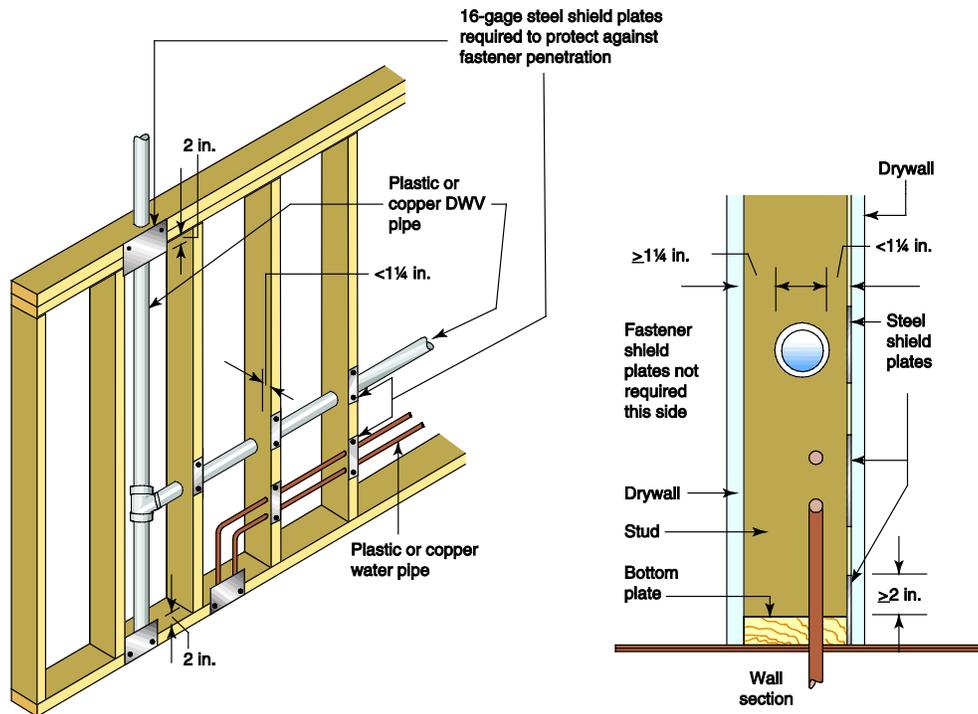
Topic	2012	2015
Part 6 Fuel Gas (Chapter 24), Continued		
Plastic Piping for Appliance Vents		<p>G2427.4.1, G2427.6.8.3</p> <p>The approval of plastic pipe for venting appliances is no longer a responsibility of the building official and, instead that responsibility rests with the appliance manufacturer 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.

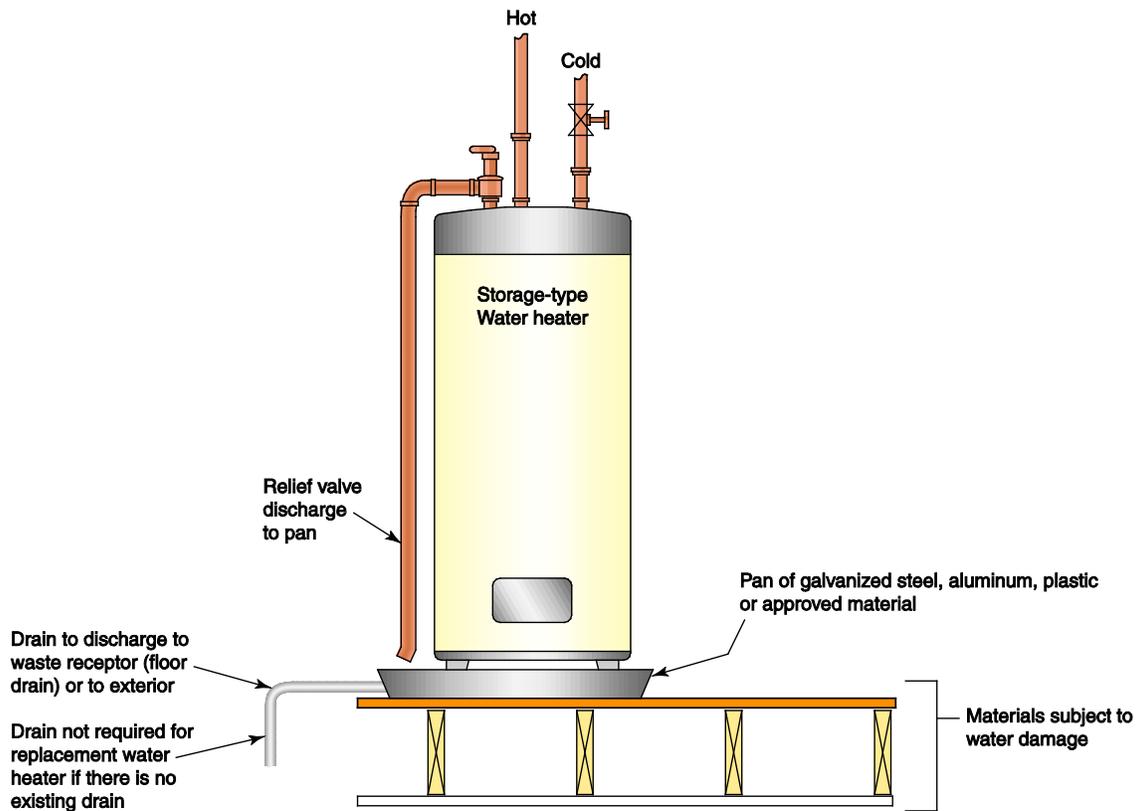


Topic	2012	2015
Protection Against Corrosion		P2603.3 The minimum thickness of sheathing material for protection of piping against corrosion has been reduced from 0.025 in to 0.008 in (8mil). The corrosion protection requirement applies to metallic piping other than cast iron, ductile iron, and galvanized 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>



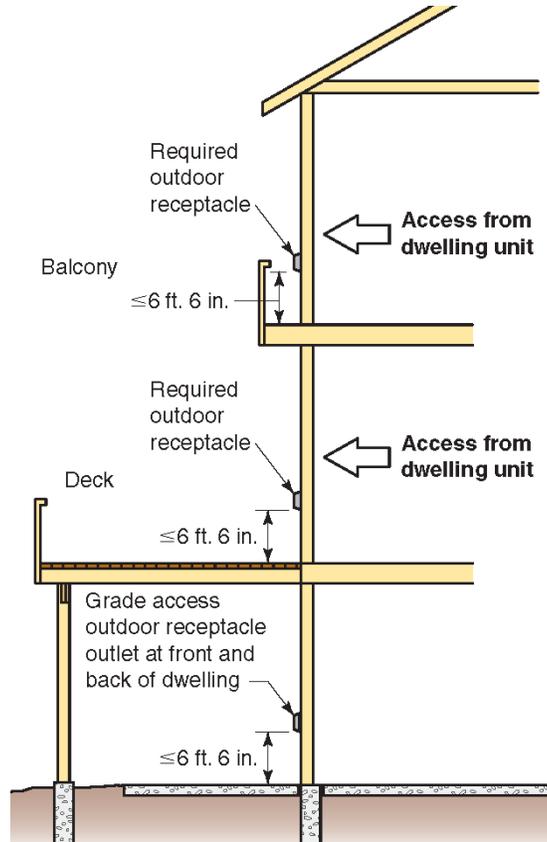
Topic	2012	2015
Water Heater Relief Valve Discharge Piping		<p>P2804.6.1 The temperature and pressure (T&P) relief valve discharge pipe termination must have an air gap suitable to protect the potable water supply distribution system of the building. PEX and PE-RT tubing used for relief valve discharge 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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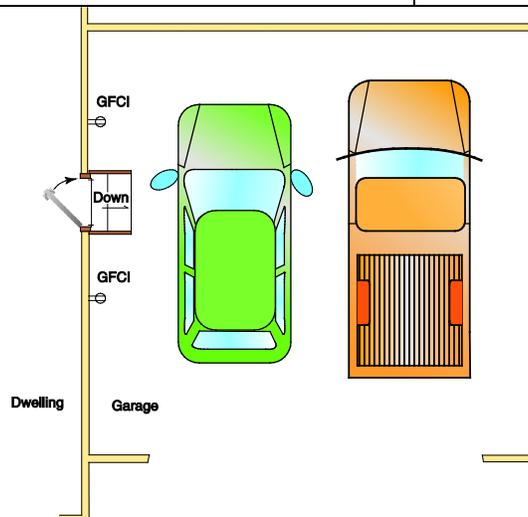
Topic	2012	2015
Part 7 Plumbing (Chapter 25 through 33), Continued		
Nonpotable Water Systems		<p>P2901, P2910 through P2913 Nonpotable water outlets, such as hose connections, that utilize nonpotable water must be identified with a warning and a symbol that nonpotable water is being used. The color 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

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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	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	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)

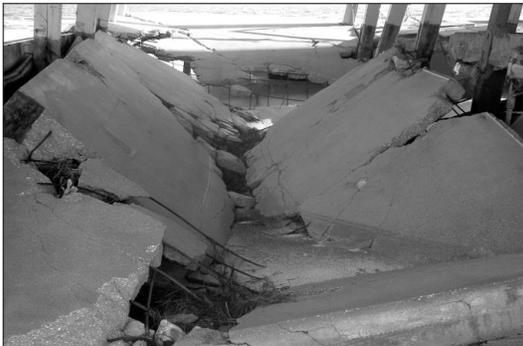
IRC R322.3.3 Foundations, R322.3.4 (new)

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 CFM₂₅/100SF_{cfa}, 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 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

NAHB Research Center, 2012. *2012 IECC Cost Effectiveness Analysis*.

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.**

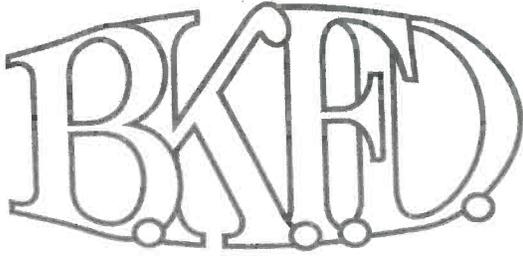
PROPONENT SIGNATURE: _____ DATE: _____

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

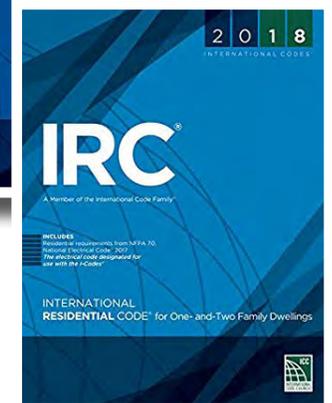
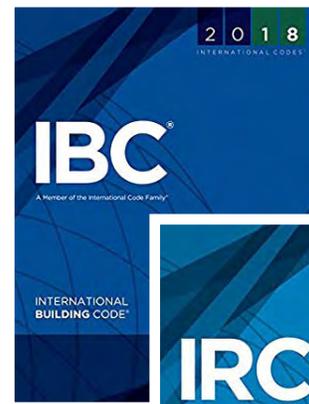


2018 BUILDING CODE ADOPTION PROCESS

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.

—————

**SIGNIFICANT CHANGES TO THE 2018
INTERNATIONAL RESIDENTIAL CODE**

—————

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)	<p>FENESTRATION. Products classified as either vertical fenestration of skylights.</p> <ul style="list-style-type: none"> • Skylights. Glass or other transparent or translucent glazing material installed at a slope of less than 60 degrees (1.05 rad) from horizontal. • Vertical Fenestration. 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. <p>OPAQUE DOOR. A door that is not less than 50 percent opaque in surface area.</p>
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 checked="" type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Planning and Zoning Commission #2

Tracking Number

PZC 2019-09 and EDC 2019-23

Agenda Item Summary Memo

Title: Downtown Form Based Code and Master Streetscape Plan

Meeting and Date: City Council – September 24, 2019

Synopsis: Request for adoption of the Downtown Overlay District, including the Master Streetscape Plan and Form-Based Code.

Council Action Previously Taken:

Date of Action: 05/14/2019 Action Taken: Sent back to Committee

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: City Council
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: September 18, 2019
Subject: **Downtown Form Based Code and Streetscape Master Plan**
Request for Adoption of Revised Plans

SUMMARY:

Review and approval of the proposed Yorkville Downtown Overlay District Plan consisting of a Streetscape Master Plan and Form-Based Code.

BACKGROUND:

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

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

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

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

At the September 3rd Economic Development Committee meeting, staff presented a lot-by-lot analysis of the existing zoning and existing land use, versus the proposed district classification and proposed uses in the Form-Based Code which included three (3) development scenarios of lots with redevelopment potential utilizing the form-based code standards (see attached presentation). It was the consensus of the EDC at that meeting revisions be made regarding the maximum height of certain structures in the downtown within the residential areas.

REVISIONS:

As mentioned, there have been several revisions to the proposed Yorkville Downtown Overlay District Plan since it was last reviewed by the City Council in May. The following chart outlines the revisions made to both the Streetscape Master Plan and Form-Based Code as a result of review and input for the Economic Development Committee:

Streetscape Master Plan

Page	Comment	Correction
Page 3	Addition of Aldermen names under Acknowledgements	Staff has added the names of Aldermen (current and former), Planning and Zoning Commissioners and current Mayor.
Page 5	Does not like the red text on gray background.	The text has been revised to white.
Page 18	Numbers and text do not line up. Figure 20 – gravel parking is not permitted.	Numbers and text have been aligned. Image of Figure 20 was not suggesting parking would be permitted on gravel, but the area between the railroad tracks and spur (refer to #6 identified on page 19 under “Hydraulic Street Near Term”) be visually enhanced with a well-maintained gravel surface.
Page 38	Recommends a concrete ribbon for Figure 54 instead of gravel street apron.	Staff has made the requested change per direction from the EDC at the June 4, 2019 meeting.
Page 39	Recommends Figure 57 illustrate the concrete curb ribbon.	Staff has made the requested change per direction from the EDC at the June 4, 2019 meeting.
Page 58	Missing existing Clark Park parcel north of river.	Noted and revised.
Page 62	Private ownership label of Van Emmon Activity Center should be revised.	Staff has made the requested change per direction from the EDC at the June 4, 2019 meeting.
Page 65	Continuance of the railroad right-of-way color (orange) to the eastside of IL 47.	Noted and revised.

Formed-Based Code

Page	Comment	Correction
Page 2	Addition of Aldermen names under Acknowledgements	Staff has added the names of Aldermen (current and former), Planning and Zoning Commissioners and current Mayor
Page 4	Section 10-21-1-F-2 Deviations, requested second sentence be revised to read “The Community Development Director” instead of “The Director”.	Noted and revised.
Page 6	Recommendation from EDC to not allow buildings that have primary frontage in another district to extend their building up to 100’ down a side street that is designated “B” Street – Residential.	Notation on Figure 10-21-1B (1) Yorkville Form-Based Districts Regulating Plan now states “Note: Street Districts on primary streets may turn any corner and extend up to 100’ down any side street, except when the side street is designated at “B” Street Residential.”
Page 12	Section 10-21-2-B, requested the phrase “agricultural relics” be revised using different wording.	Sentence has been revised to “ <i>Hydraulic Street features short, utilitarian buildings as well as an inoperable grain elevator, that create an eclectic mix of land uses and character.</i> ”

Page 13	Remove overhead lighting in Figure 10-21-2C (1). Van Emmon Street (Long Term)	Noted and revised.
Page 14	Revise pedestrian facilities to indicate a 5' sidewalk rather than a 4' sidewalk.	Noted and revised.
Page 15	Add foot (') symbol behind 26 in Pavement Width. No gravel edge in "B" Street- Residential District. Reduce maximum stories in "B" Street Residential District from 3.5 stories to 3 stories.	Noted and revised. Noted. Noted and revised.
Page 18	Under "Key" of Figure 10-21-3A (1). Yorkville Code Permitted Uses How to, add "special" to "Requires Use Permit".	Noted and revised.
Page 19	Recommends "Amphitheater" be revised to be a "Special Use" rather than "Permitted with Development Standards".	Noted and revised.
Page 22	Recommends "Amphitheater" be revised to be a "Special Use" rather than "Permitted with Development Standards".	Noted and revised.
Page 40	Recommendation to reduce the maximum height of "Attached Building" (i.e., townhouses or row houses) from 3.5 stories to 3 stories.	Noted and revised.
Page 42	Recommendation to reduce the maximum height of "Yard Building" (i.e., single-family homes with landscape yard surrounding all sides of building) from 3.5 stories to 3 stories.	Noted and revised.
Page 43	Recommendation to reduce the maximum height of "Yard Building" (i.e., single-family homes with landscape yard surrounding all sides of building) from 3.5 stories to 3 stories.	Images of sample building types have been revised to remove notation of 0.5 stories.

STAFF COMMENTS:

Since the last Economic Development Committee meeting, staff received feedback that a residential property owner located at the northeast corner of Van Emmon Street and South Main Street expressed concerned about the potential density allowed under the proposed Form-Based Code for the property directly to the west. While the residential property owners' parcel is utilized for single-family home but is zoned B-2 Retail Commerce Business District, the property to the west is a single-family home and is zoned R-2 Single-Family Traditional Residence District.

The Form-Based Code currently proposes the intervening street between these two (2) properties, S. Main Street, be classified as "B-Street" allowing for residential (apartments and duplexes/townhomes), office, retail/commercial and civic building types permitted outright. In consideration of this resident's concern,

staff is proposing an alternative street classification of South Main Street in the area between E. Hydraulic and E. Van Emmon, from “B Street” to “B-Street Residential”. The B-Street Residential would limit the building types facing this area of South Main Street to civic buildings and single-family detached residential homes permitted outright. The alternative street classification plan has been provided in your packet for consideration.

STAFF RECOMMENDATION:

Staff believes the information provided in this memo should address all the comments and feedback received from the Economic Development Committee meetings over the past several months regarding the Streetscape Master Plan and Form-Based Code. Therefore, we are seeking approval and formal adoption from the City Council of the Yorkville Downtown Overlay District Plan.

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

ATTACHMENTS:

1. Draft Revised Yorkville Streetscape Master Plan
2. Draft Revised Yorkville Downton Form-Based Code
3. Alternative Street Classification Plan for the Downtown Form-Based Code
4. Draft Ord Approving Streetscape Master Plan
5. Draft Ord Approving Text Amendment for Downtown Overlay District – Form-Based Code
6. Public Hearing Notice 4-10-19
7. City Council Memo dated 5-6-19
8. Economic Development Committee Memo dated 5-23-19
9. Economic Development Committee Memo dated 6-6-19
10. Economic Development Committee Memo dated 7-16-19
11. Economic Development Committee Memo dated 8-21-19
 - a. Downtown Overlay| Zoning Map
 - b. Downtown Overlay| Land Use Map
 - c. Downtown Overlay| Proposed Uses
 - d. Downtown Overlay| Permitted Use Comparison
 - e. Downtown Overlay| Sample Form-Based Code Exhibits
 - f. Lot-By-Lot Analysis Presentation

YORKVILLE

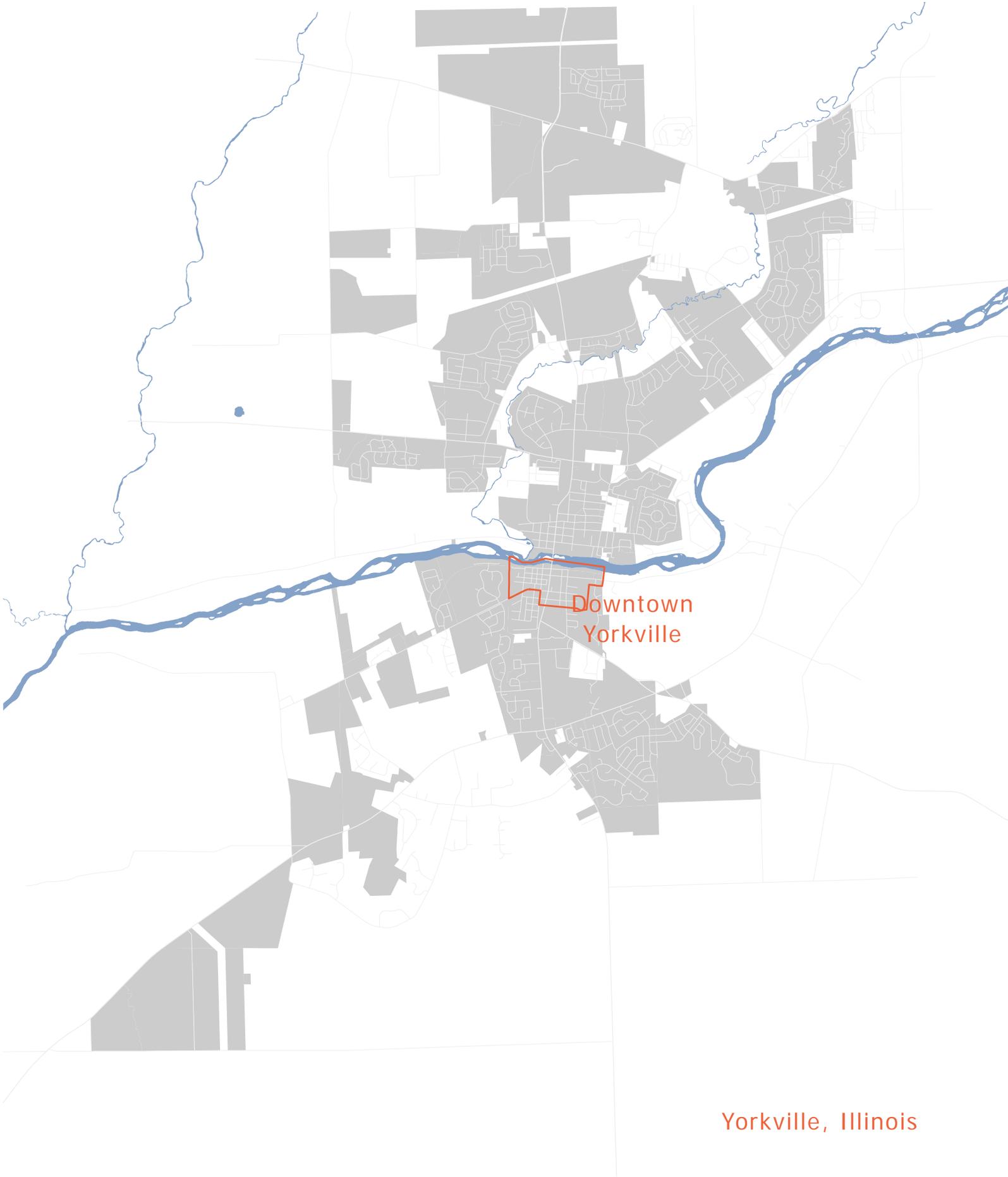
Downtown Overlay District

Streetscape Master Plan



United City of
Yorkville ILLINOIS

FARR ASSOCIATES



Downtown
Yorkville

Yorkville, Illinois

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Acknowledgements

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Introduction

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

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

Downtown Overlay District Streetscape Master Plan

Street Type Classification	p. 08
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Van Emmon Street	p. 24
'B' Street	p. 32
Wayfinding and Signage	p. 40
General Streetscape Guidance	p. 42

Streetscape Master Plan

Why a Streetscape Master Plan?



Figure 1 - Bridge Street (Farr Associates)

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

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

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

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

Providing Framework for the FBC

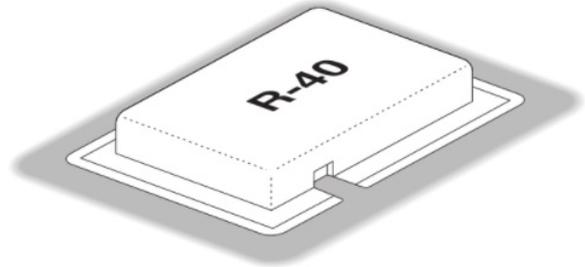
The streetscape master plan is structured to complement the **Downtown Yorkville Form-Based Code**. Form-based codes (FBC) are land development regulations that seek to produce predictable built results that prioritize building form over building use as a distinguishing factor. Often times, a regulatory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

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

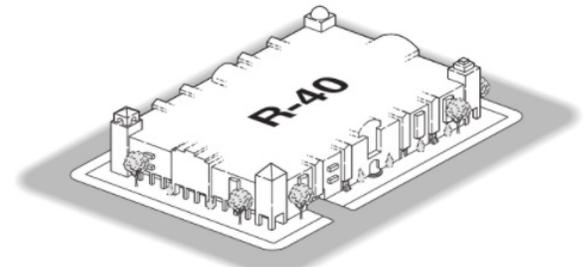
The streetscape master plan brings a visual interpretation of what form and character future capital improvements will exhibit. Though the streetscape master plan and the FBC are intended to be stand-alone documents, they are coordinated efforts that provide layers of detail to collectively envision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

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

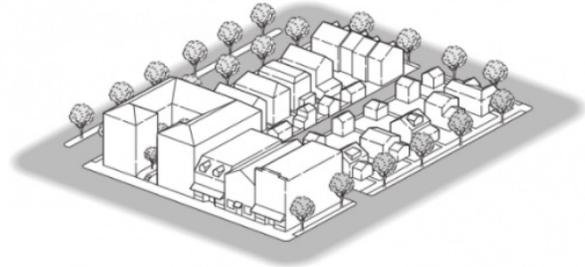
Conventional Zoning (FBCI)



Zoning Design Guidelines (FBCI)



Form-Based Codes (FBCI)



Street Type Classification

Street Type Classification

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

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

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

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

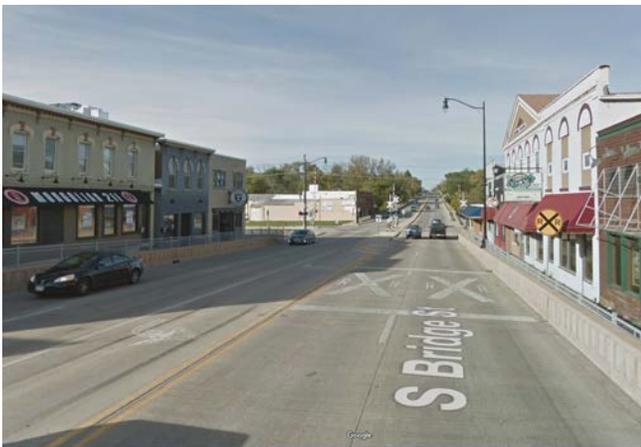


Figure 2 - Bridge Street (Google Maps)



Figure 3 - Hydraulic Street (Google Maps)



Figure 4 - Van Emmon Street (Google Maps)



Figure 5 - Main Street (Google Maps)



Street Type Classification



Bridge Street (Existing)

IDOT's Improvements

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

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

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



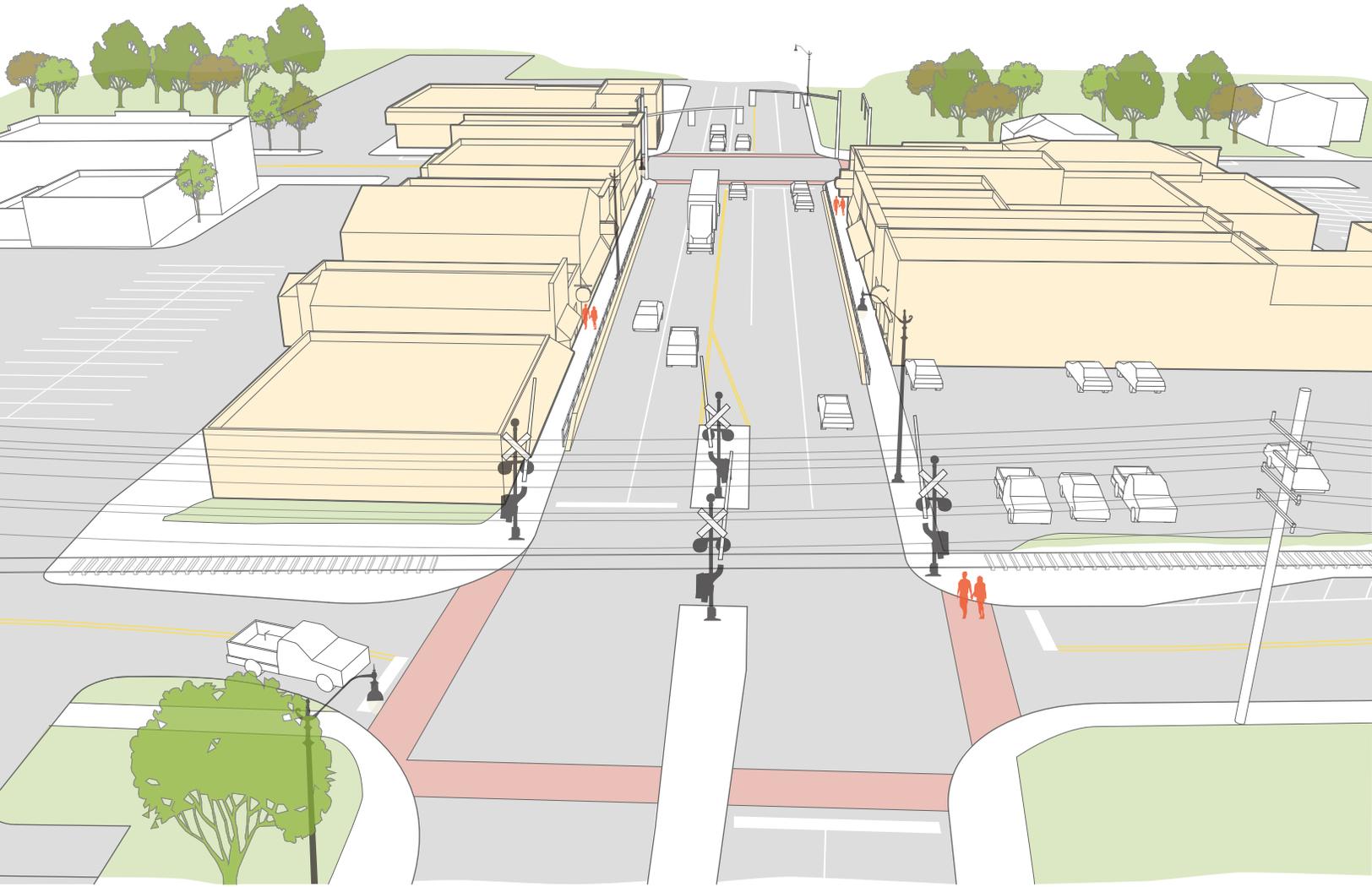
Figure 6 - Bridge Street Facades (Farr Associates)



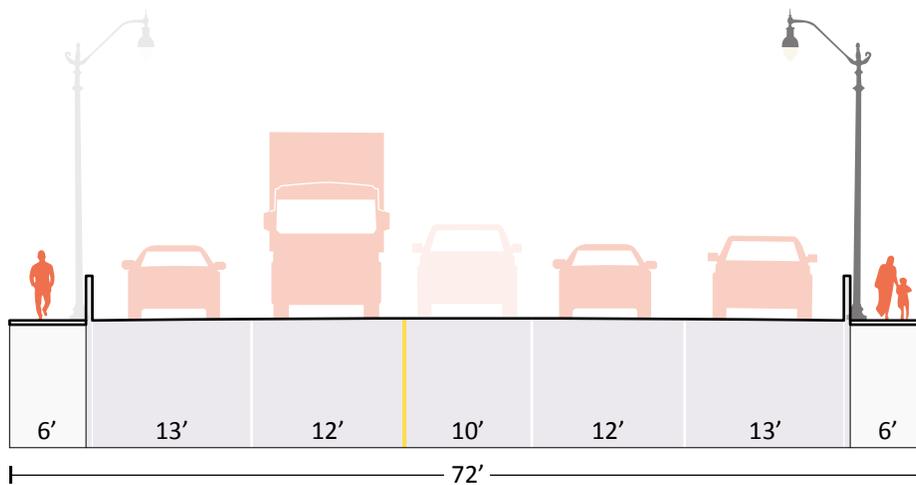
Figure 7 - Bridge Street Blank Wall (Farr Associates)



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



Bridge Street (Existing)



Bridge Street (Near-Term)

Tactical Interventions

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

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

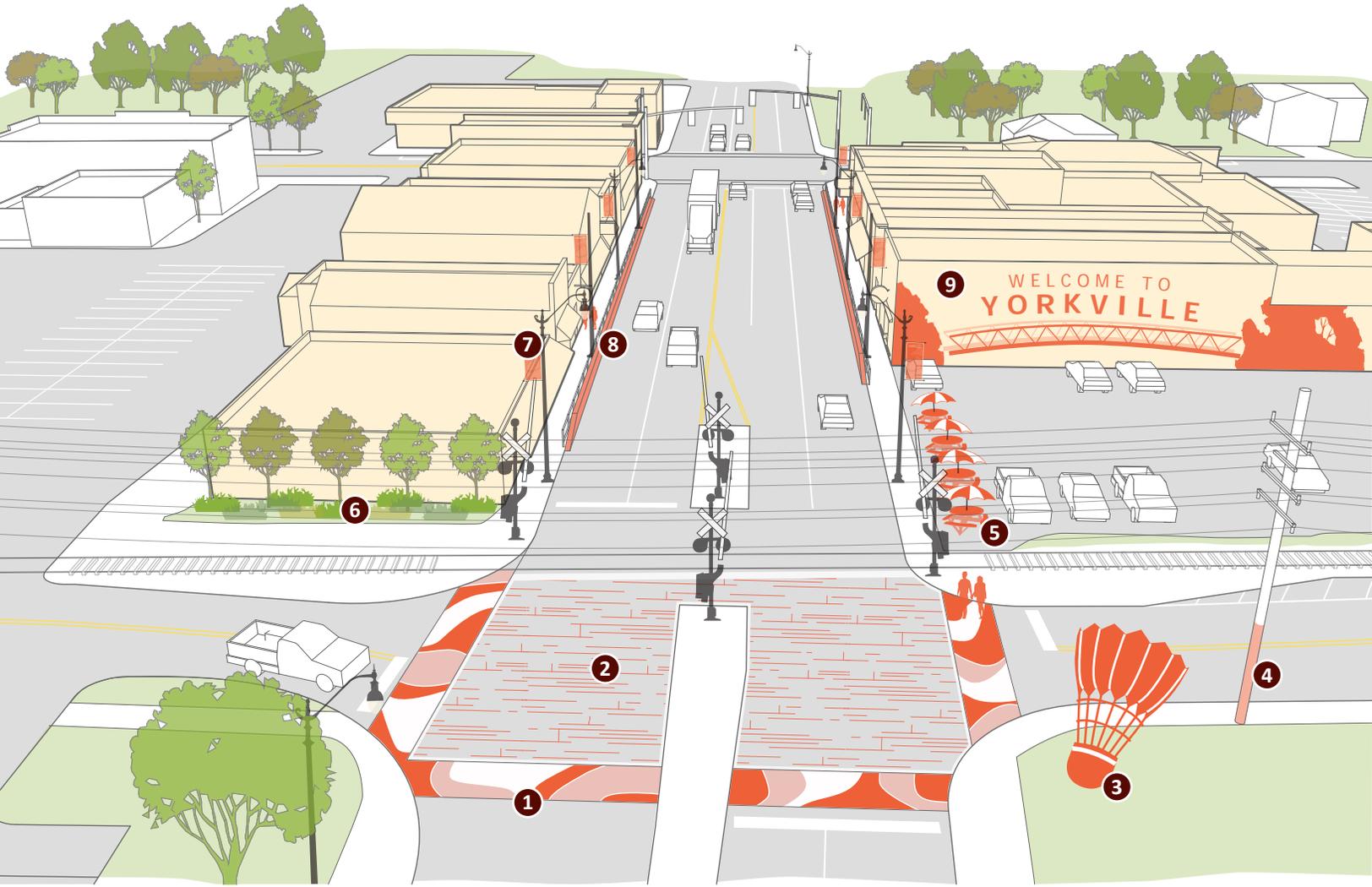
- 1 Painted Crosswalks
- 2 Paving Texture or Material Change
- 3 Public Art/Sculpture
- 4 Painted Light Poles
- 5 Outdoor Restaurant Seating
- 6 Entry Landscape Improvements
- 7 Seasonal Banners
- 8 Painted Bridge Street Barrier/Railing
- 9 Yorkville Entry Wall Mural



Figure 9 - Wall Mural (Philly Magazine)



Figure 5 - Outdoor Restaurant Seating (Pictures Boss)



Bridge Street (Near-Term)



Figure 11 - Painted Concrete Barrier (NYC Parks)



Figure 12 - Public Art / Sculpture (Designboom)

Bridge Street (Long-Term)

Minor Upgrades Go a Long Way

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

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

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



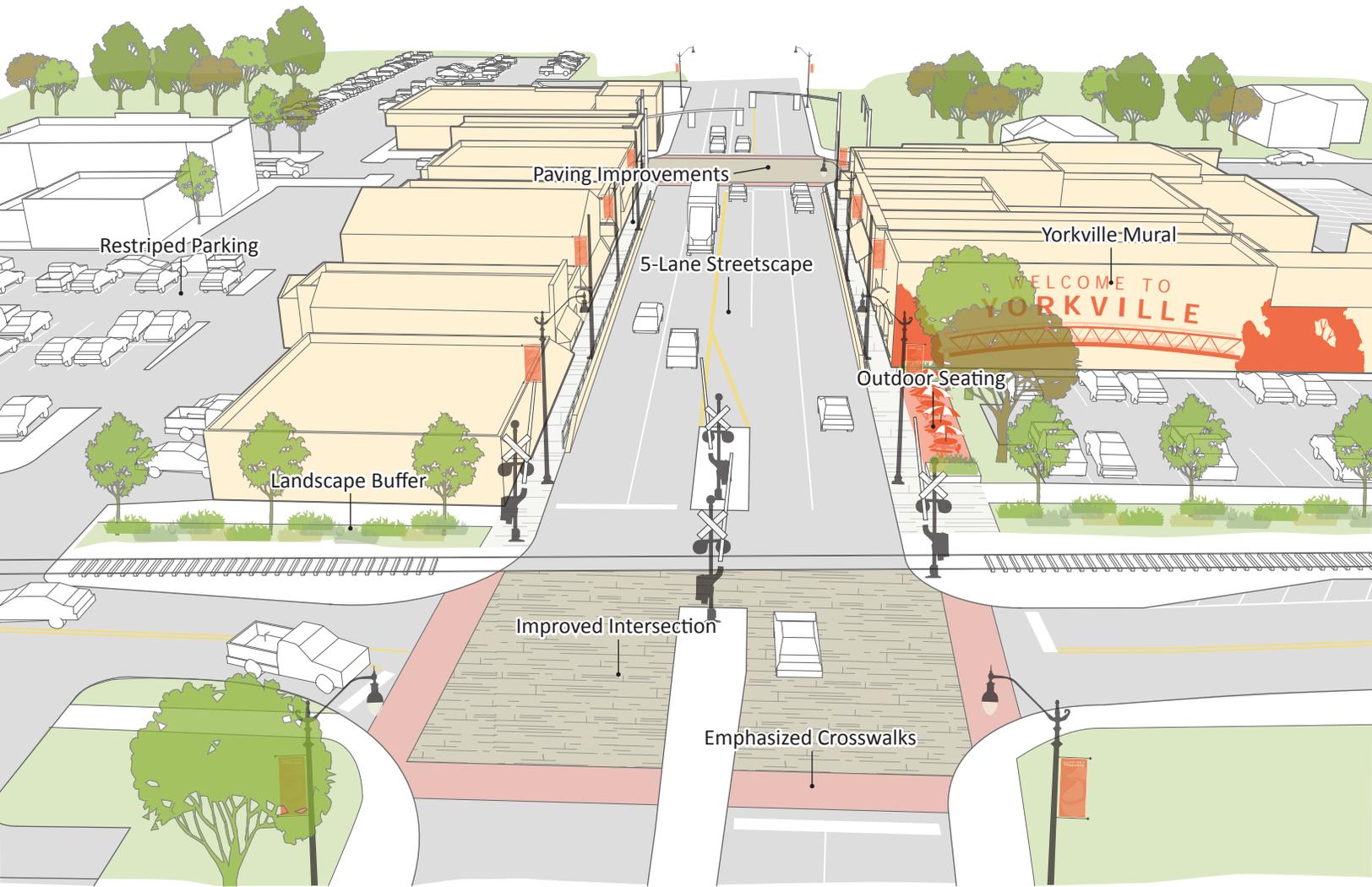
Figure 13 - Improved, Feature Handrail (Hype Science)



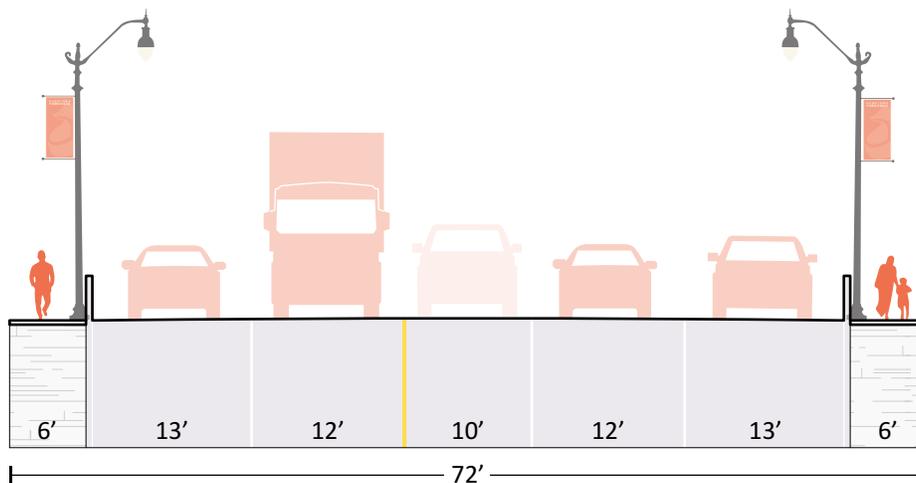
Figure 14 - Seasonal Banners (Farr Associates)



Figure 15 - Improved Sidewalk Pavement (California DOT)



Bridge Street (Long-Term)



Hydraulic Street (Existing)

Unique Industrial Character

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

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

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



Figure 16 - Hydraulic Street (Farr Associates)



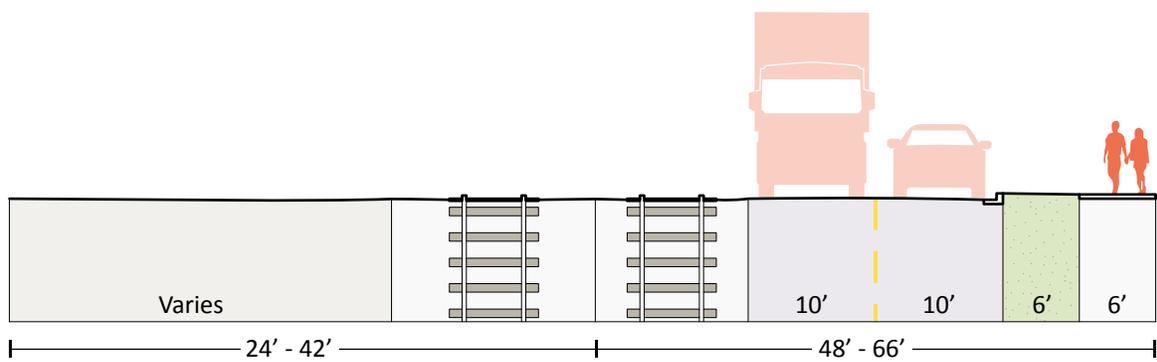
Figure 17 - Hydraulic Street (Farr Associates)



Figure 18 - Inactive Grain Elevator (Farr Associates)



Hydraulic Street (Existing)



Hydraulic Street (Near-Term)

Tactical Interventions

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

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

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

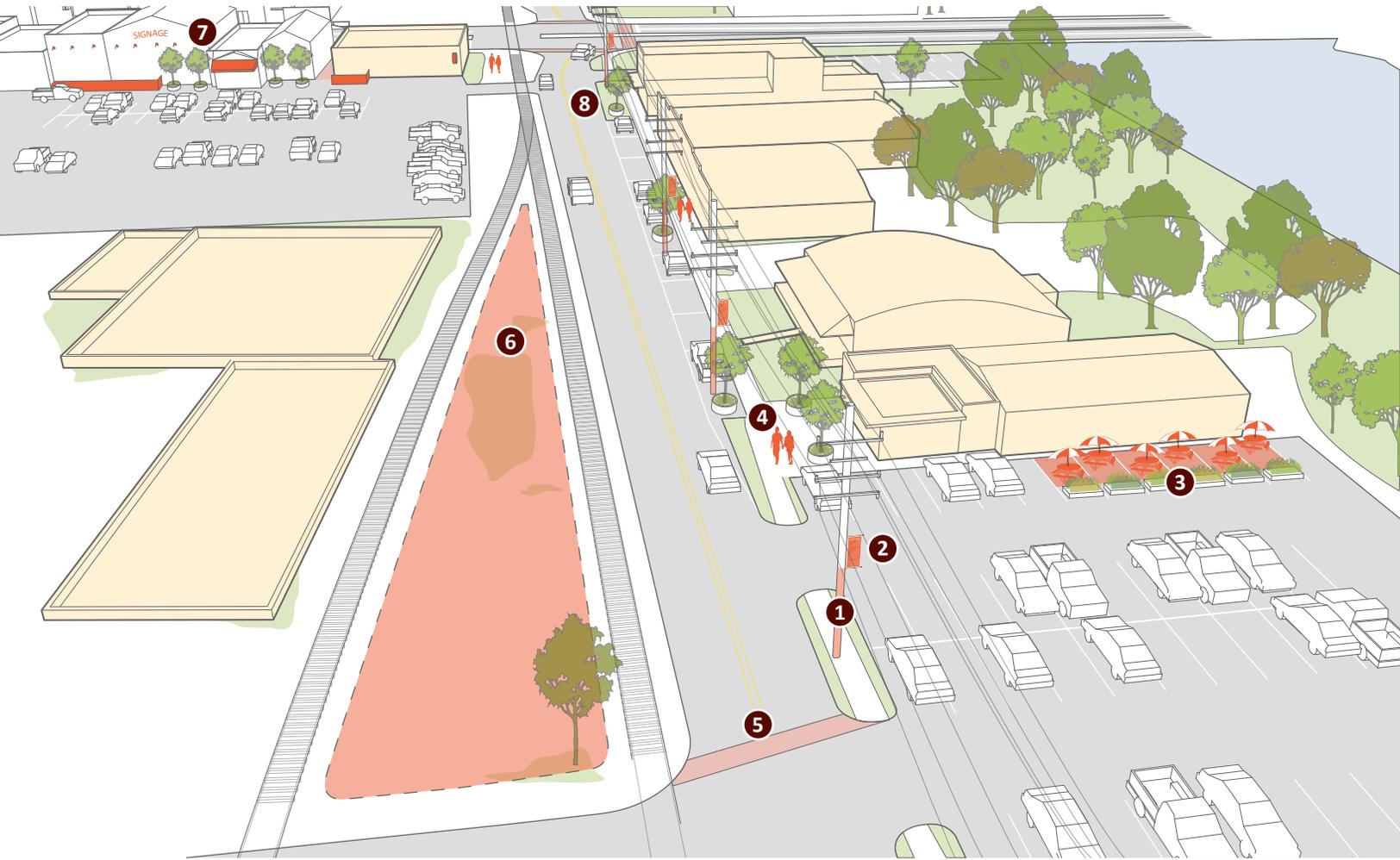
- 1 Painted Light Poles
- 2 Seasonal Banners
- 3 Outdoor Restaurant Seating
- 4 Temporary Tree Planters
- 5 Painted Crosswalks
- 6 Maintain Gravel Between Tracks
- 7 Bridge Street Rear Facade Improvements
- 8 Street Surface Lane Striping



Figure 19 - Painted Light Pole (Tops Images)



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



Hydraulic Street (Near-Term)

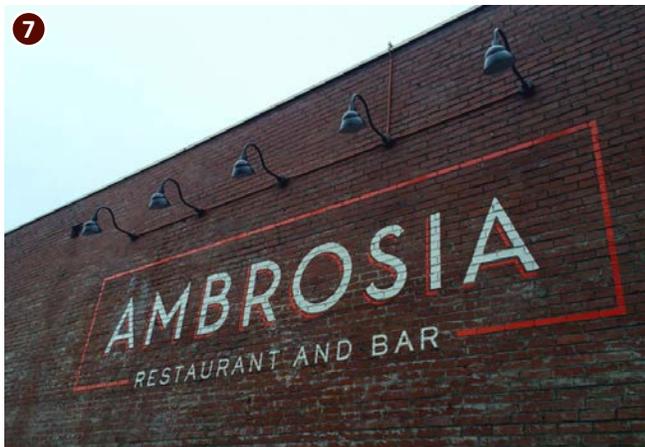


Figure21 - Rear Facade Lighting and Signage (House St. Clair)



Figure22 - Outdoor Restaurant Seating (South Milwaukee)

Hydraulic Street (Long-Term)

Conversion to a Shared Street

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

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

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



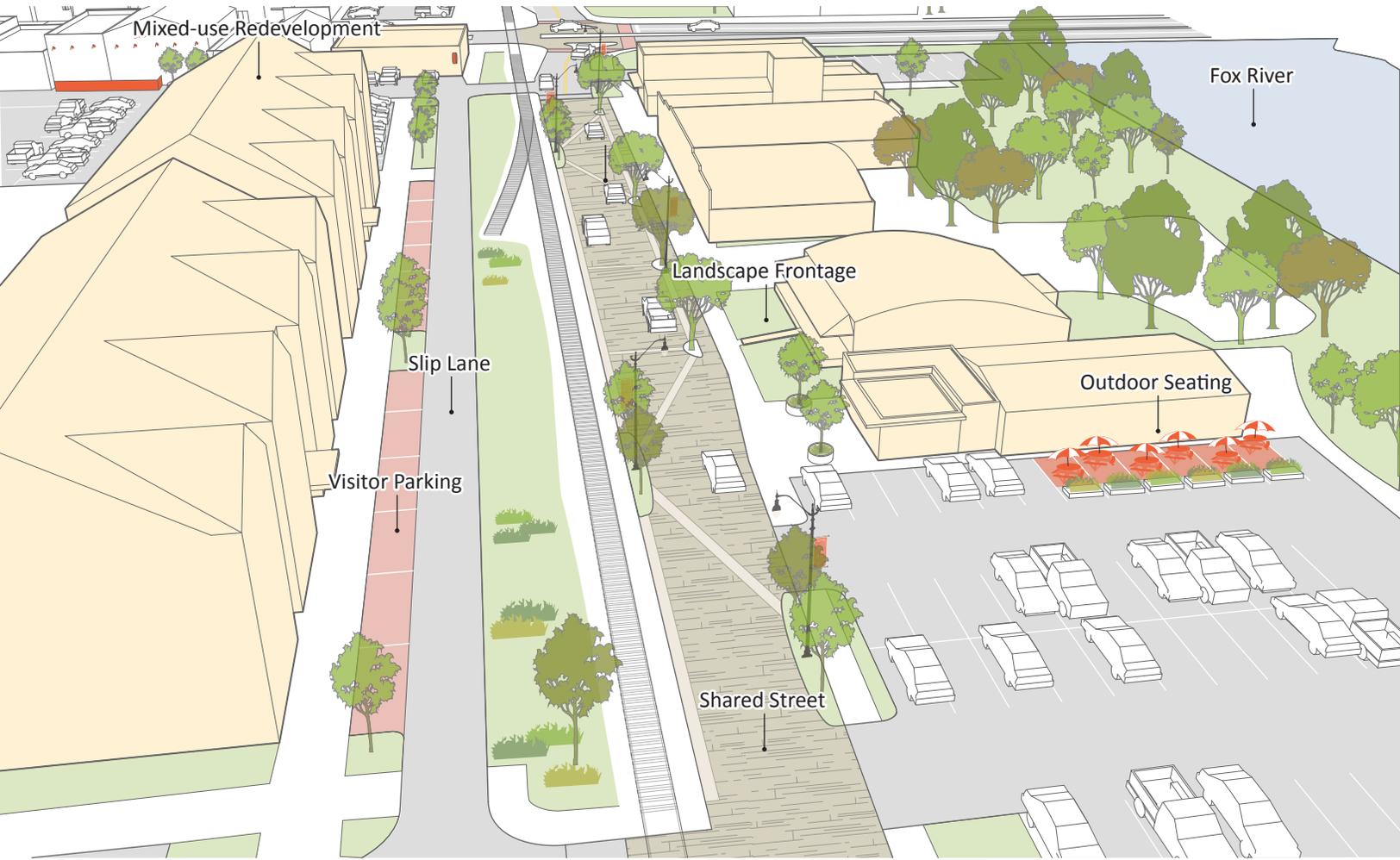
Figure 23 - Chicane Plantings (NACTO)



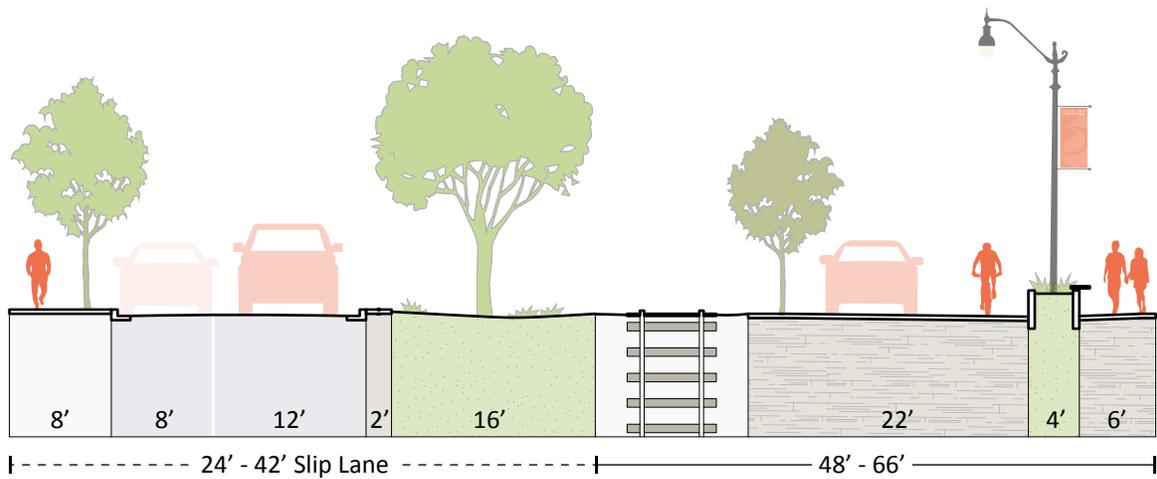
Figure 24 - Funky Outdoor Seating (Asik Site)



Figure 25 - Shared Street (Ithaca College)



Hydraulic Street (Long-Term)



Hydraulic Street Shared Street

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

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

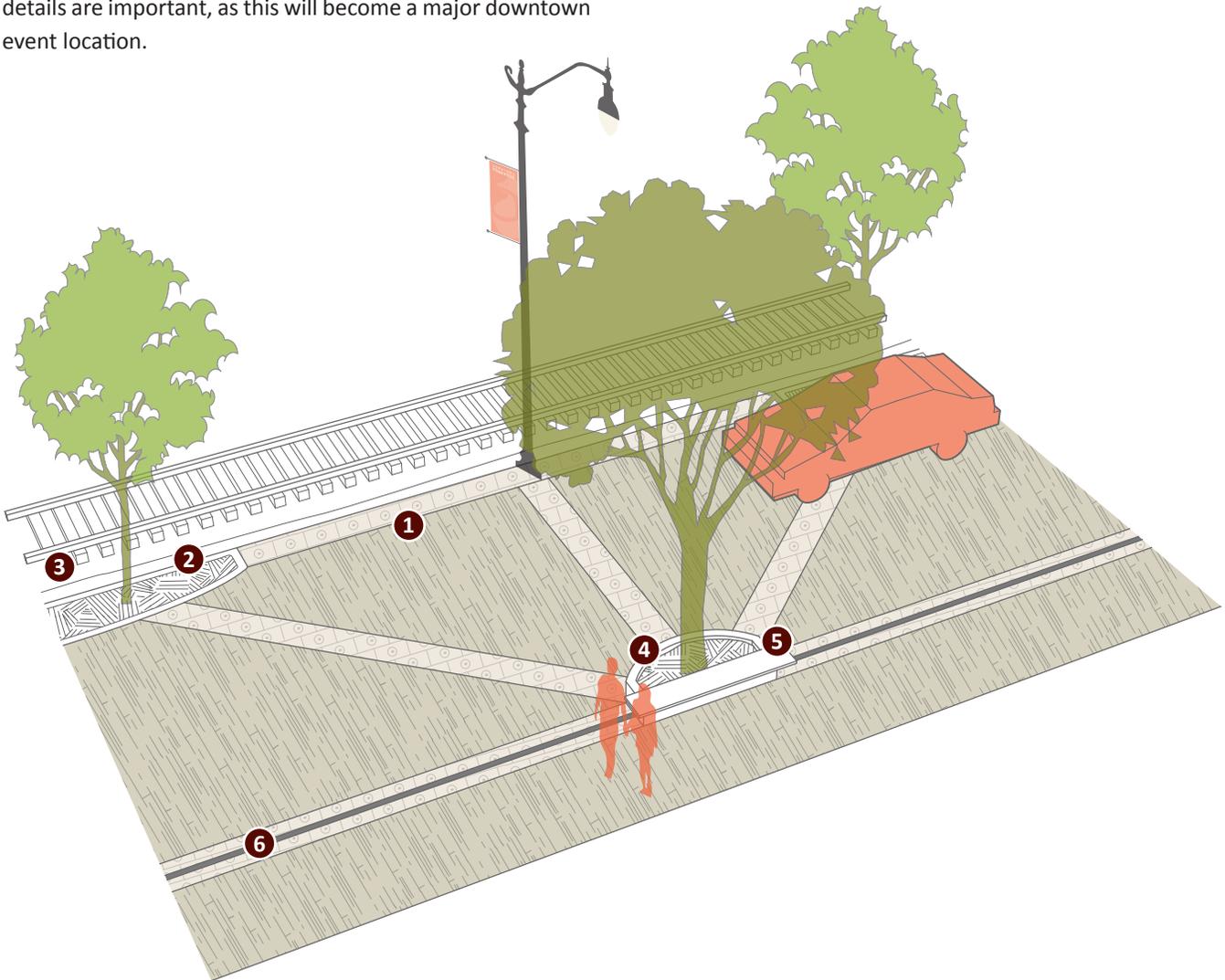


Figure 26 - Hydraulic Street Diagram (Farr Associates)

Material Contrast

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



Figure 27 - Paving Texture Change (Site Design Group)

Street to Woonerf Transition

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



Figure 28 - Raised Intersection (NACTO)

Planter Seating Ledge

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



Figure 29 - Planter Seating Ledge (Transform KC)

Van Emmon Street (Existing)

Downtown's Second Gateway

Traveling east from downtown Yorkville, Van Emmon Street eventually becomes Van Emmon Road and meets Route 71, which connects Yorkville with Oswego. Van Emmon Street acts as the second gateway into downtown, particularly at its intersection with Bridge Street. Recently, buildings have been torn down along Van Emmon Street and the expectation of future redevelopment is not unreasonable.

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

Van Emmon Street west of Bridge Street has a different character. It generally becomes more residential after the first half block. Naturally, the street section abruptly adjusts as it enters the neighborhood.



Figure 30 - View West Down Van Emmon Street (Google)



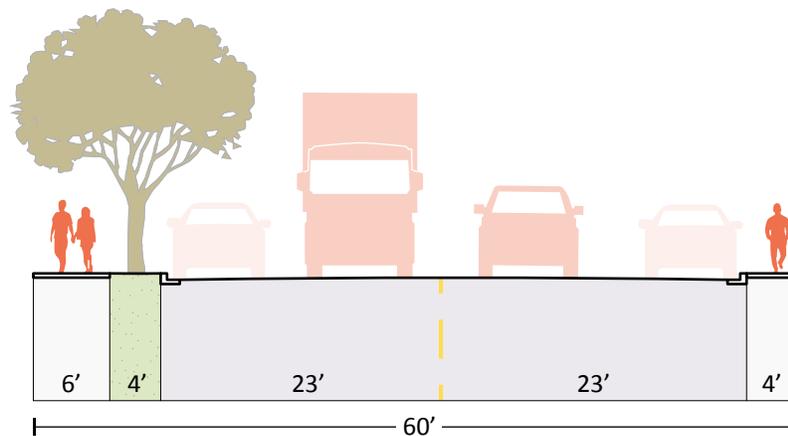
Figure 31 - View West Down Van Emmon Street (Google)



Figure 32 - View West Down Van Emmon Street (Google)



Van Emmon Street (Existing)



Van Emmon Street (Near-Term)

Tactical Interventions

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

This intersection is also the primary crossing for pedestrians and vehicles moving between the east and west sides of Bridge Street due to traffic signalization and pedestrian crossing indicators. Painting the crosswalk and intersection would be an opportunity to brand downtown, enhance safety and visibility for crossing pedestrians, and draw attention to its businesses.

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

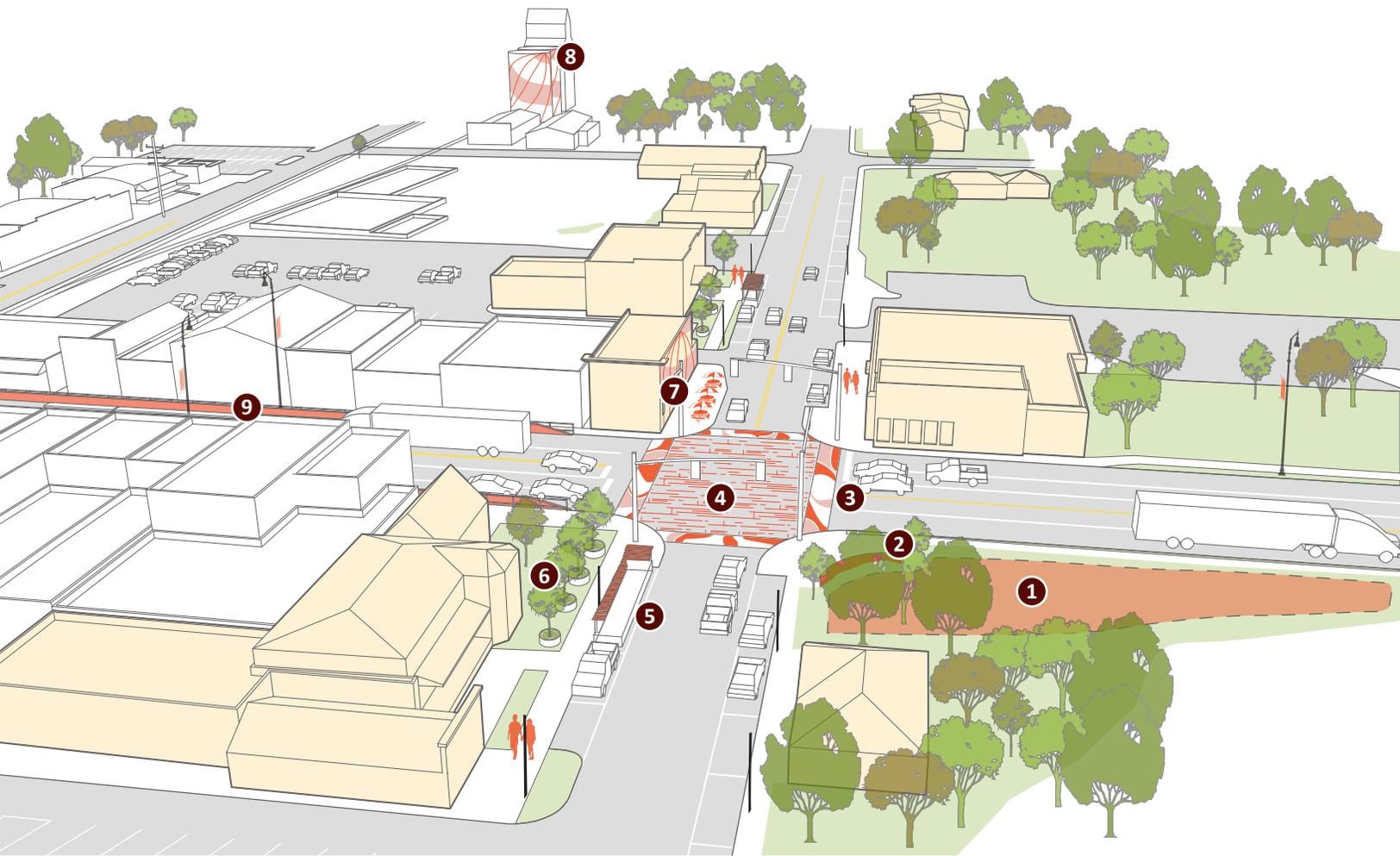
- 1 County Courthouse Landscape Beautification
- 2 Gateway Monument Signage
- 3 Painted Crosswalks
- 4 Painted Intersection
- 5 Parklet
- 6 Temporary Street Trees
- 7 Outdoor Seating
- 8 Painted Grain Elevator
- 9 Painted Bridge Street Barrier/Railing



Figure 33 - Landscape Beautification (Cedrus Landscaping)



Figure 34 - Painted Grain Elevator (News OK)



Van Emmon Street (Near-Term)



Figure 35 - Temporary Street Trees (ASLA)



Figure 36 - Painted Crosswalk (Broward Palm Beach)

Van Emmon Street (Long-Term)

Greeting Visitors with Beauty

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

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

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



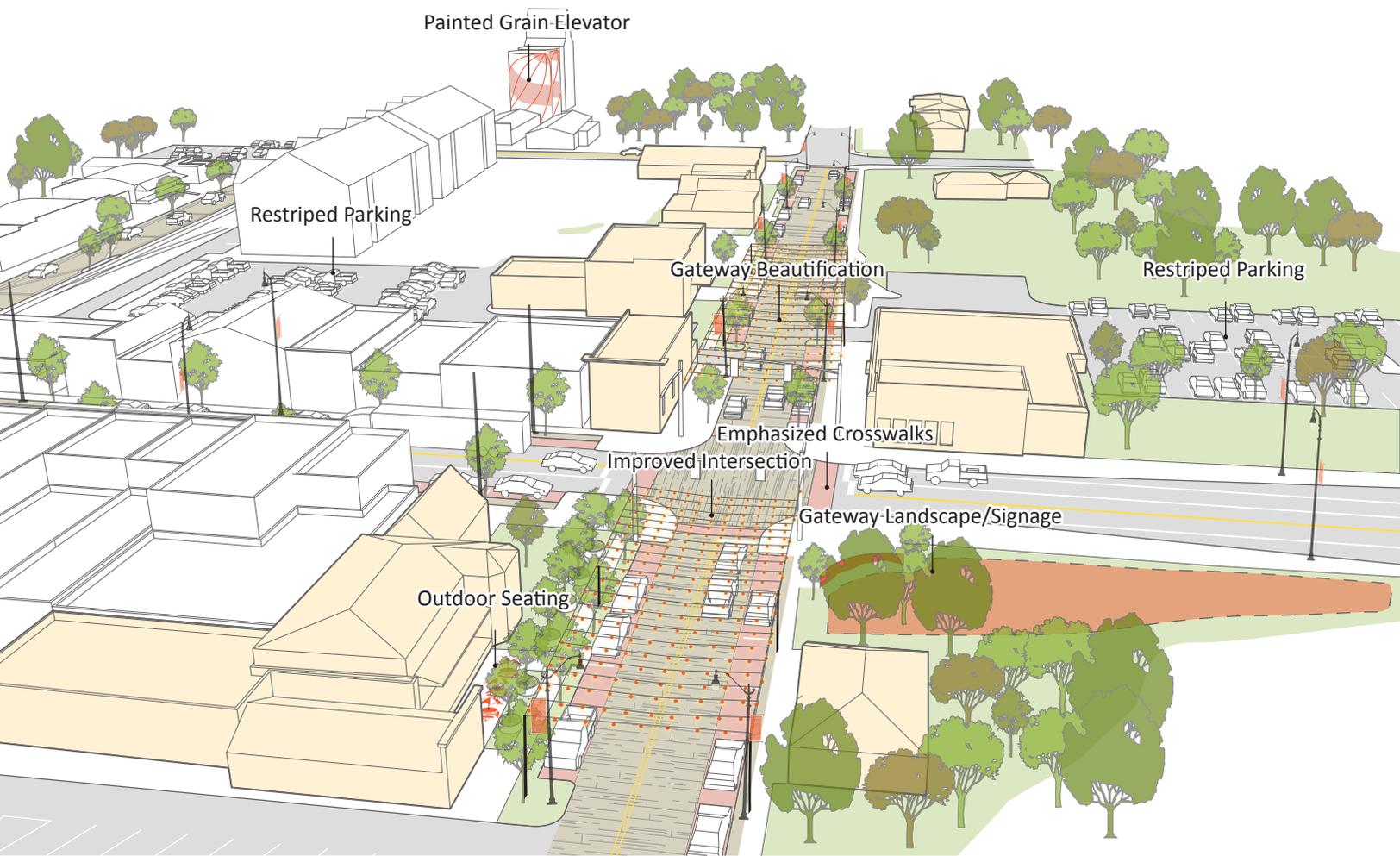
Figure 37 - Stormwater Streetscape (novitalas.com)



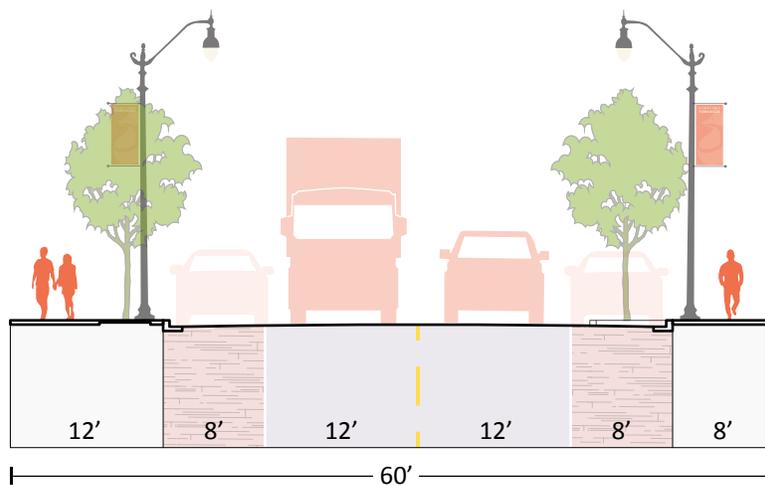
Figure 38 - Intersection Improvements (PicSnapper)



Figure 39 - Permeable Parking Pavers (Village of Shorewood)



Van Emmon Street (Long-Term)



Stormwater Bulb-Outs

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



Figure 40 - Stormwater Bulb-Out (Toni Best)

Sidewalk Rain Gardens

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



Figure 41 - Rain Garden (Vava)

Permeable Parking Pavers

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



Figure 42 - Permeable Pavers (Terran Capital)

Sustainable Street Section

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

- 1 Slotted Curbs
- 2 Stormwater Bulb-Out Planter
- 3 Parallel Parking
- 4 Rain Garden Planter
- 5 Permeable Pavers

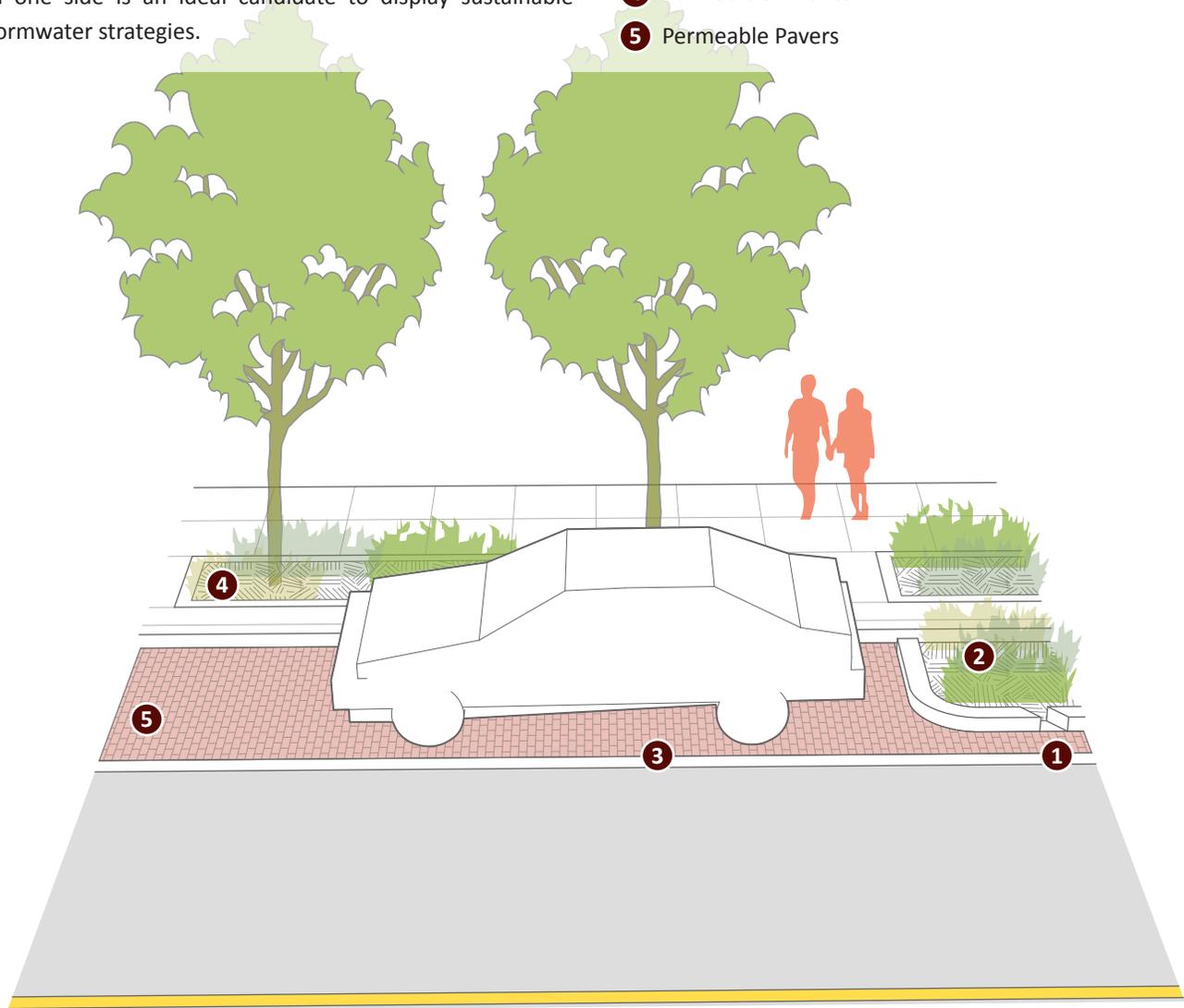


Figure 43 - Van Emmon Street Diagram (Farr Associates)

'B' Street (Existing)

Small-Town Character

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

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

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



Figure 44 - View North Down Main Street (Google)



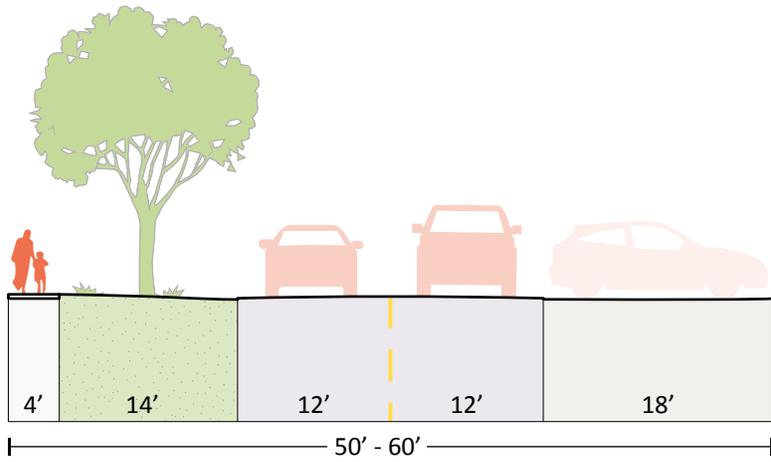
Figure 45 - View North Down Main Street (Google)



Figure 46 - View North Down Main Street (Google)



'B' Street (Existing)



'B' Street (Near-Term)

Tactical Interventions

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

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

One unique aspect of downtown's 'B' Streets, which primarily run north/south, is how they terminate into the Fox River. Each of these moments where drivers and pedestrians can look down the street and have a visual connection to the river is an opportunity that should be taken advantage of by implementing such measures as prohibiting parking, providing an active or focal point of interest, and trimming back overgrown vegetation to reveal the water.

- 1 Added Crosswalks Towards River
- 2 Roadside Swale Improvements
- 3 Additional Street Trees
- 4 River Access Signage
- 5 Public Art/Sculpture at Main Street Terminus
- 6 Trim Vegetation for View Towards Water



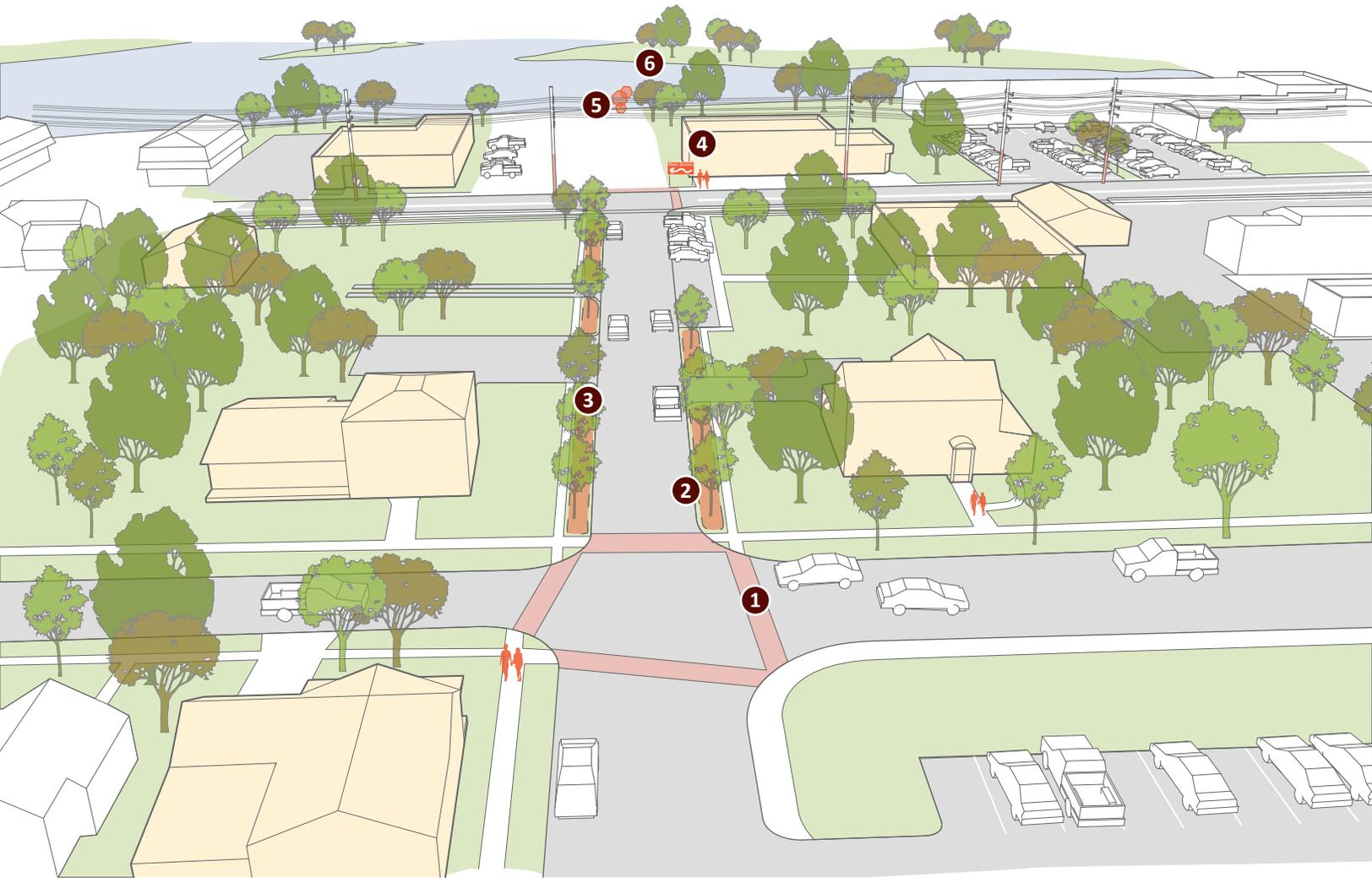
Figure 47 - River Access Signage (Google)



Figure 48 - Road Resurfacing (Decatur Daily)



Figure 49 - View Towards Water (Google)



'B' Street (Near-Term)

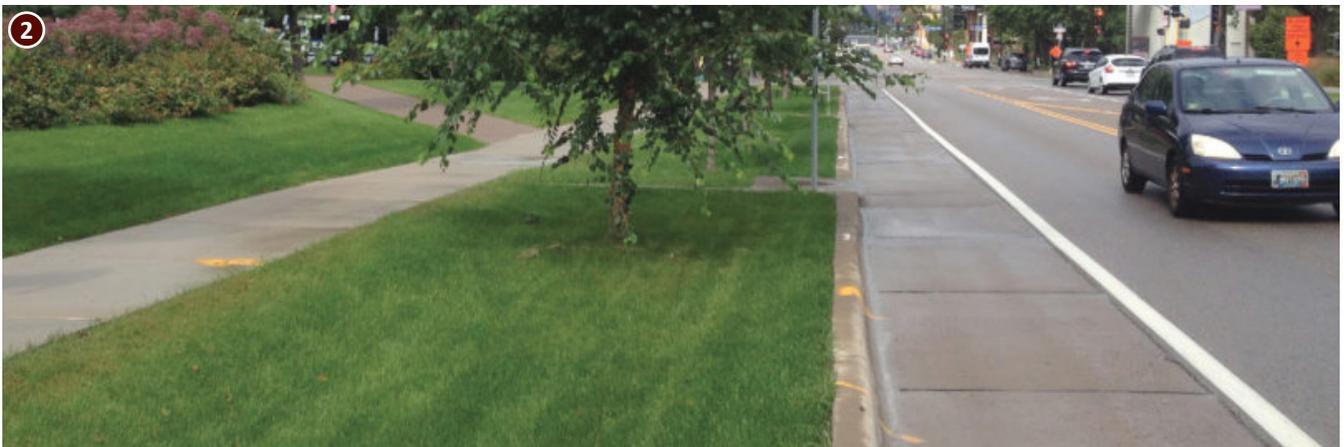


Figure 50 - Basic Roadside Swale (NACTO)

'B' Street (Long-Term)

Redefining Small Town Streets

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

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

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



Figure 51 - Roadside Swale (Green Infrastructure Digest)



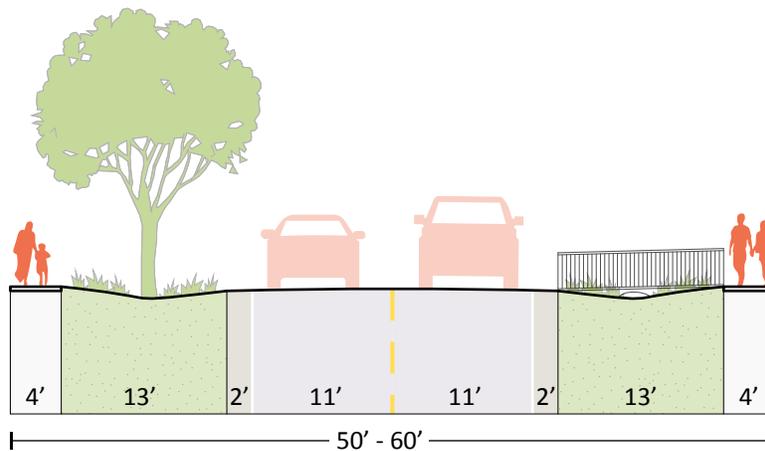
Figure 52 - Roadside Swale (Mithun)



Figure 53 - Roadside Swale (IPFS)



'B' Street (Long-Term)



Concrete Curb Ribbon Apron

Curbless streets often become unkempt with grass, weeds and dirt loosely defining the edge between roadway and shoulder. To maintain visual tidiness, a 18"-24" concrete curb ribbon may be used to transition from roadway to landscape. This straight curb type is often used along roads to prevent vehicles from crossing over into a pedestrian walkway or any outdoor landscaped area and provides a barrier between the roadway and amenity zone.

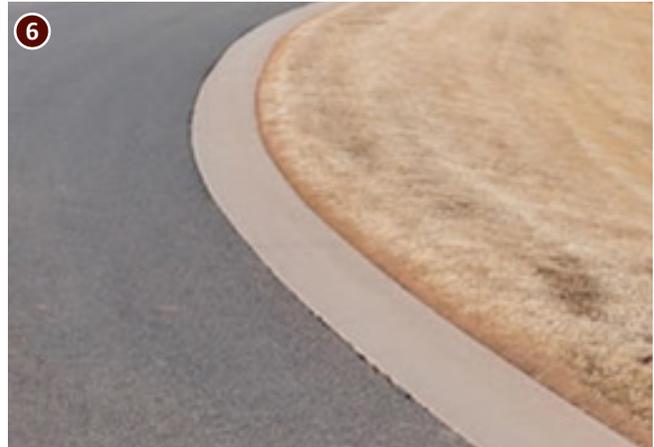


Figure 54 - Rolled Concrete Apron (Specify Concrete)

Roadside Swales

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



Figure 55 - Personalized Swale (City of Seattle)

Over-Swale Pedestrian Bridges

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



Figure 56 - Bridge Over Swale (Chesapeake Dock)

Maintaining Small Town Charm

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

- 1 Resurfaced Travel Lane
- 2 Flood Tolerant Street Trees
- 3 Continuous Swale Along N/S Streets
- 4 Bridge Over Swale
- 5 Private Property
- 6 Concrete Curb Ribbon Apron

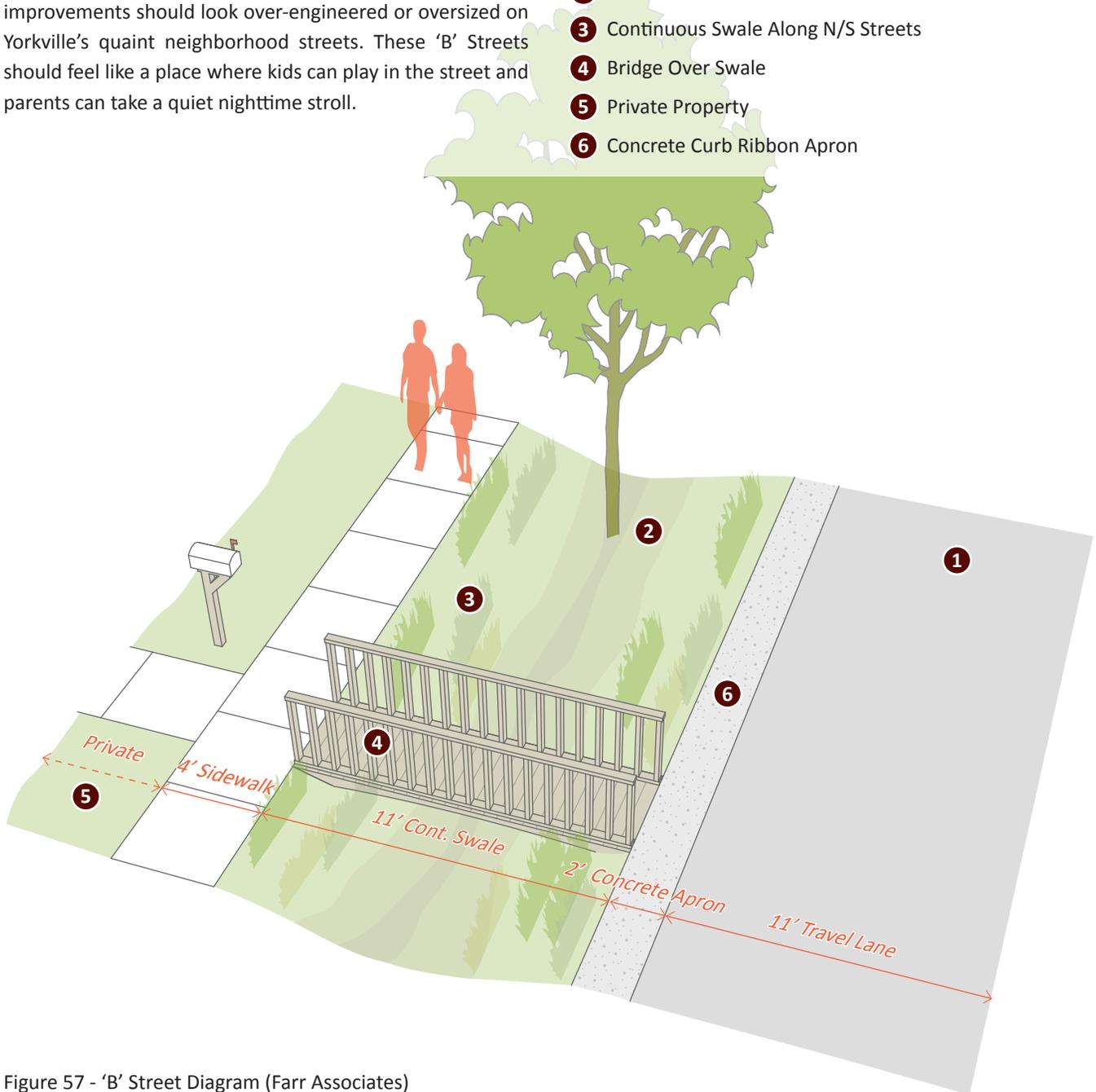


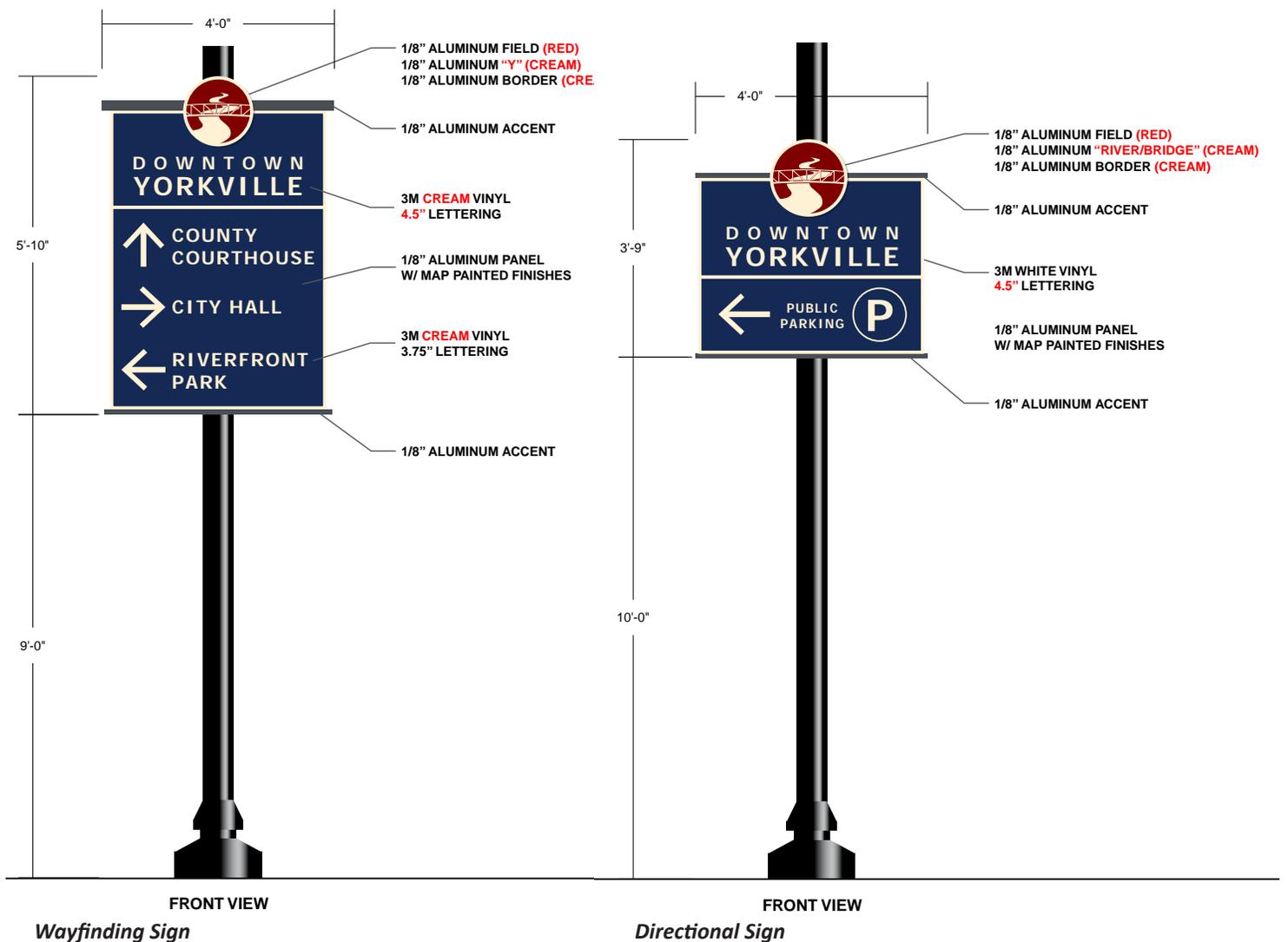
Figure 57 - ‘B’ Street Diagram (Farr Associates)

Downtown Signage and Wayfinding

Cohesive Downtown Signage

Effectively navigating downtown is one of the major elements to be improved. For example, there is currently sufficient parking to accommodate patrons of the downtown uses; however, that parking is dispersed unevenly throughout downtown and is difficult to locate unless you are familiar with the area. Situations, such as no left turns allowed at the Bridge Street and Hydraulic Street intersection, make it difficult to navigate if a turn is missed and an opportunity to redirect is not obvious.

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





Seasonal Banners



Information Kiosk

Downtown Wayfinding

Starting with three different wayfinding sign types: (1) an informational kiosk; (2) pole mounted directional signage; and (3) branded wayfinding signage; Yorkville can make a near-term impact on how users navigate the area.

Informational kiosks can house either rotating or stationary content, such as maps, historic markers, or recreational programming. Maps can help pedestrians identify where they are in relation to other nearby destinations and help them discover new places to explore. These kiosks will be sidewalk mounted and cater to the pedestrian over vehicles.

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

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



Figure 58 - Informational Kiosk (Trans Associates)



Figure 59 - Directional Signage (Flickr)



Figure 60 - Branded Wayfinding Signage (Google)



Downtown Signage



Lighting Strategies

Implement Lighting Best Practices

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

Nancy Clanton of Clanton & Associates has provided lighting best-practices for municipalities by creating some “dos and don’ts” for street and facade lighting. In general, well-designed lighting strategies should not only light the area, but take into account all view angles while creating a beautiful ambiance without glare and annoyance. The list on page 45 expands on Nancy Clanton’s strategies.

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

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



Figure 61 - Street Lighting “Do” (American City and County)



Figure 62 - Building Lighting “Do” (Houzz)



Figure 63 - Public Space Lighting “Do” (Google)



Figure 64 - Street Lighting “Don’t” (Farr Associates)



Figure 65 - Building Lighting “Don’t” (Farr Associates)



Figure 66 - Public Space Lighting “Don’t” (Google)

Lighting “Dos”

Street Lighting

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

Building Lighting

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

Public Space Lighting

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

Lighting “Don’ts”

Street Lighting

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

Building Lighting

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

Public Space Lighting

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

Stormwater Management

Green Infrastructure

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

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

Signage Encouraging Awareness

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



Figure 67 - Residential Rain Garden (Metro Blooms)



Figure 68 - Rain Garden Off Curbless Street (Prairie Rivers)



Figure 69 - Rain Garden Signage (City of Springfield, MO)



Figure 70 - Pervious Pavers (Techniseal)



Figure 71 - Pervious Pavers (MWMO)



Figure 72 - Paver Laying Machine (Detroit News)

Pervious Pavement

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

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

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

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

Installing Pervious Pavers

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

Public Art and Sculpture

The Role of Public Art

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

First and foremost, public art is free. Anyone can experience and enjoy it. It also adds a layer of uniqueness when so many downtowns attempt to emulate each other and therefore lose some of their authenticity. There are plenty of opportunities for public art, from blank walls on the sides of buildings, to vacant parcels and parking lots, and even the grain elevator. Each can become a canvas for community expression.

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

Make it Interactive!

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



Figure 73 - Wall Mural on Blank Wall (City of Missouri City)



Figure 74 - Interactive Sculpture (ISU College of Design)



Figure 75 - Temporary Installation (Playscapes)



Key

- Wall Mural on Blank Wall
- ⬡ Interactive Sculpture
- ▲ Temporary Installation

Potential Public Art Locations



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Appendix

Supplemental Content

Context Scale Analysis Mapping	p. 52
Site Scale Analysis Mapping	p. 60
Website Survey Results	p. 68

Downtown Overlay Context Scale

Downtown Overlay District

The Downtown Overlay District context scale includes both the defined downtown from the 2016 Comprehensive Plan and the immediate surrounding areas, which includes the north banks of the Fox River. The following series of analysis maps reveals that downtown Yorkville has a variety of commercial, industrial, and public land uses surrounded by primarily lower density single-family housing. The underlying zoning allows for a more intense development pattern than currently exists; therefore, downtown has potential to densify and redevelop to more intense land uses. With relatively high traffic counts along Bridge Street, downtown experiences crosstown traffic that makes it visible and accessible by pedestrians and vehicles, and it could take advantage of higher traffic through non-residential uses.

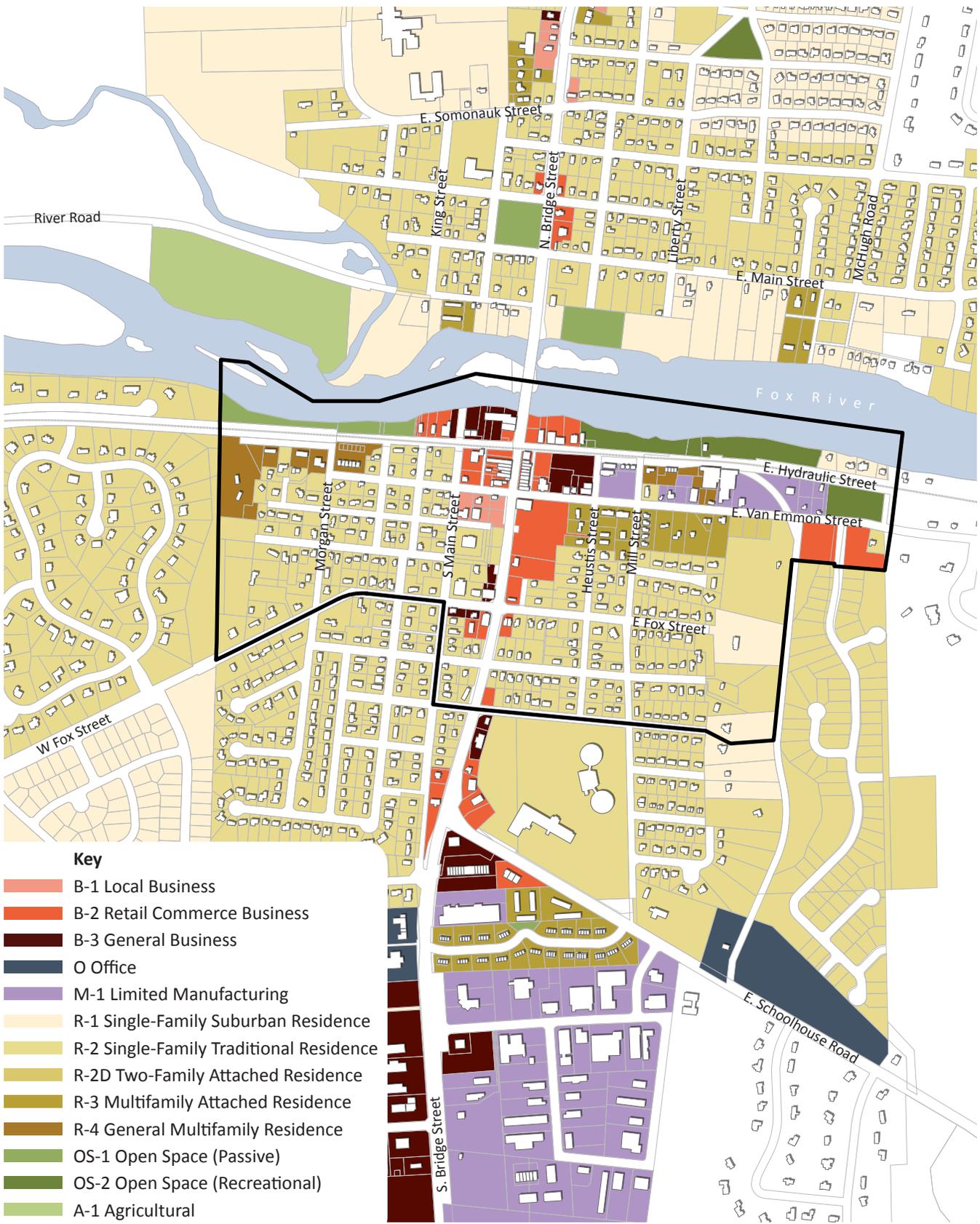
A TIF 1 and 2 are current and future strategies that seek to encourage reinvestment in the downtown. Though the TIF boundaries are not consistent with the downtown boundary defined in the map, it does include much of the downtown land and parcels along the Fox River. Parcels along the Fox River may be the most attractive to investors because of the views towards the river and access to recreation.

Investment in public space along the river has helped provide a destination for visitors and residents alike. Additionally, recreational bicycle facilities, trails, and connections to the greater trail system offer opportunities to improve quality of life and may become a catalyst for future real estate investment.



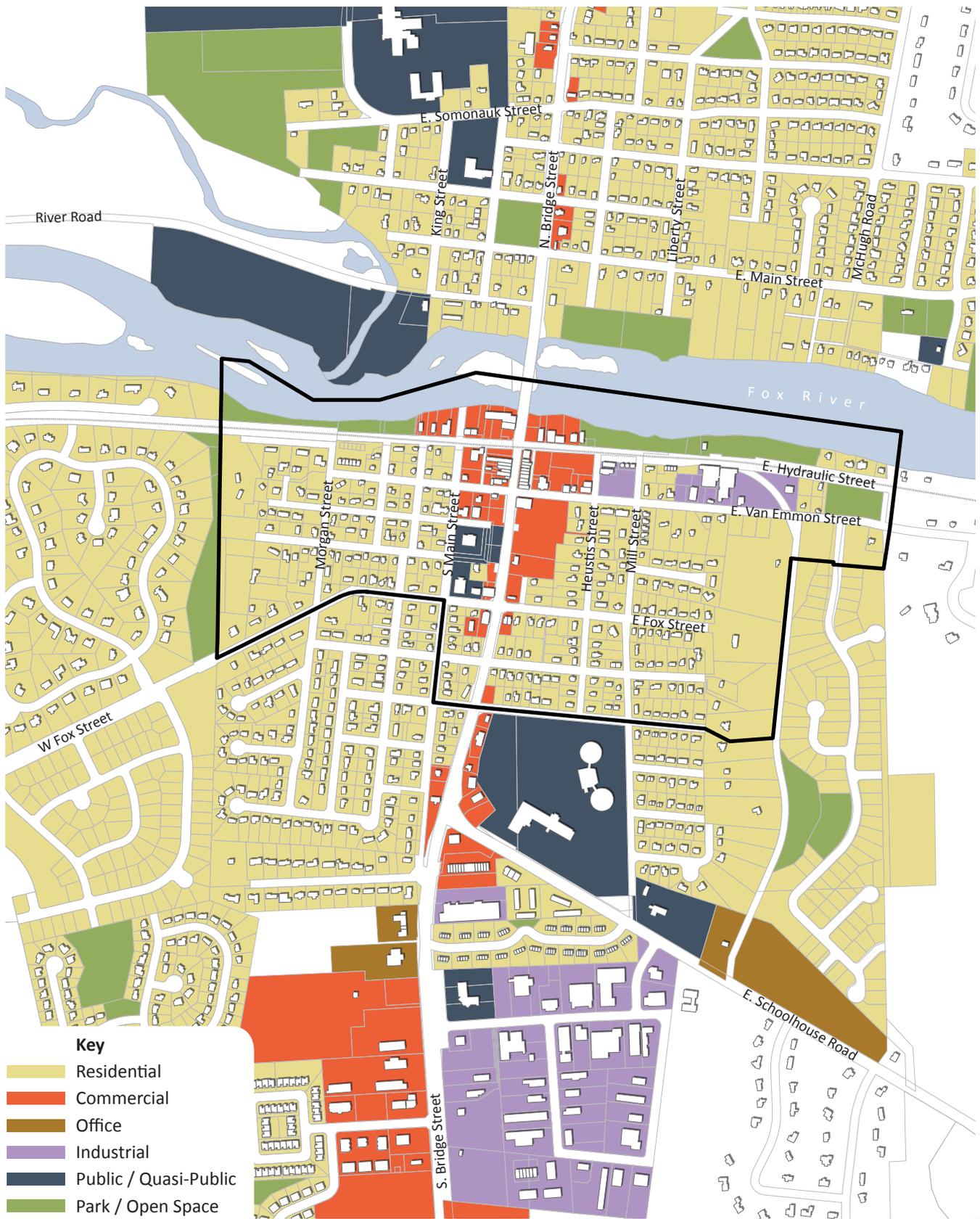
Area Scale Map (Aerial)





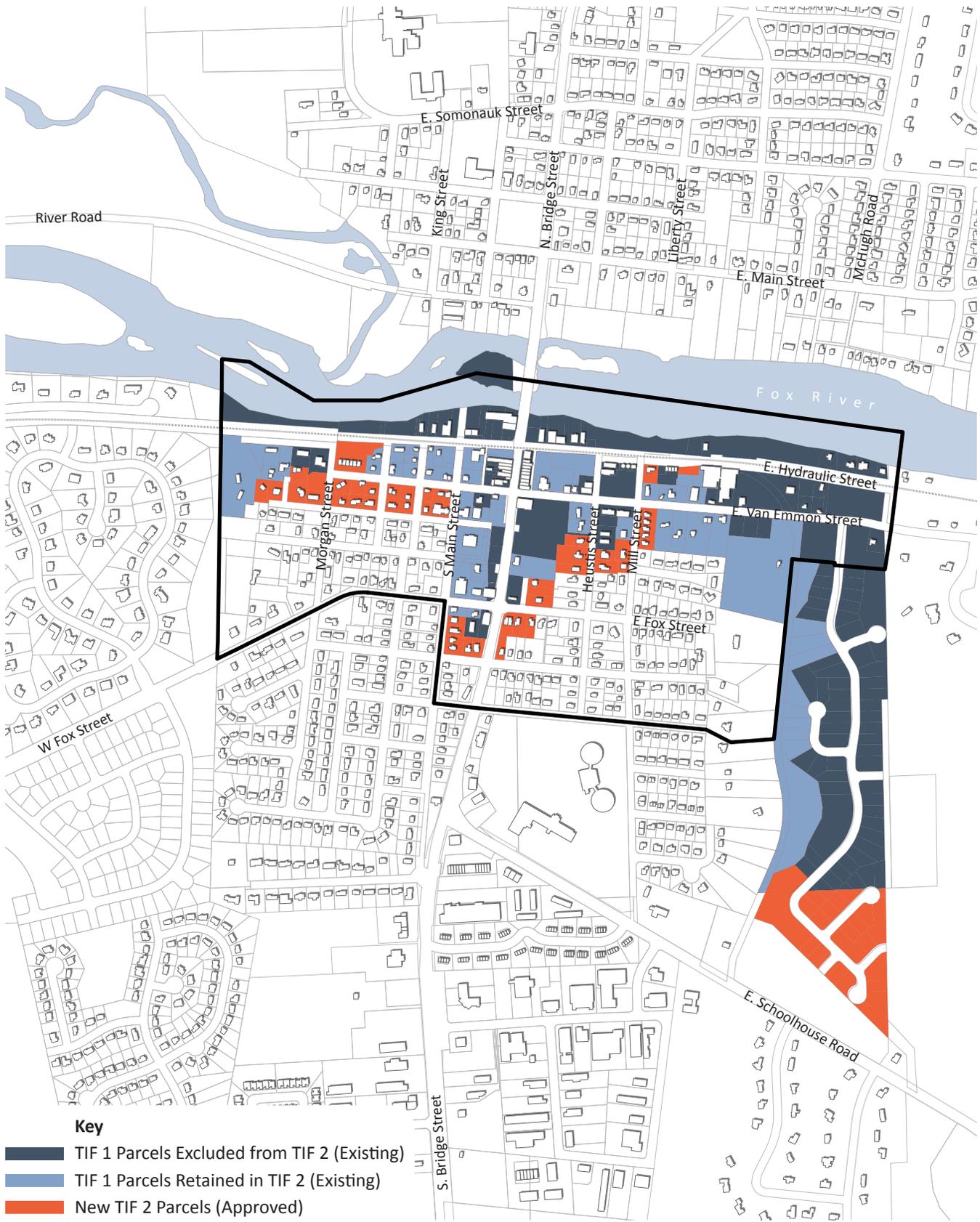
Existing Zoning Classifications





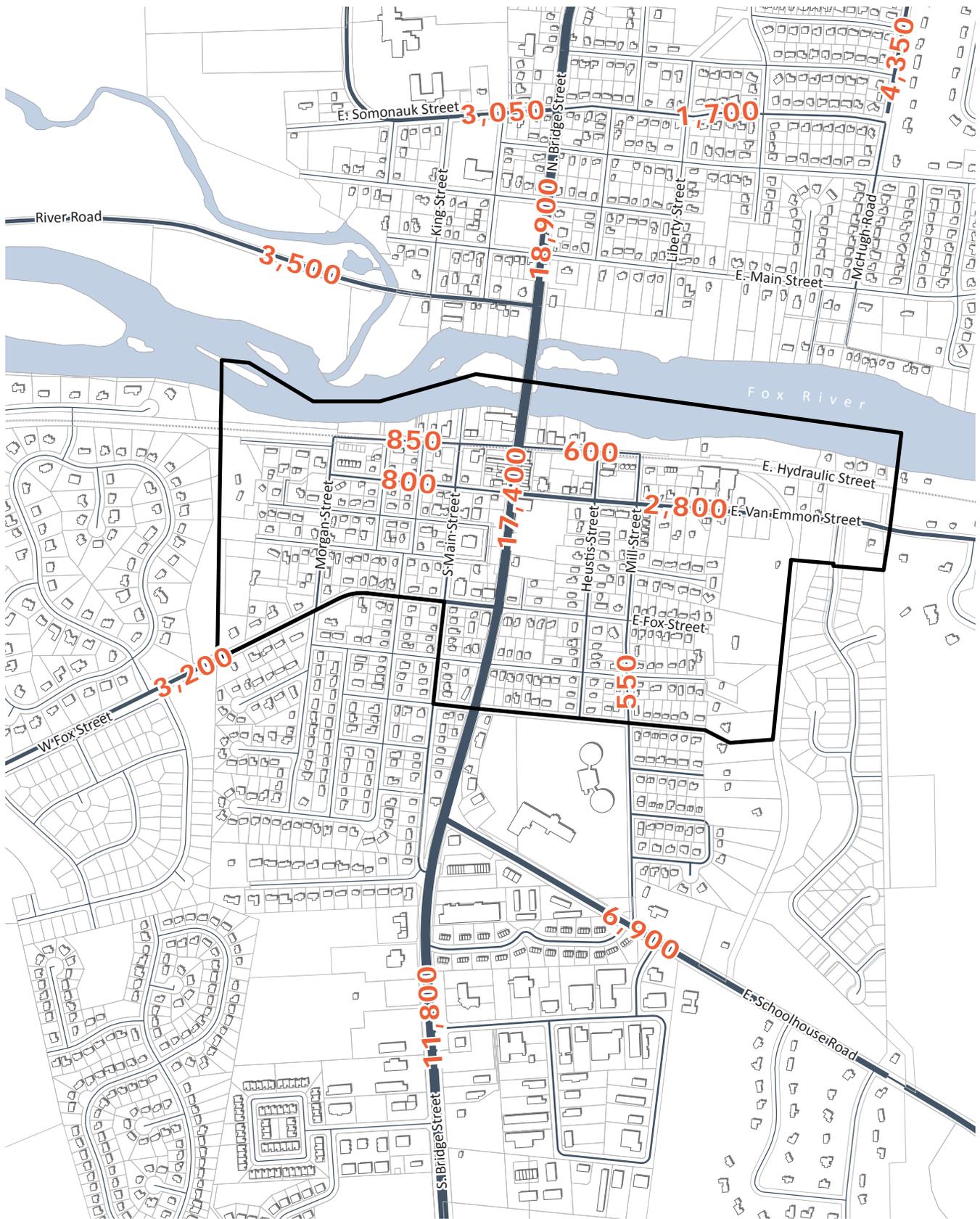
Existing Land Uses





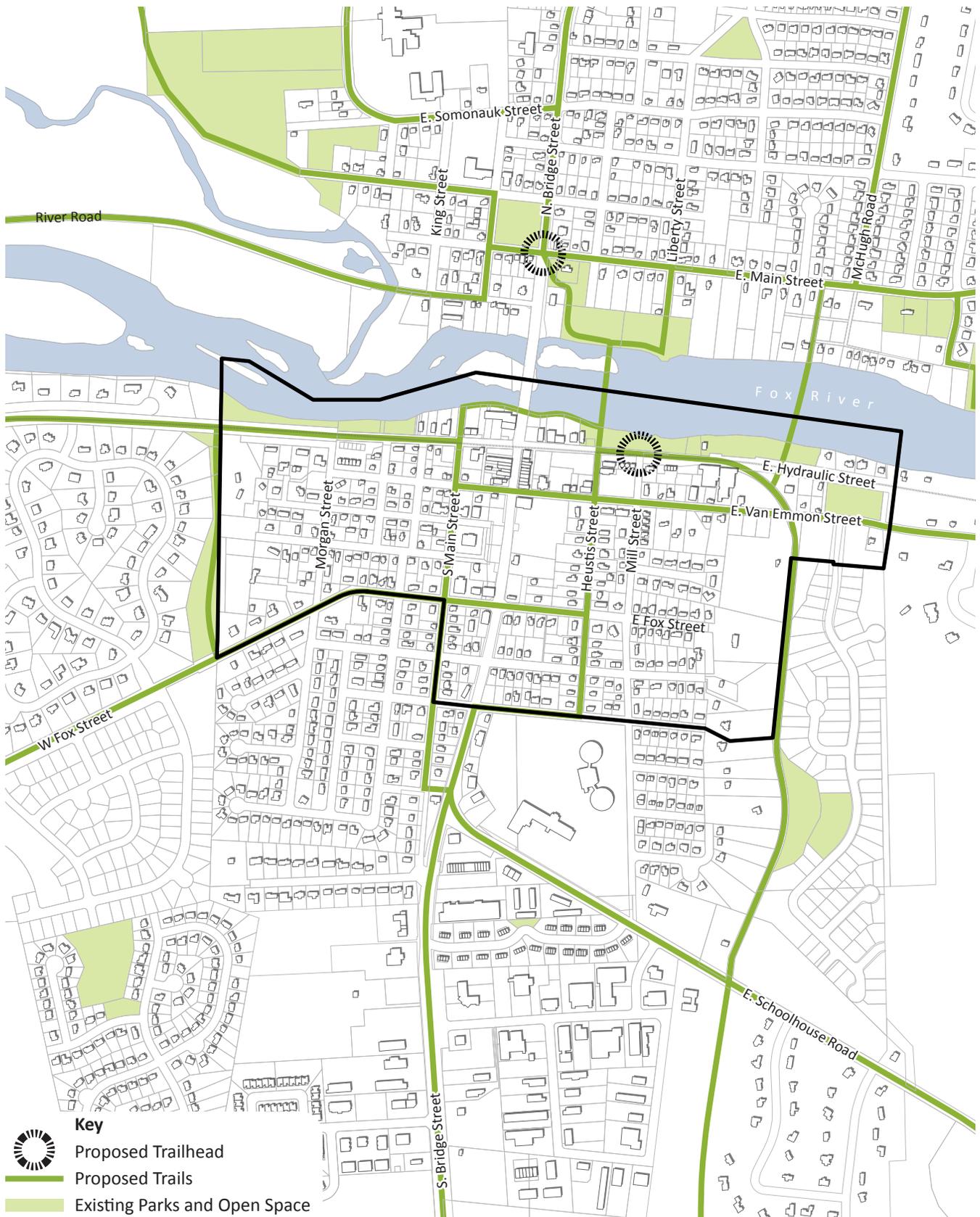
Existing TIF Boundaries



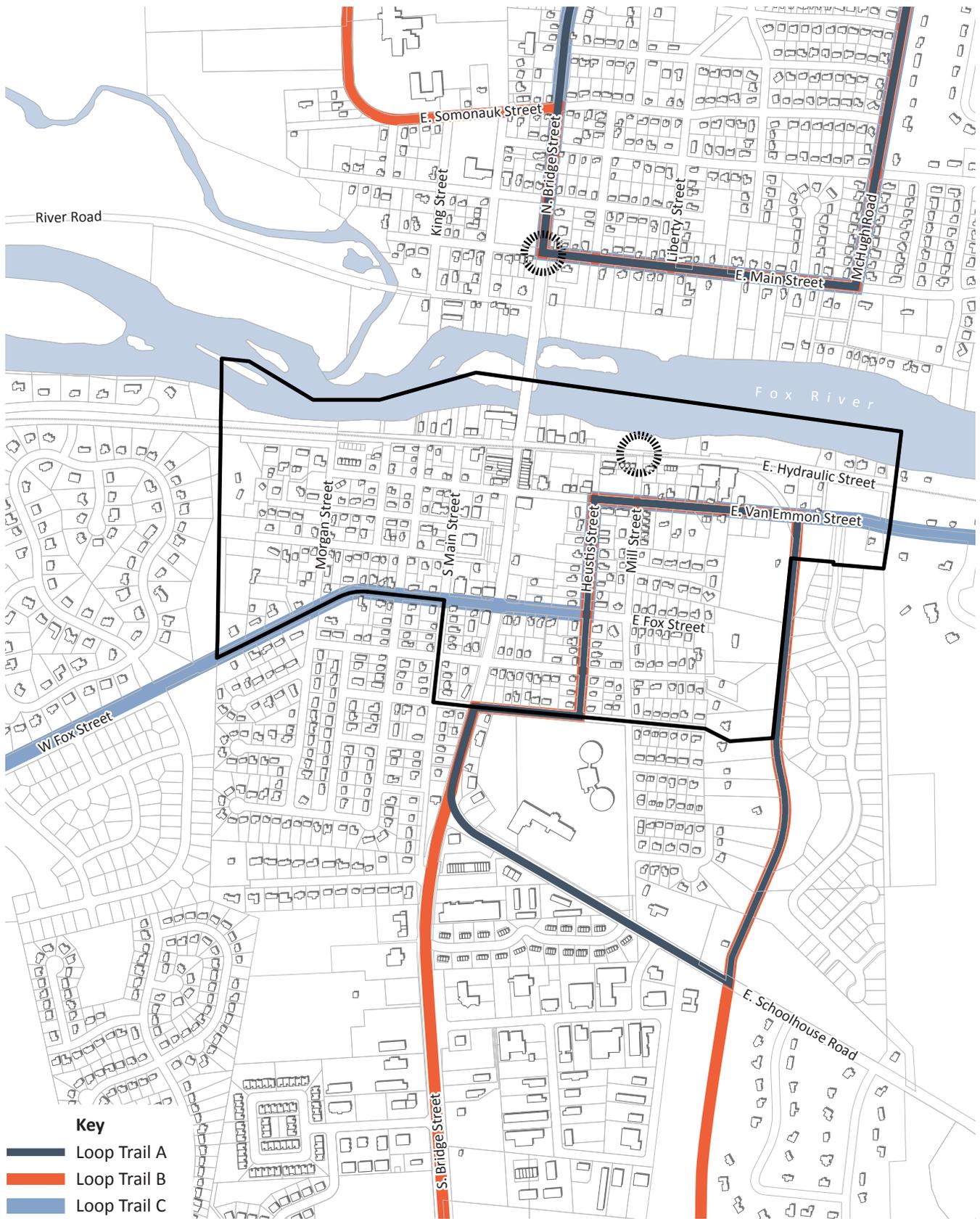


Average Annual Daily Traffic (AADT)





Parks and Proposed Trail Network



Proposed Loop Trail System

Downtown Overlay Site Scale

Downtown Overlay District

The Downtown Overlay District site scale includes most of the downtown as defined in the 2016 Comprehensive Plan, as well as the immediate areas to the north and south. The following series of analysis maps illustrates that downtown Yorkville features a walkable grid; however, certain factors are minimizing its effectiveness. Notable contributing factors include segments of non-continuous sidewalks, primary building entries being oriented towards parking lots, and blocks that feature highly visible surface parking.

The primary stretch of downtown is defined by buildings that are built to the sidewalk in a continuous row along Bridge Street; however, Bridge Street's priority as a truck route has added to an anti-pedestrian feel. With only a small stretch of downtown being defined by urban building types, walkability is limited.

There are few buildings taller than two-stories, which reduces visual cues that downtown Yorkville is in fact a downtown. Some exceptions to this include the historic courthouse and grain elevator, which provide a unique sense of place. Large, vacant, or underutilized parcels are ripe for redevelopment and, with generous underlying zoning, should be attractive investments with modified guidelines.



Area Scale Map (Aerial)





Key
 ■ State-owned
 ■ County-owned
 ■ City-owned
 ■ Private-owned

Parcel Ownership





Commercial Buildings & Frontages







ROW Width and Ownership



Parcel Area





Building Heights

Website Survey Results

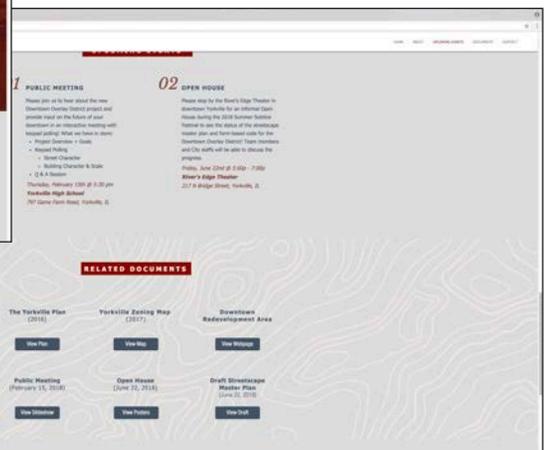
www.downtownyorkville.com/

The Yorkville Downtown Overlay District website survey was posted between February 19, 2018, and March 12, 2018. The survey gathered **473 responses**. The survey participants were concentrated in the 18 - 49 years old range. Key takeaways from the online survey include:

- A faster actual driving speed on Bridge Street is revealed
- People seem to feel safer than expected walking along Bridge Street; however, online comments conflict
- There is a perceived or real lack of parking
- Bridge Street is clearly important from a downtown image standpoint
- All gateway elements seem popular; however, the overhead lights are leading
- Bridge Street, Hydraulic Street, and Van Emmon Street are the focus
- The form-based code should not regulate architectural

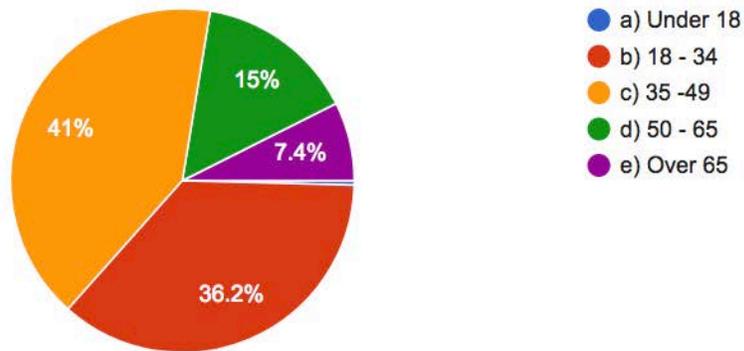
style to leave flexibility

- The “step back” question was difficult to comprehend in the survey format
- The front of Bridge Street needs a makeover



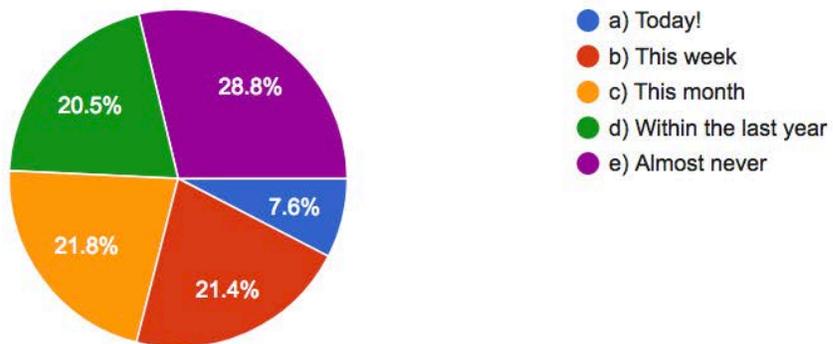
Question 1

Which is our age group?



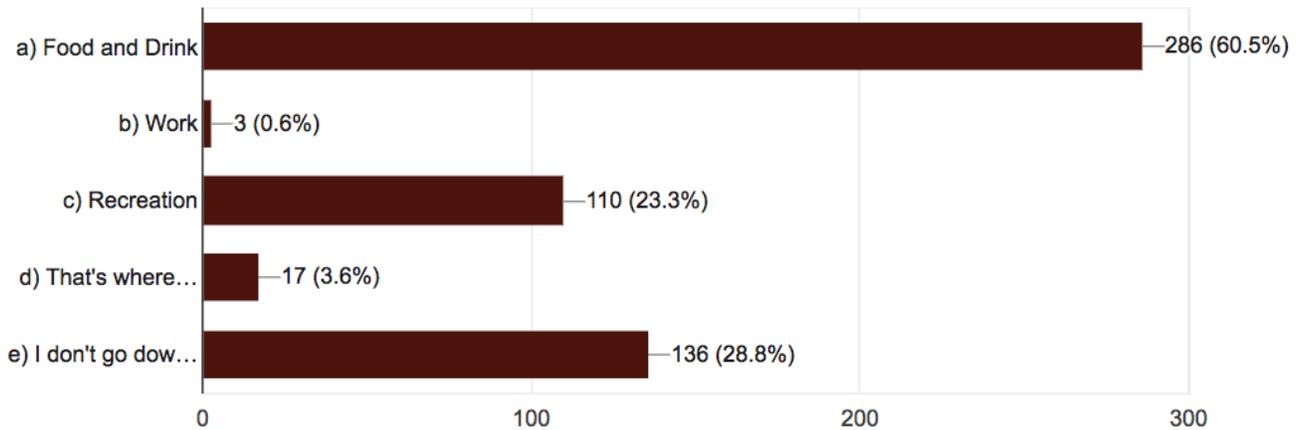
Question 2

When was the last time you visited downtown?



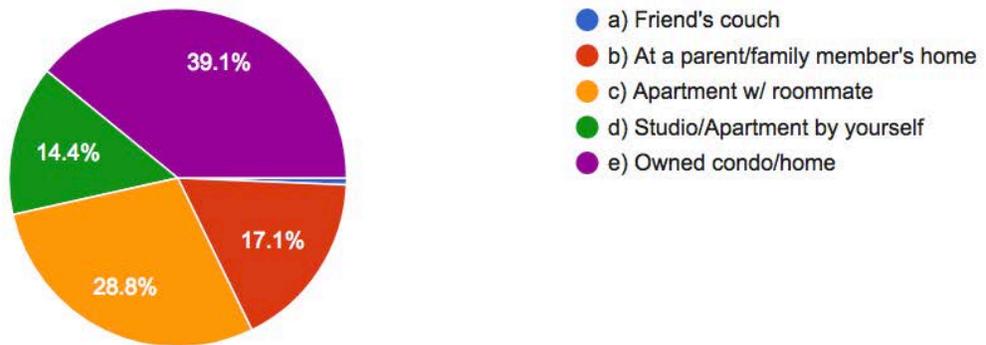
Question 3

What is the primary reason you come to downtown? (Check multiple)



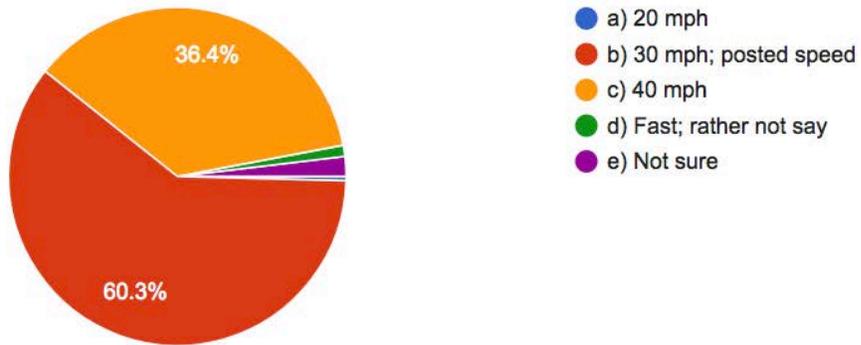
Question 4

Where was the first place you lived as an adult?



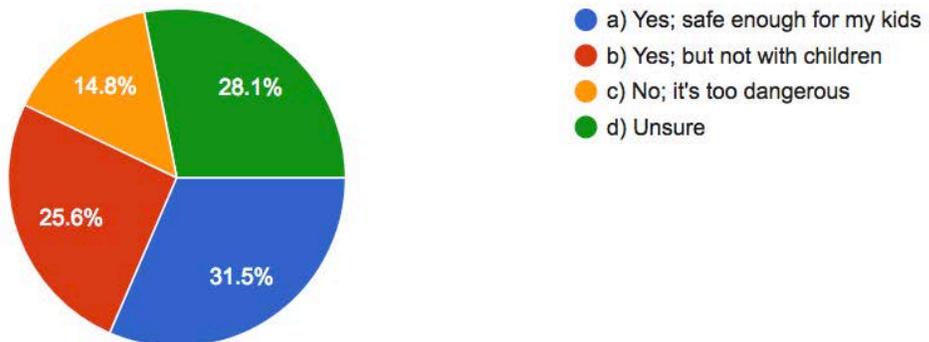
Question 5

How fast do you drive through downtown on Bridge Street?



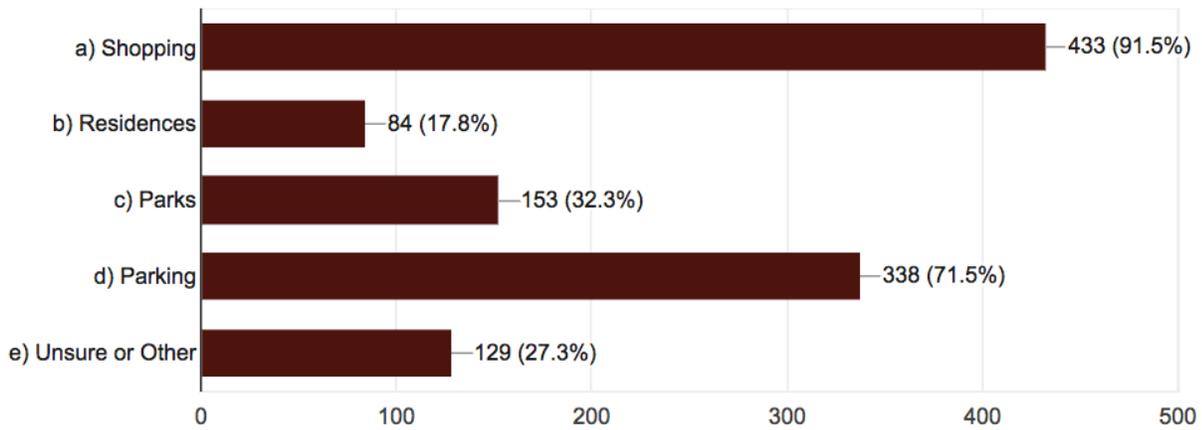
Question 6

Would you feel safe walking along Bridge Street?



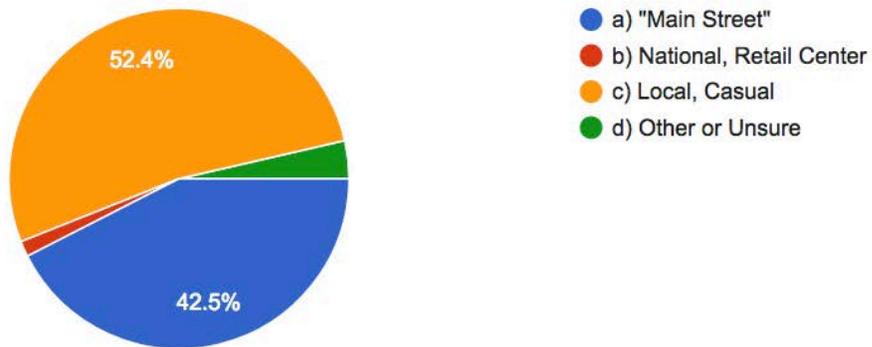
Question 7

What is missing most from downtown? (Check multiple)



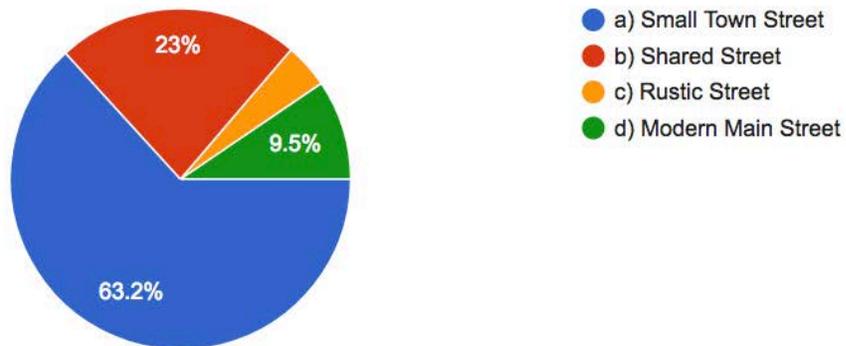
Question 8

Which image most represents your vision of downtown?



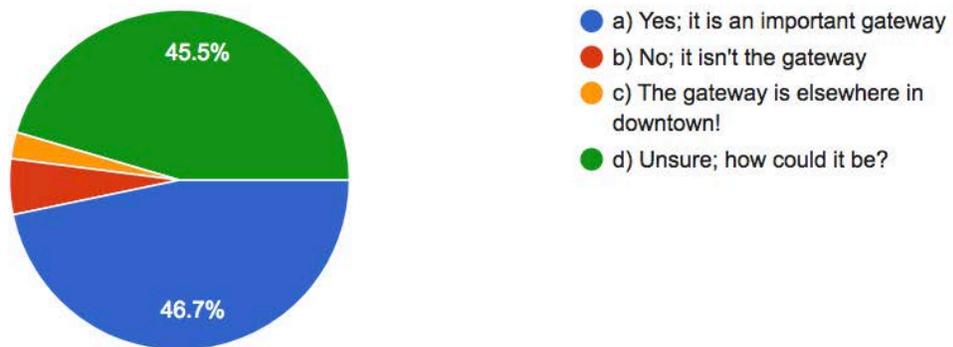
Question 9

Which street character do you prefer?



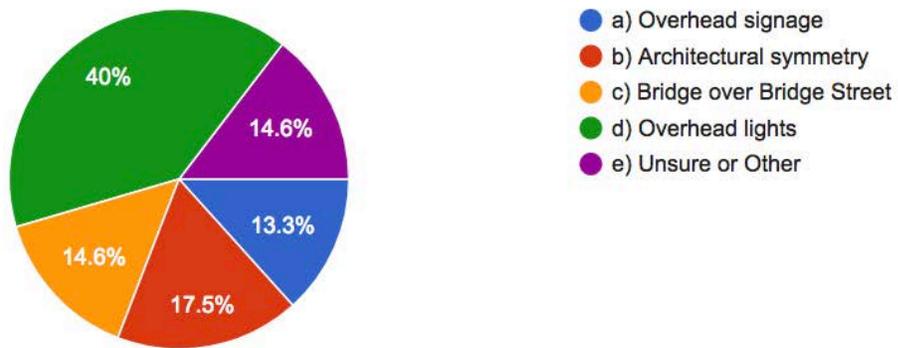
Question 10

Should Bridge Street be a gateway to downtown?



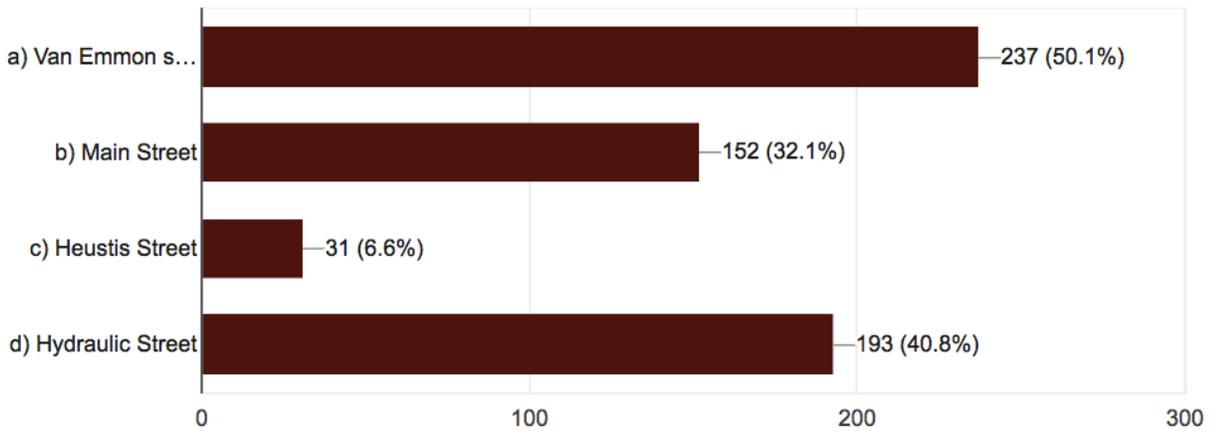
Question 11

Which is a preferred gateway element into downtown?



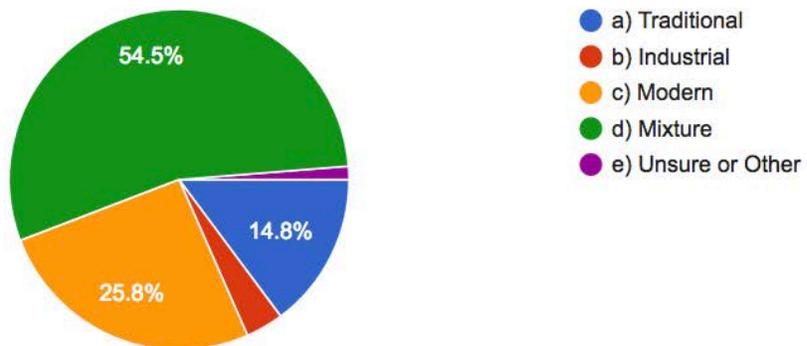
Question 12

Which street do you most consider an 'A' Street? (Check multiple)



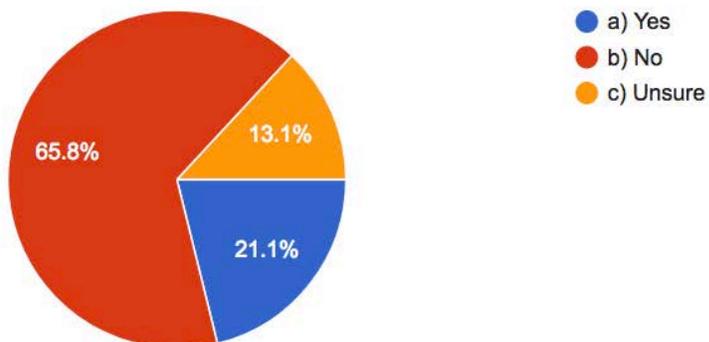
Question 13

Which architectural character do you prefer?



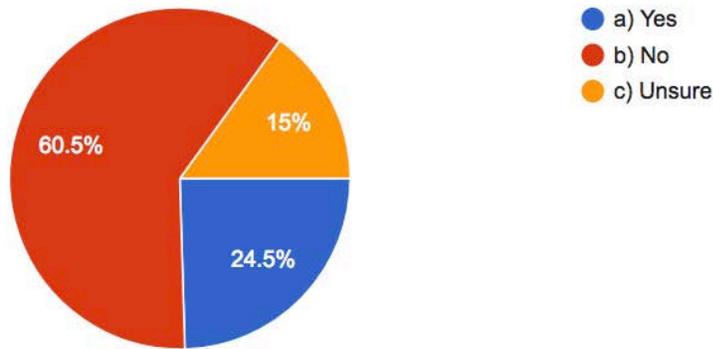
Question 14

Would attached housing be a good fit downtown?



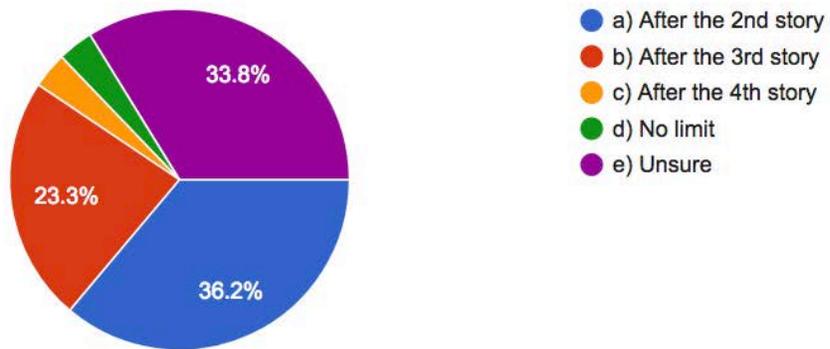
Question 15

Would multi-family housing be a good fit downtown?



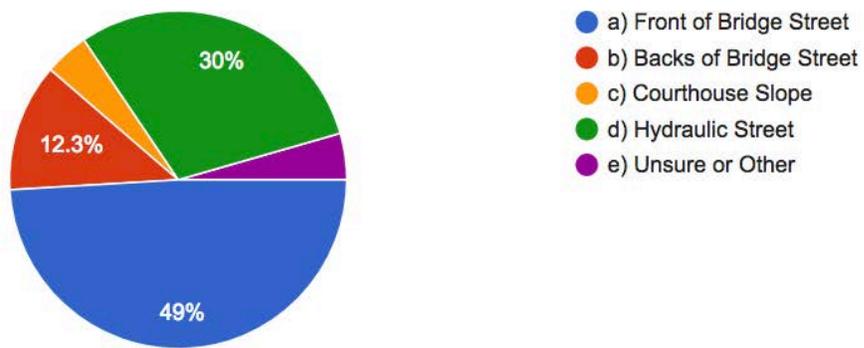
Question 16

After how many stories should upper levels “step back” from the facade?



Question 17

Which place would you invest in first?



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RIVERS
EDGE
COMING SOON-ISH
DRINK LAB
AND
PROVISIORS
THEATRE
★★★★

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219



YORKVILLE

Downtown Overlay District

Form-Based Code



United City of
Yorkville^{ILLINOIS}

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10-21-1 Introduction

A. Title

This Article 10-21 shall be known, cited, and referred to as the Downtown Overlay District code. Any reference to this Article following its effective date shall mean this entire Article as it may hereafter be amended.

B. Intent

It is the intent of this Article to provide development standards to the United City of Yorkville for downtown and adjacent redevelopment areas that promote public health, safety, and general welfare of the community, including, but not limited to the specific purposes set forth below.

1. To guide the development of a mix of uses and a pedestrian-oriented environment as established in the United City of Yorkville 2016 Comprehensive Plan, adopted September 2016, and the 2019 Yorkville Downtown Overlay District Streetscape Master Plan.
2. To provide for a mix of housing types within the Downtown Overlay District and adjacent areas for people of all ages and lifestyles.
3. To achieve development that is appropriate in scale and intensity for the Downtown Overlay District and adjacent neighborhoods.

C. Overview of the Code

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

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

3. **Section 10-21-3: Uses.** Use requirements are defined in Section 10-21-3 for each of the Street Districts. Uses may also be further limited by the Building Types. Refer to Section 10-21-2 Building Types and the "Uses" section in the tables per building type.
4. **Section 10-21-4: Building Types.** Six (6) Building Types are defined for use in the Street Districts. A mix of building types are typically permitted per district. These Building Types outline the desired building forms for the new construction and renovation of structures and contain regulations that determine physical building elements such as build-to-zones, transparency levels, entrance location, and parking location. Refer to Figure 10-21-4A (1) for a typical Building Type page layout.
5. **Section 10-21-5: Site Development Standards.** The site development standards provide references to other City ordinances or parts of the zoning ordinance and may include additional information or revision to those ordinances applicable only to the Street Districts. These include signage, parking, and landscape.

D. Applicability

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

E. How to Use the Code.

Refer to Figure 10-21-1D (1) for a step by step illustration about applying the code to a parcel. Throughout this section, call out boxes titled "How to Use the Code" appear with code application instructions.

F. Development Approval Process

1. **Site Plan Review.** An approved site plan is required for the development or redevelopment of all parcels in any District (refer to 10-4 of the Zoning Ordinance) with the following revisions:
 - (a) The Community Development Director may approve a major site plan if the site plan complies with all requirements of the city's zoning ordinance. If the Community Development Director denies approval of a major site plan, including the provision of written comments as to the reason for such denial, the denial may be appealed by the applicant to the Planning and Zoning Commission for review. The Planning and Zoning Commission shall then recommend approval to City Council the major site plan, recommend approval to City Council of the major site plan with conditions, or recommend denial of the site plan to City Council.
2. **Deviations.** The Applicant shall submit requested deviations to the Community Development Director with the Site Plan application. The Community Development Director may approve deviations to a site plan for the following:
 - (a) **Minor Deviations.** The Community Development Director may approve minor deviations to any dimension or percentage as follows:
 - i. The location of the building within up to one (1) foot from any minimum yard requirement or build-to zone width/location.
 - ii. Up to five percent (5%) increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
 - iii. Up to five percent (5%) decrease in Front Property Line coverage.
 - iv. Additional height of any story up to two (2) feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
 - (b) **Design Deviations.** The Community Development Director shall review and make a recommendation for the following deviations:
 - i. **Alternative Building Materials.** The Director may approve alternative building materials from the requirements of Section 10-21-5, with the exception of the prohibited materials. For approval, the Applicant shall submit samples and local examples of the material a minimum of four weeks prior to the review, to allow site visits to the location.

- ii. Facade Variety Alternative. The Director may approve a reprieve from the facade variety requirements in Section 10-21-4. The Applicant shall submit fully rendered elevations and three (3) dimensional drawings of all street facades with materials samples for all surfaces to prove a higher quality building design with variation and relief from monotony.
- (c) Existing Building Deviations. The Planning and Zoning Commission shall review and make a recommendation to City Council for the following deviations, when applied to the renovation of an existing building(s):
 - i. For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of sixty percent (60%); however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
 - ii. For renovation of existing buildings, the location of the building within up to five (5) feet from any minimum yard requirement or build-to zone width/location.
 - iii. For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two (2) feet for existing stories.
 - iv. For renovation of existing buildings, other required dimensions may be modified up to five (5) feet or ten percent (10%), whichever is less, unless otherwise modified by this section.

G. Nonconforming Structures

1. **Nonconforming Uses.** Refer to Section 10-15 of this Article for Non-Conforming Uses requirements with the following exception and addition.
2. **Nonconforming Structures.** The following regulations allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the provisions of this code.
 - (a) All Building Type standards apply to all new construction and renovation of existing structures, where the renovation includes an addition of more than sixty percent (60%) in gross building square footage.
 - (b) When the existing front or corner facade is located within the build-to zone and a renovation of the front facade occurs with or without any added building square footage, the Street Facade Requirements and Entrance Type Requirements of any permitted Building Type shall be met when the renovation includes any of the following:
 - i. Installation of additional doors or a change in location of a door;
 - ii. Expansion or change in location of thirty percent (30%) of windows on any street façade; or
 - iii. Replacement of thirty percent (30%) or more of facade materials on any street facade with a different facade material.
 - (c) When the existing building front or corner facade is located within the build-to zone and a renovation of the shape or style of the roof occurs with or without added building square

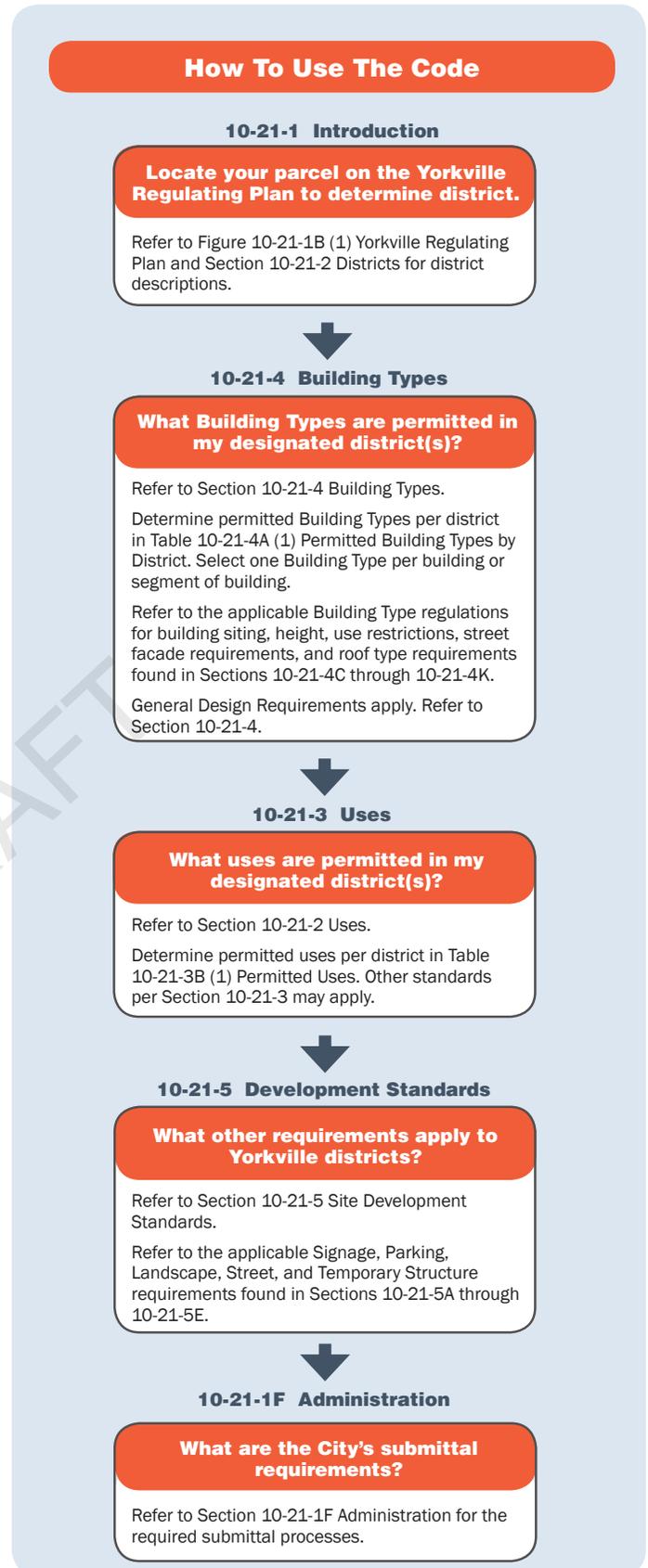


Figure 10-21-1D (1). Yorkville Code Flow Chart.

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



footage, the Roof Type Requirements of any permitted Building Type shall be met.

- (d) Under all circumstances, no portion of the Building Type standards must be met in the case of normal repairs required for safety and continued use of the structure, such as replacement of window or door glass.

H. Definitions

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

Applicant. The Owner of a subject property or the authorized representative of the Owner on which a land development application is being made.

Block. Refer to Section 10-2-3 for definition.

Block Depth. A Block measurement that is the horizontal distance between the Front Lot Line on a Block Face and the Front Lot Line of the parallel or approximately parallel Block Face.

Block Ends. The Lots located on the end of a Block; these Lots are often larger than the Lots in the interior of the Block or those at the opposite end of the Block and can be located on a more intense Street Type. They are typically more suitable for more intensive development, such as multiple family or mixed Use development.

Block Face. The aggregate of all the building Facades on one side of a Block.

Block Length. A Block measurement that is the horizontal distance along the Front Lot Lines of the Lots comprising the Block.

Building Type. The Facade of a structure defined by the combination of configuration, form, and function as it relates to the adjacent street. Refer to 10-21-4B Building Type Standards for more information and the list of permitted Building Types.

Build-to Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 10-21-1H (3).

Courtyard. An outdoor area enclosed by a building on at least three (3) sides and is open to the sky.

Coverage, Building. The percentage of a Lot developed with a Principal or Accessory Structure.

Coverage, Impervious Site. The percentage of a Lot developed with Principal or Accessory Structures and Impervious Surfaces, such as driveways, sidewalks, and patios. Refer to "Lot Coverage" in Section 10-2-3.

Eave. The edge of a pitched roof, typically overhangs beyond the side of a building.

Entrance Type. The permitted treatment types of the Ground Floor Facade of a Building Type. Refer to Section 10-21-4I for more information and a list of permitted Entrance Types.

Expression Line. An architectural feature consisting of a decorative, three (3) dimensional, linear element, horizontal or vertical,

protruding or indented at least two (2) inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building.

Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as Expression Lines. The front facade is any building face adjacent to the Front Lot Line.

Frontage District. A type of zoning district specific to this Article, where the location, height and bulk of structures is defined by Building Types. Refer to Section 10-21-4.

Landscape Area. Area on a Lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping. Landscape Areas may include landscape, sidewalks, patios, or other pedestrian amenities.

Lot, Flag. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

Lot, Interior. For the purposes of this Chapter, a parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one Lot Line; surrounded by Lots along the remaining Lot Lines.

Lot, Through. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

Lot Area. Refer to Section 10-2-3 for definition; it is typically denoted in square feet or acres.

Lot Depth. For the purposes of this Chapter, the smallest horizontal distance between the Front and Rear Lot Lines measured approximately parallel to the Corner and/or Side Lot Line. Refer to Figure 10-21-1H (2).

Lot Frontage. Refer to Section 10-2-3 for definition.

Lot Line, Corner. For the purposes of this Chapter, a boundary of a Lot that is approximately perpendicular to the Front Lot Line and is directly adjacent to a public Right-of-Way, other than an Alley or railroad. Refer to Figure 10-21-1H (2).

Lot Line, Front. For the purposes of this Chapter, the boundary abutting a Right-of-Way, other than an Alley, from which the required Setback or Build-to Zone is measured, with the following exceptions.

- (a) Corner and through Lots that abut a Primary Street (refer to Figure 10-21-2G (4)) shall have the Front Lot Line on that Primary Street.
- (b) Corner and Through Lots that abut two (2) Primary Streets or do not abut a Primary Street shall utilize the orientation of the two (2) directly adjacent lots, or shall have the Front Lot Line determined by the Director.
- (c) Lot Line, Rear. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (2).

Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Open Space. Refer to Section 10-2-3 (Public Open Space and Usable Open Space) for definitions. Open space may also be utilized to host temporary private or community events, such as a farmer's

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market or art fair.

Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

Primary Street. A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 10-21-2G (4) for mapped Primary Streets.

Roof Type. The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 10-21-4I for more information and a list of the permitted Roof Types.

Scale. The relative size of a building, street, sign, or other element of the built environment.

Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least forty percent (40%) absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or gravel.

Setback. For the purposes of this Chapter, the horizontal distance from a Lot Line inward, beyond which a structure may be placed. For the purposes of this Chapter, structures and parking lots are not permitted within a Setback, unless specifically stated otherwise in this Chapter. Refer to Figure 10.21.1H (1).

Solar Reflectance Index (SRI). A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from zero (0) to one hundred (100) and is defined so that a standard black surface is zero (0) and a standard white surface is one hundred (100). To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

Story. For the purposes of this Chapter, a habitable level within a building measured from finished floor to finished floor. Refer to Section 10-21-4 for dimensions.

Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished Grade on the Front and Corner Facades, excluding basements or cellars.

Story, Half. For the purposes of this Chapter, a story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

Story, Upper. Also referred to as upper floor. The floors located above the Ground Story of a building.

Street Face. The Facade of a building that faces a public Right-of-Way.

Street Frontage. Also refer to Lot Frontage. The portion of a building or Lot directly adjacent to a vehicular Right-of-Way.

Street Termini. At a three (3)-way or "T" intersection, it is the location where one street terminates at the other street.

Streetwall. The vertical plane created by building Facades along a

street. A continuous Streetwall occurs when buildings are located in a row next to the sidewalk without vacant Lots or significant Setbacks.

Transparency. The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

Yard. Refer to Section 10-2-3 for definition. Refer to Figure 10-21-1H (3) Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.

- (a) **Yard, Corner Side.** A Yard extending from the corner side building Facade along a Corner Side Property Line between the Front Yard and Rear Property Line.
- (b) **Yard, Front.** Refer to Section 10-2-3 for definition.
- (c) **Yard, Rear.** Refer to Section 10-2-3 for definition.
- (d) **Yard, Side.** Refer to Section 10-2-3 for definition.

Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.



Build-to Zone vs Setback Line

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

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

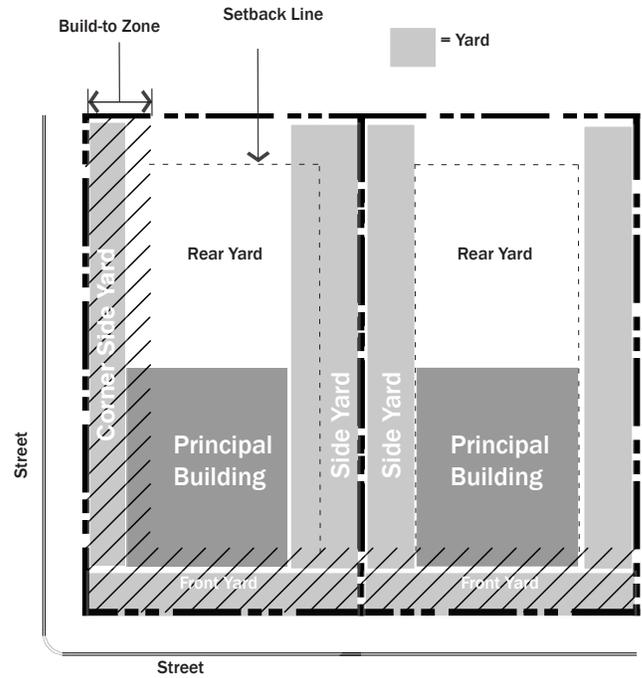


Figure 10-21-1H (3). Illustration of Yards.

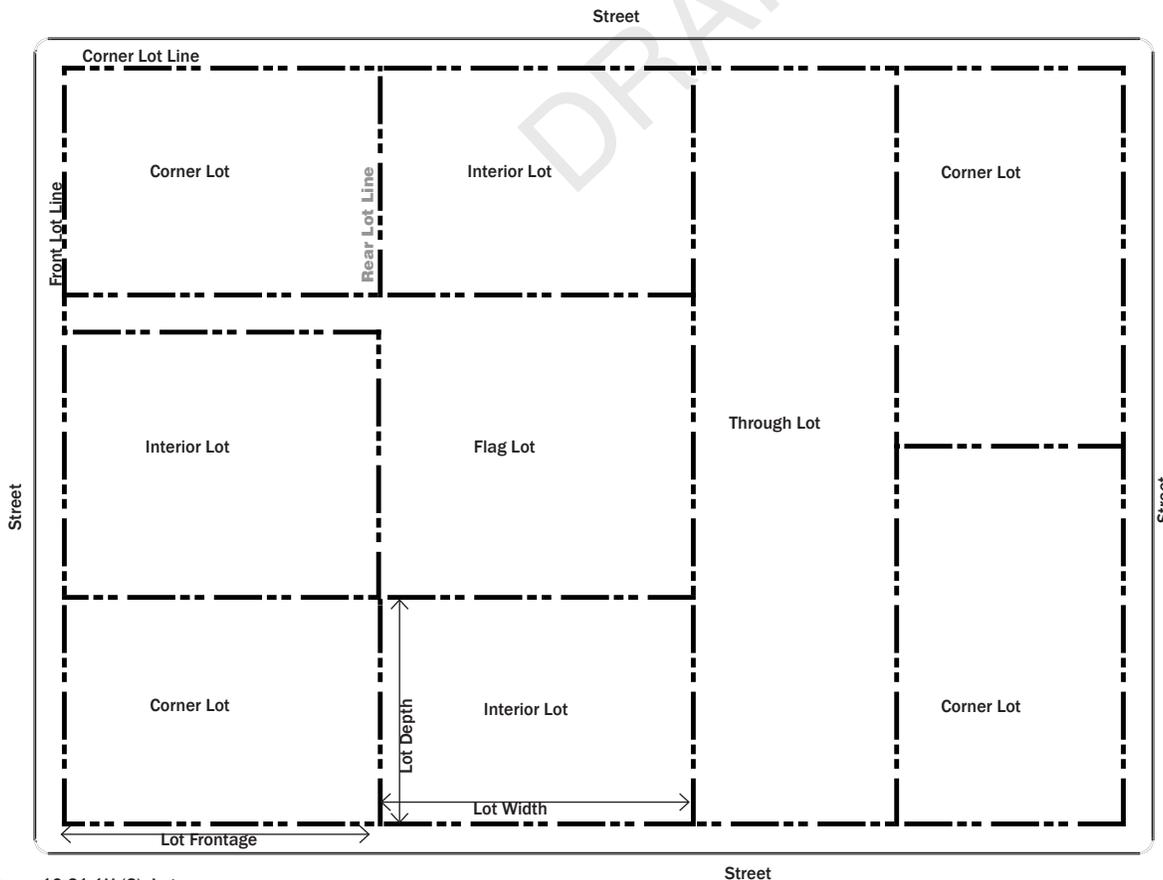


Figure 10-21-1H (2). Lots.

10-21-2 Districts

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

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

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A. S1: Bridge Street District

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

Bridge Street	
Building Placement	
Build-to Zone	0' to 10'
Space Between Buildings	
Attached	0'
Detached	5' to 10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	6
Minimum Ground Floor Height	14'
Typical Street Attributes	
Typical ROW Width	72'
Number of Travel Lanes	4
Lane Width	10' to 13'
Dedicated Turn Lanes	1
Parking Lanes	none
Pavement Width	60'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	6' wide sidewalk
Street Buffer	concrete barrier

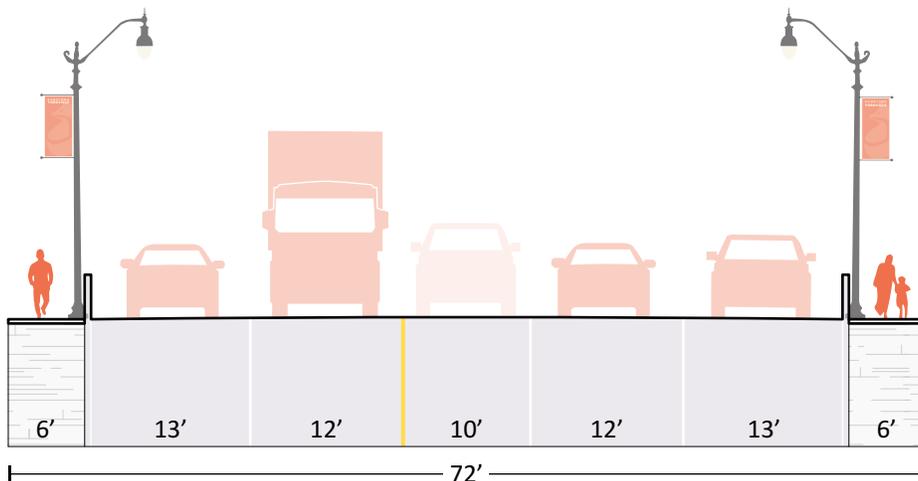


Figure 10-21-2A (1). Bridge Street (Long-term).

10-21-2 Districts

B. S2: Hydraulic Street District

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

Hydraulic Street	
Building Placement	
Build-to Zone	0' to 15'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	5
Minimum Ground Floor Height	14'
Typical Street Attributes¹	
Typical ROW Width	48' to 66'
Number of Travel Lanes	2
Lane Width	10' to 12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on south side of street
Pavement Width	22'
Dedicated Bicycle Facilities	Multi-purpose lane on north side of street
Pedestrian Realm	
Pedestrian Facilities	6' to 8' wide sidewalk
Street Buffer	1 lane of parallel parking on south side of street; 4' planter on north side of multi-purpose street

Notes:

¹ The Streetscape Master Plan includes a proposed slip lane on the south side of Hydraulic Street between Bridge Street and Heustis Street. This table includes dimensions for the public right-of-way section of the street.

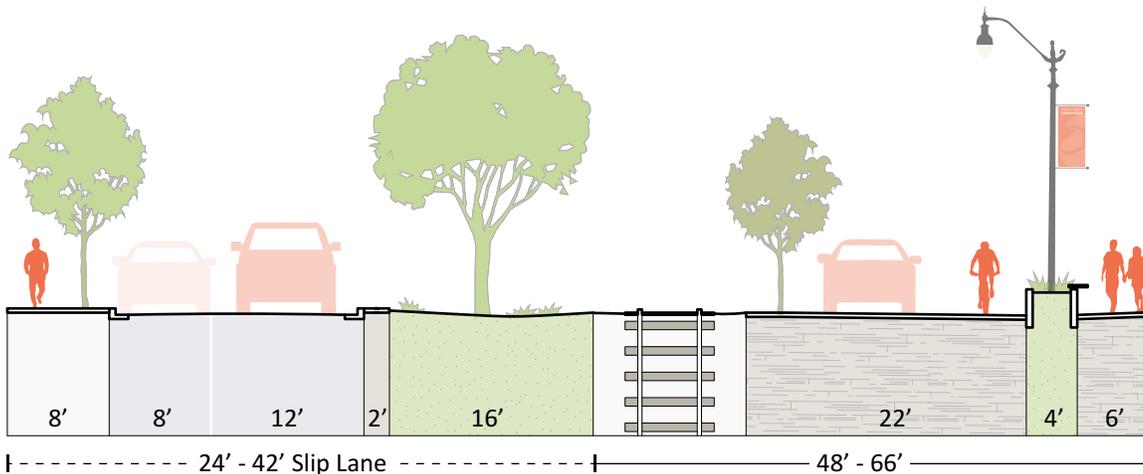


Figure 10-21-2B (1). Hydraulic Street (Long-term).

C. S3: Van Emmon Street District

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

Van Emmon Street	
Building Placement	
Build-to Zone	0' to 20'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	5
Minimum Ground Floor Height	12'
Typical Street Attributes	
Typical ROW Width	60'
Number of Travel Lanes	2
Lane Width	12'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking on each side of street; permeable paving 1 lane of parallel parking each side of street (intermittent planting on south side to accommodate parking)
Pavement Width	24' to 40'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	8' to 12' wide sidewalk
Street Buffer	1 lane of parallel parking on north side of street; street trees or 1 lane of parallel parking on south side of street

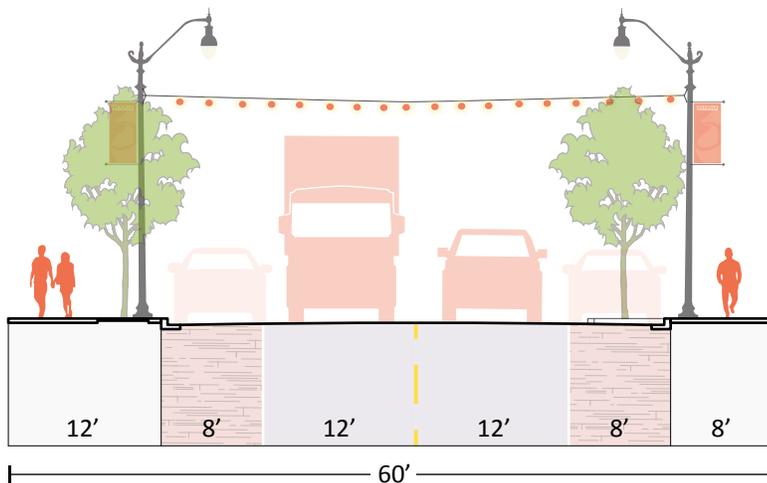


Figure 10-21-2C (1). Van Emmon Street (Long-term).

2.0 Districts

D. S4: 'B' Street District

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

'B' Street	
Building Placement	
Build-to-line Location	0' to 20'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	5
Minimum Ground Floor Height	9'
Typical Street Attributes	
Typical ROW Width	50'-60'
Number of Travel Lanes	2
Lane Width	11'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking)
Pavement Width	26'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	5' wide sidewalk
Street Buffer	13' swale and/or stormwater buffer; optional parking

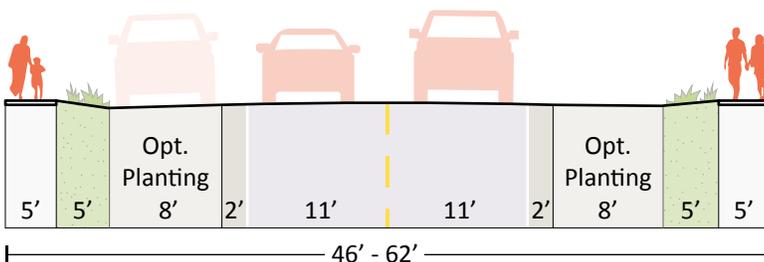


Figure 10-21-2D (1). 'B' Street (Long-term).

E. S5: 'B' Street - Residential District

The 'B' Street Residential District is a lower-scale residential district with a mix of townhouses and yard buildings. With a maximum height of six (6) stories under the general provision of the zoning code, this area provides for a mix of housing types adjacent to downtown for people of all ages and lifestyles.

'B' Street - Residential	
Building Placement	
Build-to-line Location	0' to 15'
Space Between Buildings	
Attached	0'
Detached	10'
Building Volume	
Maximum Building Height	80'
Maximum Stories	3.0
Minimum Ground Floor Height	9'
Typical Street Attributes	
Typical ROW Width	50' to 60'
Number of Travel Lanes	2
Lane Width	11'
Dedicated Turn Lanes	none
Parking Lanes	1 lane of parallel parking each side of street (reduce planting where appropriate to accommodate parking)
Pavement Width	26'
Dedicated Bicycle Facilities	none
Pedestrian Realm	
Pedestrian Facilities	4' wide sidewalk
Street Buffer	13' swale and/or stormwater buffer; optional parking

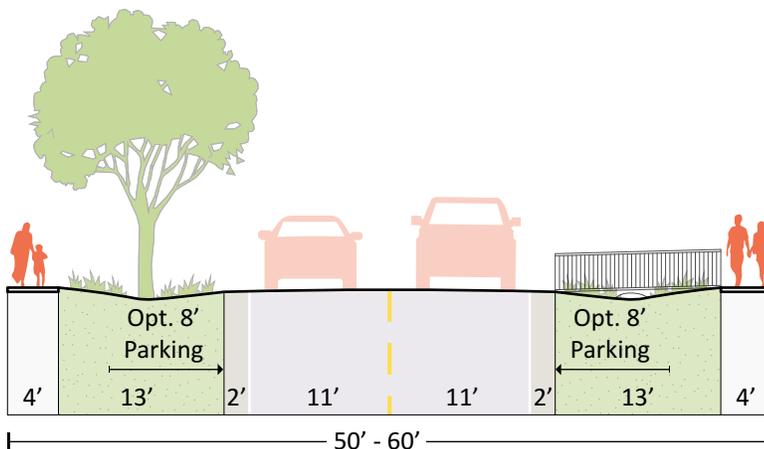


Figure 10-21-2E (1). 'B' Street - Residential (Long-term).

10-21-2 Districts

F. Hierarchy of Districts

Development under this code is regulated by street type. The various street types are related to each other in a hierarchical manner. When these streets intersect, the primary street frontage is determined by its higher order in the hierarchy. The front of a building and its main entrance must face the primary street. Figure 10.21.2G (1) illustrates the hierarchy of street types.

G. Primary Streets

The Primary Streets Map designates Primary, Secondary, and Tertiary Streets within the Downtown Overlay District. These designations prioritize the street frontages for locating the Front Lot Line for required amounts building frontage and allowable amounts of parking frontage. Refer to Figure 10.21.2G (4).

1. **Vehicular Access.** Vehicular access is also managed through this street prioritization within the Building Type requirements (refer to Section 10-21-4). See Figure 10.21.2G (2) and Figure 10.21.2G (3) for illustration of permitted vehicular access locations.
 - (a) The order of access is typically as follows, unless otherwise permitted by Building Type:
 - i. Lane (Tertiary Street) or Alley (un-mapped) permits unlimited access.
 - ii. If no Lane or Alley exists, one (1) driveway per secondary street frontage is permitted.
 - iii. If no tertiary or secondary street abuts the parcel, one driveway is permitted off the Primary Street and shared access with adjacent properties is encouraged.
 - (b) Refer to the Subdivision Control Ordinance for additional requirements of vehicular access off adjacent streets. Interparcel Access requirements shall be met.
2. **Primary, Secondary, and Tertiary Street Designations.**
 - (a) **Primary Streets.** Primary streets require the most intact and continuous streetwall with few, if any, driveway access. The Front Lot Line shall always be located on the Primary Street. When a parcel is fronted by more than two (2) primary streets, the Director shall determine which is the appropriate street for the Front Lot Line. The determination should be based on locations of existing and other proposed development Front Lot Lines.
 - i. Vehicular access should not be located off a primary street, unless no other options exists. Refer to Section 10-21-4 Building Type requirements for allowances of vehicular access, if applicable.
 - (b) **Secondary Streets.** Secondary streets are intended to have a fairly continuous streetwall, but will likely have a driveway for each parcel. If no tertiary street exists, access will likely be off the secondary street.
 - (c) **Tertiary Streets.** Tertiary streets typically have no streetwall requirements and could be fronted by parking structures and parking lots with multiple drives and/or vehicular access points.

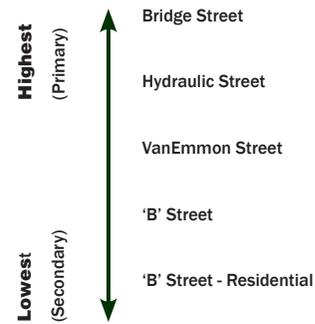


Figure 10-21-2G (1). Hierarchy of Street Types.

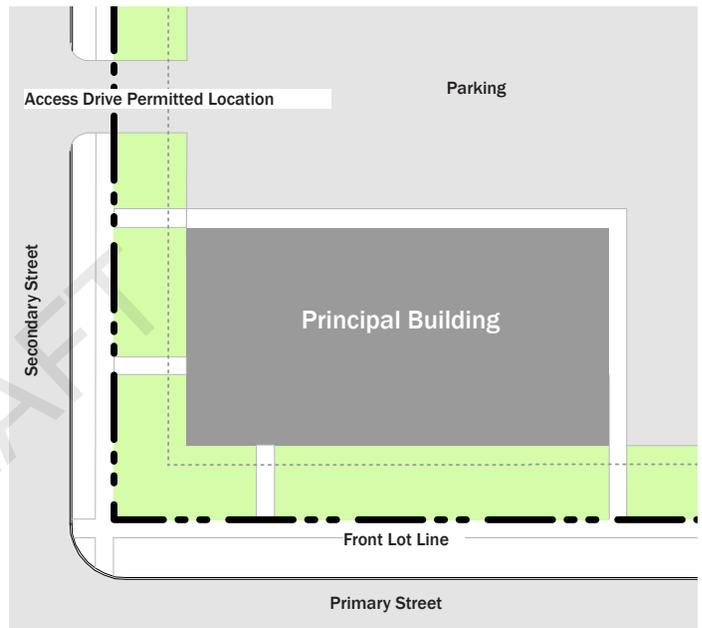


Figure 10-21-2G (2). Secondary Street Frontage: Access Drive Permitted Location

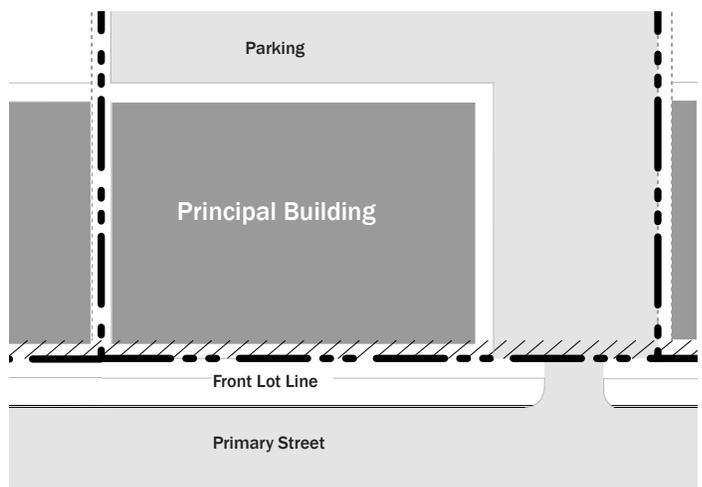


Figure 10-21-2G (3). Primary Street Frontage Only: Access Drive Permitted Location

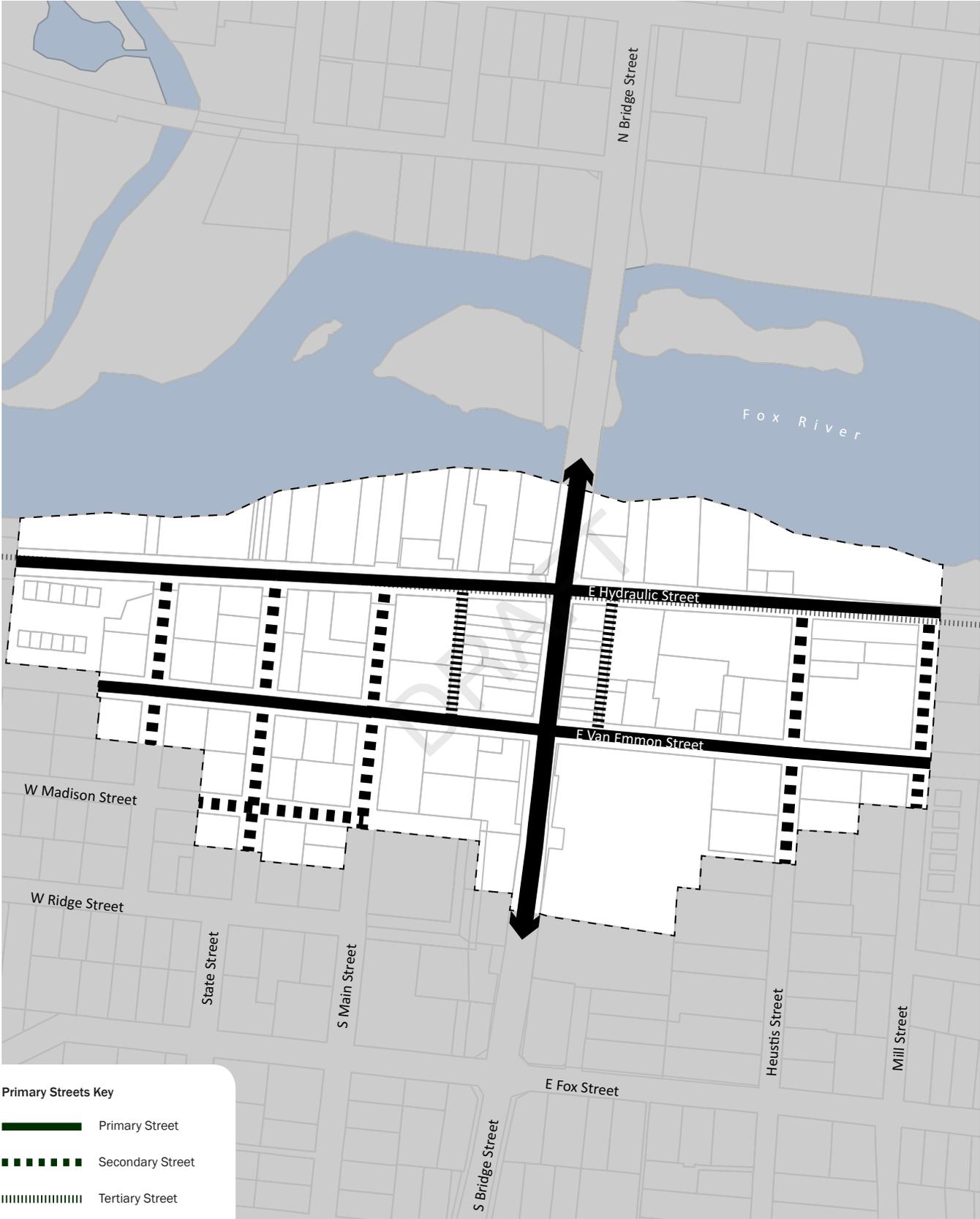


Figure 10-21-2G (4). Primary Streets Map.

10-21-3 Uses

A. General Provisions

The following establishes a simplified set of uses permitted within the Building Forms of each downtown form-based zoning district.

- Uses by District.** Permitted and special uses available in each form-based district are shown in Table 10-21-3B (1).
- Use Definitions.** Uses listed in Tables 10-21-3C (1) - 10-21-3C (4) are defined in Section 10-2-3 of the Zoning Ordinance. Further definitions applicable only to the Yorkville Form-Based Districts are located in Section 10-21-3C.
- Permitted Use (“●”).** These uses are permitted by-right in the form districts in which they are listed.
- Permitted in Upper Stories Only (“◐”).** These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least twenty feet from the front primary facade.
- Requires a Special Use Permit (“○”).** These uses require a Special Use Permit (refer to Section 10-6 Special Use Regulations) in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the special use.
- Permitted with Development Standards (“◑”).** These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development standards. These standards, combined with the Building Type requirements, are intended to alleviate any negative impacts associated with the use, making it appropriate in a district where it otherwise might not have been appropriate.
- Prohibited Use.** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district.
- City Determination.** When a proposed land use is not explicitly listed in Table 10-21-3B (1), the Director shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Planning and Zoning Commission.
- Temporary Accessory Uses.** Temporary accessory uses are permitted in all Downtown Overlay Districts, including outdoor displays, seasonal displays and sales, festivals, and vendors. The following requirements apply:
 - Outdoor displays are permitted up to eight (8) hours per day, no more than three (3) consecutive days in any one (1) month.
 - Build-to Zone. Temporary outdoor displays of merchandise are permitted in the Build-to Zone without a permit, subject to all other requirements of Section 10-21-3.
 - Right-of-way. Any temporary outdoor display or occupation in the right-of-way requires a review approval by the Community Development Director.

How To Use The Code

Permitted Use Table

The Permitted Use Table contains all the uses permitted in the Downtown Overlay District. It is organized by district, so only the information in a parcel’s district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

	Districts				
	CC1: Core	CC2: Shopping	CC3: Core Support	CC4: Residential / Office	CC5: Gateway
Residential & Lodging Uses					
Residential	◐	◐	●	●	◐
Bed & Breakfast				○	
Hotel/Motel	◐	●	●	●	●
Care Facilities	◐	◐	●	○	●
Senior Housing	◐	◐	◐	◐	◐
Civic / Institutional Uses					
Assembly Uses			●	●	●
Civic Offices & Services	●	●	●	●	
Library/Museum	●	●	●	●	●
School: Elementary, Secondary			●	●	●
School: High School				●	●
School, Private or Special				○	○
Retail Uses					
Neighborhood Retail	●	●	●	◐	●
General Retail		●			●
Adult Establishments		◐	◐		◐
Service Uses					
Neighborhood Service	●	●	●	◐	●
General Service		●			●
Automotive Specialty Shop					◐
Service Station					◐
Commercial Amusement, Outdoor					○
Daycare Facility			●	●	●
Hospital			●		●
Veterinary Clinic/Hospital or Kennel (Enclosed)		◐	◐		◐

Figure 10-21-3A (1). Yorkville Code Permitted Uses How-To.

10-21-3 Uses

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Residential & Lodging Uses Category					
Residential Dwelling	●	●	●	●	●
Hotel/Motel	●	●	●	●	○
Bed & Breakfast Inn	●	●	○	○	○
Residential Care Facility				○	○
Senior Housing		●	●	●	○
Civic & Institutional Uses Category					
Civic Offices & Services	●	●	●	●	●
Library/Museum	●	●	●	○	○
Police & Fire	●	●	●		
Post Office (no distribution)	●	●	●		
Religious & Organization Assembly	●	●	●	●	●
School: Public or Private	○	○	○	○	○
School: College	○	○	○	○	○
Retail & Service Uses Category					
Neighborhood Retail (<8,000 sf)	●	●	●	●	○
General Retail	●	●	●		
Neighborhood Service	●	●	●	○	○
General Service	●	●	●		
Recreation/Entertainment	●	●	●	○	
Automotive Services		○	○	○	
Food Services & Drinking Places	●	●	●	●	○
Office & Industrial Uses Category					
Office	●	●	●	●	
Small-Scale Industry	●	●	●	●	
Infrastructure Uses Category					
Communication Antennae & Towers	○	○	○	○	○
Parking Lot	●	●	●	●	●
Parking Structure	●	●	●	●	●
Public Utility & Infrastructure	●	●	●	●	●
Open Space Uses Category					
Open Space	●	●	●	●	●

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Accessory Uses					
Alternative Energy Generation	●	●	●	●	●
Amphitheater		○		○	
Car Washes, Detail Shops, and/or Service Stations		○	○	○	
Drive Through Facility		○	○	○	
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods		●	●	●	
Outdoor Restaurant Dining	●	●	●	●	
Parking Lot (Accessory)	●	●	●	○	
Parking Structure (Accessory)	●	●	●		
Roadside Produce Stand/Vending		●		●	
Sidewalk Sales	●	●	●	○	○
Temporary Storage Containers		●	●	●	●
Mobile Food Vendors	●	●	●	●	●
Temporary Structures	●	●	●	●	●

Key

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires Special Use Permit

Table 10-21-3B (1). Permitted Uses Table.

10-21-3 Uses

B. Permitted Use Table

See Table 10-21-3B (1) for a list of permitted and special uses.

C. Use Requirements

1. **Residential and Lodging Uses.** A category of uses that include several residence types.
 - (a) Refer to 10-2-3 for the following definitions.
 - i. Residential.
 - ii. Bed & Breakfast Inn.
 - (b) Hotel/Motel. Refer to 10-2-3 for definition. In the districts where a hotel/motel requires development standards (“●”), rooms shall be located in the upper stories. Lobbies and eating facilities shall be located on the ground floor.
 - (c) Residential Care Facility. A facility offering temporary or permanent lodging to the public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as dining and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where this use requires a special use permit (“○”), refer to Section 10-21-1F for procedure and development standards.
 - (d) Senior Housing. In the districts where Senior Housing requires development standards (“●”), the following shall apply:
 - i. Housing shall be designed, constructed and operated in accordance with the Fair Housing Amendments Act.
 - ii. The Property shall comply with all applicable local, state, and federal regulations and copies of any applicable permits shall be provided to the Department prior to the issuance of a Certificate of Occupancy.
 - (e) Use Permits. When a use is listed as permitted with a Use Permit “○,” refer to Section 10-21-1F for procedure and development standards.
2. **Civic & Institutional Uses.** A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.
 - (a) Civic Offices & Services. Any use that involves transactions between the City government and residents, property owners, or others doing business with the City or other activities related to the function of the municipality.
 - (b) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
 - (c) Police & Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
 - i. Garage doors are permitted on the front facade.
 - ii. Exempt from maximum driveway widths.
- (d) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- (e) Religious & Organization Assembly. Assembly Uses include Assembly Hall; Church, Temple, or Other Place of Worship; and Clubs.
- (f) Use Permits. When a use is listed as permitted with a Special Use Permit “○,” refer to Section 10-21-1F for procedure and development standards.
3. **Retail & Service Uses.** A category of uses that include several retail and service types. Refer to Section 10-2-3 for definitions.
 - (a) Neighborhood Retail. A use in this category occupies a space of less than 8,000 square feet. Neighborhood retail includes such uses as those listed in Table 10-21-3C (1).
 - i. When Neighborhood Retail is permitted with development standards “●”, it is limited to 8,000 square feet.
 - (b) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 10-21-3C (1).
 - (c) Service Uses. A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.
 - (d) Neighborhood Service. A use in this category occupies a space of less than 8,000 square feet. Neighborhood service includes such uses as those listed in Table 10-21-3C (2).
 - i. When Neighborhood Service is permitted with development standards “●”, it is limited to 6,000 square feet.
 - (e) General Service. A use in this category includes all Neighborhood Service uses occupying a space of greater than 8,000 square feet and such uses as those listed in Table 10-21-3C (2).
 - (f) Recreation/Entertainment. Refer to Table 10-21-3C (3).
 - (g) Automotive Services. Refer to Section 10-2-3 for definition. In the districts where this use requires a special use permit (“○”), the following applies:
 - i. The use shall meet all of the requirements of the Building Type, refer to Section 10-21-4.
 - ii. Service doors shall all be located on the rear or interior side facade of the building.
 - iii. The showroom or retail space shall be located in the front storefront of the building and shall occupy a minimum of twenty percent (20%) of the gross floor area.
 - (h) Food Services & Drinking Places. Food Services & Drinking Places include only the following:
 - i. Full Service Restaurants
 - ii. Carry-out Food Service Stores
 - iii. Quick Service Restaurants
 - iv. Banquet Centers & Caterers
 - v. Drinking Places (Alcoholic Beverages)

- vi. Brewpubs. A microbrewery that brews beer for both on and off-premise consumption, and may include a bar and/or restaurant.
- vii. Wine Establishments. A properly licensed business which sells wine only (not liquor or beer) for both on and off-premise consumption, as well as wine accessories and/or merchandise.

4. **Office & Industrial Uses.** A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.

- (a) Office. Office uses include those listed in Table 10-21-3C (4), List of Typical Uses in Office Category.
- (b) Small-Scale Industry. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Small-Scale Industry includes such uses as those found in Table 10-21-3C (5). List of Typical Uses in Cottage Industry Category. The following development standards apply:
 - i. This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.
 - ii. The maximum overall gross floor area is limited to 10,000 square feet, unless otherwise noted.
 - iii. The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of twenty five percent (25%) of the gross floor area.

5. **Infrastructure & Open Space Uses.**

- (a) Communication Antennae & Towers. Refer to Section 10-18. Communication Antennae & Towers located within the right-of-way or on utility poles are permitted.
- (b) Parking Lot. A lot that does not contain a permitted building and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("O"), the following applies:
 - i. Corner Lots. A corner lot shall not be used as a parking lot.
 - ii. Adjacent Parking Lots. Two (2) parking lots cannot be located directly adjacent to one another.
 - iii. Single Family. Parking lot cannot be associated with a single family use.
 - iv. Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - (i) At least seventy five percent (75%) of the spaces are dedicated for public use.
 - (ii) An approved joint parking agreement is in place.
 - v. Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrian pathway.
 - vi. Commercial Vehicles. Parking lots for commercial

vehicles are not permitted in Downtown Overlay Districts.

- (c) Parking Structure. A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In the districts where a parking lot requires a special use permit ("O"), the following applies:
 - i. Corner Lots. A corner lot shall not be used for a parking structure.
 - ii. Adjacent Parking Lots. Two (2) parking facilities (lots or structures) cannot be located directly adjacent to one another.
 - iii. Primary Street. No facade of the Parking Structure shall be located on a Primary Street. Refer to Figure 10-21-2G (4). For Parking Structures located on a Primary Street, the Main Street Building Type shall be utilized, requiring occupation of the building in the front thirty (30) feet of the facade on any Primary Street.
 - iv. Distance. Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - (i) At least seventy five percent (75%) of the spaces are dedicated for public use.
 - (ii) An approved parking agreement is in place (refer to Section 10-16).
 - v. Pedestrian Access. Must be connected to associated use by a dedicated, public pedestrianway.
 - vi. Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these districts.
- (d) Utility and Infrastructure. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

6. **Open Space Uses.** A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where open space is permitted with development standards ("O"), the following apply:

- i. Stormwater Accommodations. Open space that incorporates stormwater management on a site or district scale is encouraged.
 - (i) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - (ii) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- ii. This use may involve small scale food and beverage service, no more than two hundred (200) square feet in space, located in a kiosk, with no service access.
- iii. Buildings located directly adjacent to an open space use shall treat facades facing this use with street facade requirements.

7. **Accessory Uses.** A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to

10-21-3 Uses

and customary in connection with the principal building or use and located on the same lot with such principal building or use.

(a) Alternative Energy Generation. Refer to Section 10-19.

Alternative energy generation includes structures for solar, wind, and geothermal. The following development standards apply:

- i. Roof or Building Mounted Solar panels are permitted with the following requirements:
 - (i) Panels mounted at the same angle of the roof or flush on the building facade are permitted on any roof or building face.
 - (ii) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.
 - (iii) Panels shall not extend more than ten (10) feet at maximum pitch/tilt above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than three (3) feet.
- ii. Roof Mounted Small Wind Energy Systems are permitted with the following requirements:
 - (i) Maximum rated capacity of five kW is permitted per turbine.
 - (ii) One turbine is permitted for each seven hundred and fifty (750) square feet of roof area.
 - (iii) Maximum height is fifteen (15) feet above the surface of the roof.
- iii. Geothermal Energy is permitted in any yard with the following requirements:
 - (i) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten (10) feet, subject to all requirements of the Building Type.

(b) Amphitheater. Refer to Section 10-2-3 for definition. In the districts where an amphitheater is permitted with a special use permit "O," the following apply:

- i. Location. The amphitheater shall be located within an Open Space District (refer to Section 10-10).
- ii. The hours of operation shall be posted and limited to the hours of 8:00 a.m. to 11:00 p.m.

(c) Car Washes, Detail Shops and/or Service Stations. Refer to Section 10-2-3 for definitions. In the districts where car washes, detail shops and/or service stations are permitted with a special use permit ("O"), the following apply:

- i. Location. Use must be located inside a parking garage and not visible from the exterior of the parking garage.

(d) Drive-through Facility. In the districts where drive-through structures are permitted with development standards ("C"), the following applies. Refer to Figure 10-21-3C (1) for one illustration of the following requirements.

- i. Structure/Canopy. Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any Primary Street.

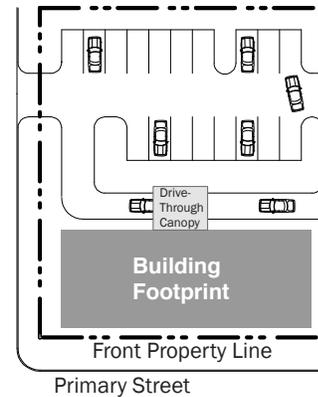


Figure 10-21-3C (1). Recommended drive-through Facility layout.

- ii. Stacking Lanes. Stacking lanes shall be located perpendicular to the Primary Street or behind the building.
 - iii. The canopy and structure shall be constructed of the same materials utilized on the building.
- (e) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (f) Outdoor Storage of Goods.
- i. Commercial Uses. This use includes outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies. In the districts where Outdoor Storage of Goods is permitted with development standards ("C"), the following apply:
 - (i) Loose materials shall not be stacked higher than six (6) feet.
 - (ii) Loose materials shall at a minimum be stored in a three sided shelter and shall be covered.
 - (iii) Materials shall be set back a minimum of ten (10) feet from any property line.
 - (iv) Materials shall not be located on required parking spaces or associated drive aisles.
 - (v) All outdoor storage areas shall be screened from view of adjacent parcels and vehicular rights-of-way using the Side or Rear Buffer.
 - ii. Residential Uses. This use includes temporary storage of personal or household goods in personal on demand storage (PODS) containers. In the districts where outdoor storage of goods is permitted with development standards ("C"), the following development standards apply:
 - (i) One (1) storage container can be located on a lot at a time.
 - (ii) On site storage of a container is permitted for up to two (2) months per year.
 - (iii) Containers shall not be located in the Front Yard, but permitted on a driveway.
- (g) Outdoor Restaurant Dining. Commercial outdoor dining, serviced by an adjacent service use, and permitted in any

- yard. When in a side yard along the front Lot Line, the Patio Frontage buffer is required.
- (h) **Parking Lot.** An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by Building Type. Refer to Section 10-21-4.
 - (i) **Parking Structure.** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking Structures within the buildings are regulated per Building Type. Refer to Section 10-21-4.
 - (j) **Roadside Produce Stand or Vending.** Refer to Section 10-21-1 for definition.
 - (k) **Sidewalk Sales.** A temporary outdoor sale of merchandise by retail businesses, typically occurring on the sidewalk within the public right-of-way for a limited period of time. In the districts where a Sidewalk Sale is permitted with development standards “●,” the following apply:
 - i. A minimum of four (4) feet of the sidewalk must remain available for passing pedestrians.
 - ii. Sidewalk Sales are permitted for up to three (3) days no more than six (6) times per calendar year.
 - iii. Merchandise must be stored inside the building during non-business hours.
 - iv. Merchandise sold shall either be regularly carried within the store, or have been regularly carried within the store in the past year.
 - (l) **Temporary Storage Containers.** Outdoor storage of personal or retail stock materials on a temporary basis within a portable storage container. When a Temporary Outdoor Storage use is permitted with development standards “●,” the following apply.
 - i. One (1) storage container may be located on a lot at a time.
 - ii. On site storage of a container is permitted for up to two (2) weeks; up to four (4) weeks is permitted with approval of the Director.
 - iii. The container shall be located in the rear yard, screened by the building from any primary or secondary street.
 - (m) **Mobile Food Vendors.** A motorized or towed wheeled vehicle that is designed and equipped to sell food. Shall include both “hot trucks” upon which food is cooked and prepared for vending, and “cold trucks” from which only ready to eat or packaged foods are handled. Refer to Section 10-3-14.

10-21-3 Uses

Neighborhood Retail

(less than 8,000 square feet)

Antique Shop
 Art & Education Supplies
 Art Gallery
 Bakery, Retail
 Bicycle Sales & Repair
 Book, Magazine, & Newspaper Store
 Camera & Photo Supply Store
 Candy Store
 China & Glassware Shop
 Clothing & Clothing Accessories
 Coffee Shop
 Computer Software Sales
 Delicatessen
 Electronic Sales & Service
 Fabric & Craft Store
 Florist
 Garden Center/Plant Nursery
 Gift, Novelty, & Souvenir Shop
 Hardware Store
 Hobby Shop
 Jewelry Sales & Repair
 Luggage & Leather Goods
 Microbreweries, Microwineries
 Music Store & Instruction
 Musical Instrument Repair & Sales
 Office Supply
 Optical Goods
 Paint & Wallpaper
 Party Supply Shop
 Pet & Pet Supply
 Specialty Food Market (Butcher, Fish Market, Produce, etc.), with no alcohol sales
 Sporting Goods Sales & Rental
 Stationary & Paper Store
 Toy Shop
 Video/Game Sales
 Wine Establishment (no liquor/beer)

General Retail

All Neighborhood Retail (over 8,000 square feet)
 Appliance Sales & Service
 Department Store
 Drug Store/Pharmacy
 Furniture & Home Furnishings
 General Merchandise Stores
 Grocery Store
 Medical Supply Store
 Used Merchandise Stores (not including books, clothing & antiques)

Recreation/Entertainment

Billiard Parlor
 Boat Sales & Rental
 Boat Storage
 Indoor Playground
 Indoor Shooting Gallery/ Gun Range
 Marina
 Outdoor Music Venue
 Railroad Passenger Station
 Skating Rink
 Stadium
 Swimming Pool

Table 10-21-3C (3). List of Typical Uses in Recreation/Entertainment Category

Office

Architecture/Engineering/Design
 Broadcasting & Telecommunications Studio
 Building Contractor (office only)
 Business Consulting
 Charitable Institutions
 Clinic
 Computer Programming & Support
 Detective Services
 Educational Services (tutor & testing)
 Employment Agency
 Financial & Insurance
 Government Offices
 Legal Services
 Management Services
 Medical & Dental with Laboratory
 Motion Picture & Sound Recording Studio
 PR & Advertising
 Professional Services
 Property Development
 Real Estate
 Research & Development
 Research Agency
 Surveying
 Tax Services

Table 10-21-3C (4). List of Typical Uses in Office Category.

Table 10-21-3C (1). List of Typical Uses in Retail Category.

Neighborhood Service

(less than 8,000 square feet)

Amusement Arcade
 Barber Shop & Beauty Salon
 Catering/Carry-Out & Delivery
 Communication Service
 Childcare Centers
 Dance/Fitness Studio
 Dry Cleaning & Laundry
 Emergency Care Clinic
 Framing
 Health & Fitness Center
 Home Furniture & Equipment Repair
 Locksmith
 Mailing Services
 Massage Establishments
 Nail Salon & Specialty Body
 Pet Grooming
 Photocopying & Printing
 Photography Studio & Supplies
 Physical Therapy/Physical Rehabilitation
 Repair of Small Goods & Electronics
 Restaurant/Bar
 Services (Spa)
 Shoe Repair
 Tailor & Seamstress
 Theater
 Travel Agency, Ticketing & Tour Operator
 Veterinarian (no outdoor training, boarding or kennels)

General Service

All Neighborhood Services (over 8,000 square feet)
 Bowling Alley

Table 10-21-3C (2). List of Typical Uses in Service Category.

Small-Scale Industry

Apparel & Finished Fabric Products
 Bakery & Confections
 Beverages, including Beer, Wine, Coffee
 Botanical Products
 Brooms & Brushes
 Canning & Preserving Food
 Dairy Products
 Electrical Fixtures
 Engraving
 Fabricated Metal Products
 Film Making
 Furniture & Fixtures
 Glass
 Jewelry, Watches, Clocks, & Silverware
 Leather Products
 Microbreweries, Microwineries
 Musical Instruments & Parts
 Pottery, Ceramics, & Related Products
 Research Laboratory
 Shoes & Boots
 Signs & Advertising
 Smithing
 Taxidermy
 Toys & Athletic Goods
 Upholstery
 Woodworking

Table 10-21-3C (5). List of Typical Uses in Small-Scale Industry Category.

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10-21-4 Building Types

4.0 Building Types

A. Introduction to Building Type Standards

The buildings detailed in this section outline the Building Types permitted for new construction and renovated structures within the Districts defined in Section 10-21-2.

1. **General.** All Building Types shall meet the following requirements to achieve the intents defined for the districts.
 - (a) **Zoning Districts.** Each Building Type shall be constructed only within its designated districts. Refer to Table 10-21-4A (1) Permitted Building Types by Districts.
 - (b) **Uses.** Each Building Type can house a variety of uses depending on the district in which it is located. Refer to 15.3 for uses permitted per district. Some Building Types have additional limitations on permitted uses.
 - (c) **No Other Building Types.** All buildings constructed shall meet the standards of one of the Building Types within the zoning district of the lot.
 - (d) **Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
 - (e) **Accessory Structures.**
 - i. Attached accessory structures are considered part of the

principal structure.

- ii. Detached accessory structures are allowed per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height or size (area) of the principal structure.

2. **Page Layout.** Document pages are laid out to provide the maximum amount of information for each building type on one spread of two pages. Refer to Figure 10-21-4A (1) for a typical Building Type layout page.
 - (a) **Tables.** Refer to Section 10-21-4B for further information on each Table.
 - (b) **Graphics** typically represent one example of a building that could be developed utilizing the standards for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

Building Types by Districts						
		Districts				
		S1: Bridge Street	S2: Hydraulic Street	S3: Van Emmon Street	S4: 'B' Street	S5: 'B' Street - Residential
Building Types	Downtown Commercial	●	●	●	●	
	Downtown Living		●	●	●	
	Cottage Commercial	●	●	●	●	
	Civic Building	●	●	●	●	●
	Attached Building			●	●	○
	Yard Building				○	●

● Permitted ○ Requires Permit / Review

Table 10-21-4A (1). Permitted Building Types by District

How To Use The Code

Page Layout

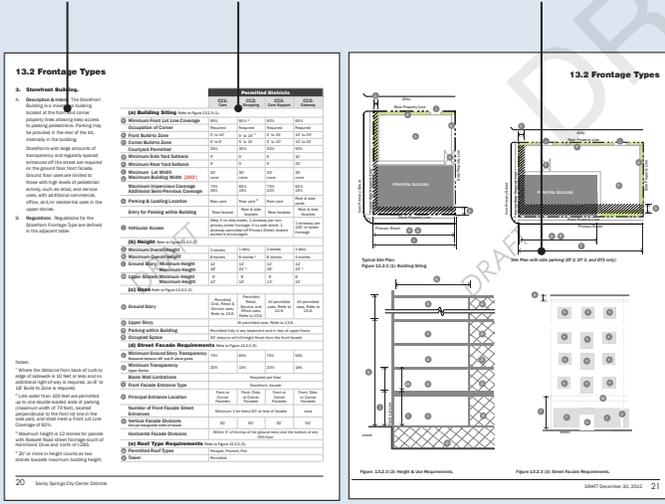
Building Type pages are laid out to provide the maximum amount of information for each Building Type on one spread of two pages.

Graphics typically represent one example of a building that could be developed utilizing the standards for that Building Type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

Tables define the regulations for each Building Type. Refer to 10-21-4B Explanation of Building Type Table Standards for narrative explanation of each line item.

Graphics related to the tables on the left. Graphics typically represent one example of Building Type standards

Intent of the Building Type.



One Building Type per Spread of Two Pages

Figure 10-21-4A (1). Representative Building Types Spread.

Building Type Tables

Refer to 10-21-4B for an explanation of each line item on the tables. Building Type tables contain all the standards for that Building Type. They are organized by district, so only the information in a parcel's district is applicable to that parcel. The other columns do not apply.

For example, a parcel in CC1 only applies the standards from that column, illustrated below.

	Permitted Districts		
	CC1: Core	CC2: Shopping	CC3: Core Support
(a) Building Siting Refer to Figure 13.2.2 (1).			
a Minimum Front Lot Line Coverage	95%	90% ²	90%
Occupation of Corner	Required	Required	Required
b Front Build-to Zone	0' to 10'	5' to 15' ¹	0' to 15'
c Corner Build-to Zone	0' to 5'	5' to 10'	0' to 10'
Courtyard Permitted	25%	30%	30%
d Minimum Side Yard Setback	0'	5'	5'
e Minimum Rear Yard Setback	5'	5'	5'
f Minimum Lot Width	30'	30'	30'
g Maximum Building Width	none	none	none
Maximum Impervious Coverage	75%	65%	75%
Additional Semi-Pervious Coverage	25%	15%	20%
h Parking & Loading Location	Rear yard	Rear yard ²	Rear yard
Entry for Parking within Building	Rear facade	Rear & side facades	Rear facades
i Vehicular Access	Alley; if no alley exists, 1 driveway per non-primary street frontage; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.	Alley; if no alley exists, 1 driveway per non-primary street frontage; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.	Alley; if no alley exists, 1 driveway per non-primary street frontage; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.
(b) Height Refer to Figure 13.2.2 (2)			
j Minimum Overall Height	2 stories	1 story	2 stories
k Maximum Overall Height	8 stories	8 stories ³	8 stories
l Ground Story: Minimum Height	14' 18'	14' 24' ⁴	14' 18'
m Upper Stories: Minimum Height	9'	9'	9'
	12'	15'	12'
(c) Uses Refer to Figure 13.2.2 (2)			
n Ground Story	Permitted Civic, Retail & Service uses. Refer to 13.6.	Permitted Retail, Service, and Office uses. Refer to 13.6.	All permitted uses. Refer to 13.6.
o Upper Story	All permitted uses. Refer to 13.6.		
p Parking within Building	Permitted fully in any basement and in rear of upper floors	Permitted fully in any basement and in rear of upper floors	Permitted fully in any basement and in rear of upper floors
q Occupied Space	30' deep on all front facade	full height floors from the front facade	full height floors from the front facade
(d) Street Facade Requirements Refer to Figure 13.2.2 (3).			
r Minimum Ground Story Transparency Measured between 18" and 8' above grade	75%	65%	75%
s Minimum Transparency Upper Stories	20%	15%	20%
Blank Wall Limitations	Required per floor		
t Front Facade Entrance Type	Storefront, Arcade		
u Principal Entrance Location	Front or Corner Facades	Front, Side, or Corner Facades	Front or Corner Facades
Number of Front Facade Entrances	Minimum 1 for every 60' or less of facade		
v Vertical Facade Divisions One per designated width of facade	30'	50'	30'
Horizontal Facade Divisions	Within 3' of the top of the ground story and the bottom of any fifth floor		
(e) Roof Type Requirements Refer to Figure 13.2.2 (3).			
w Permitted Roof Types	Parapet, Pitched, Flat		
x Tower	Permitted		

Figure 10-21-4A (2). Building Type Table Example.

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B. Explanation of Building Type Table Standards

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

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

Permitted Districts	
District A	District B

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

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

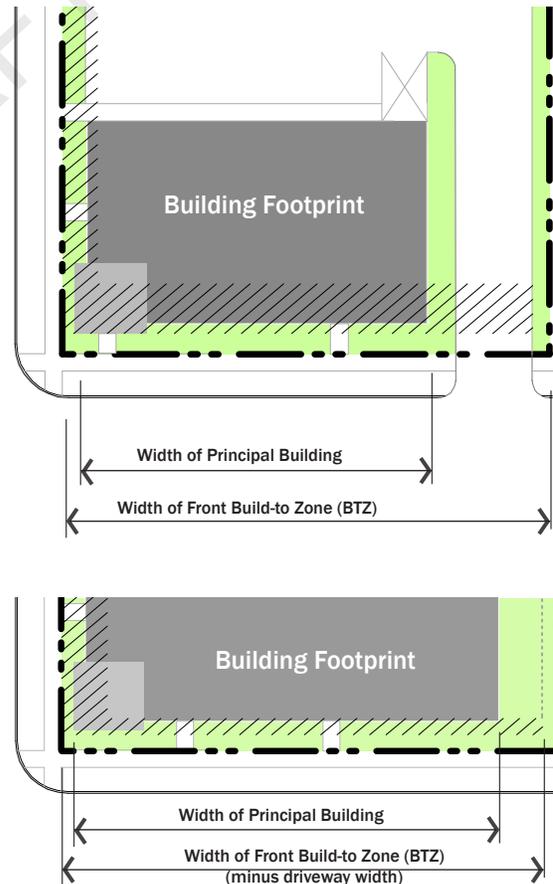


Figure 10-21-4B (1). Measuring Front Lot Line Coverage

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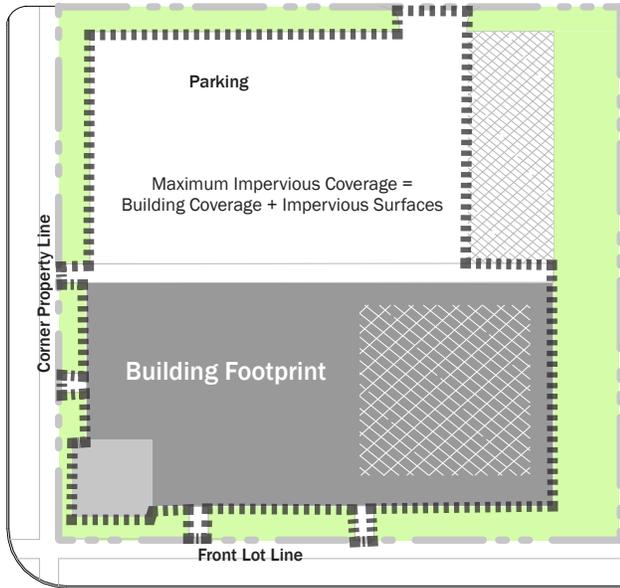


Figure 10-21-4B (2). Maximum Impervious & Additional Semi-Pervious Coverage.

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

	Permitted Districts	
	District A	District B

(b) Height		
Minimum Overall Height	2 stories	2 story
Maximum Overall Height	5 stories	5 stories
Ground Story: Minimum Height	14'	14'
Maximum Height	18'	18'
Upper Stories: Minimum Height	9'	9'
Maximum Height	12'	12'

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

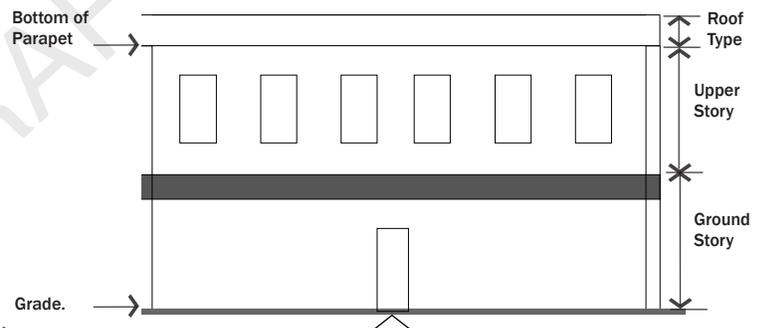
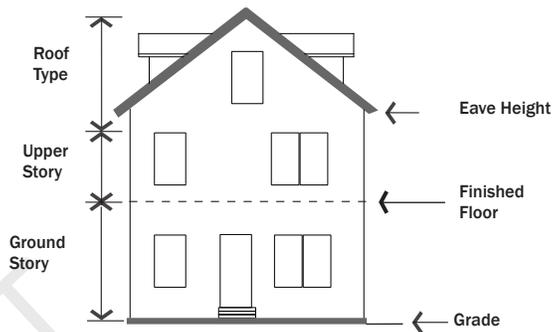


Figure 10-21-4B (3). Measuring Height

the building shall be located within the build-to zone; stories above the minimum height may be stepped back from the facade.

- (b) Maximum Height (in Stories). The sum of a building's total number of stories.
 - i. Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - ii. A building incorporating both a half story within the roof and a visible basement shall count the height of the two (2) half stories as one (1) full story.
 - iii. Some Building Types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.

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

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

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

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

- (a) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 10-21-4B (5)). The minimum amount of transparency on street facades with street frontage.
 - i. Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two (2) feet and eight (8) feet from the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (b) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:

- i. No rectangular area greater than thirty percent (30%) of a story's facade, as measured from floor to floor, may be windowless; and
- ii. No horizontal segment of a story's facade greater than fifteen (15) feet in width may be windowless.

5. **Entrance Type.**

- (a) Front Facade Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to Section 10-21-4I Entrance Types for definition of and additional requirements for each.
- (b) Principal Entrance Location. The facade on which the primary building entrance is to be located.

	Permitted Districts	
	District A	District B
(c) Uses		
Ground Story	Per Section 15.3 Uses	
Upper Story	Per Section 15.3 Uses	
Parking within Building	Permitted fully in any basement and in rear of upper floors	
Occupied Space	20' deep on all full height floors from the front facade	

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

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

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

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- (c) Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- (d) Ground Story Vertical Divisions. The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown in Figure 10-21-4I (1), as measured along the base of the facade, and extending a minimum of eighty percent (80%) from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.
- (e) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of ninety percent (90%) of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
- (f) Facade Variety Requirements. Building design shall vary between designated vertical facade divisions, where required per the Building Type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 10-21-4B (5) for one illustration of this requirement.
 - i. The proportion of recesses and projections.
 - ii. The location of the entrance and window placement, unless storefronts are utilized.
 - iii. Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. **Roof Type.** The following explains the line item requirements for each Building Type Table in Sections 10-21-4C through 10-21-4H, within the fifth section entitled "Roof Types." Table 10-21-4B (5) illustrates an example of a Roof Type Requirements Table from a typical Building Type.

- (a) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to Section 10-21-4J for more specific requirements.
- (b) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types. Refer to Section 10-21-4J.



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

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

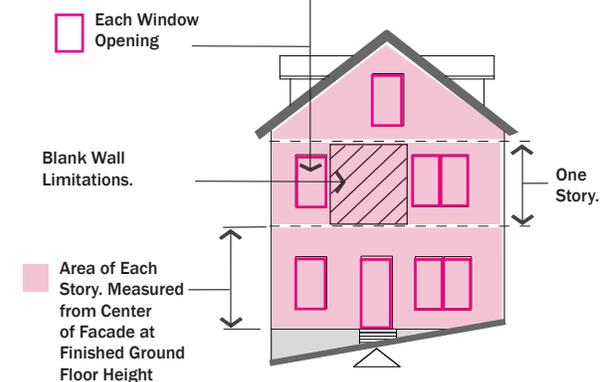
Table 10-21-4B (5). Example Roof Type Requirements Table from a Typical Building Type.



Measure percent of Ground Story Storefront Transparency between two and eight feet from the sidewalk

Measuring Ground Floor Transparency on a Storefront Base.

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Measuring Transparency on Each Story with Slope.

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

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C. Downtown Commercial Building

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

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

2. **Regulations.** Regulations for the Downtown Commercial Building Type are defined in the adjacent table.

Notes:

¹ Each building shall meet all requirements of the Building Type.

² A max. six (6) foot gap is allowed if it serves as a walkable passage.

³ If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

⁴ Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

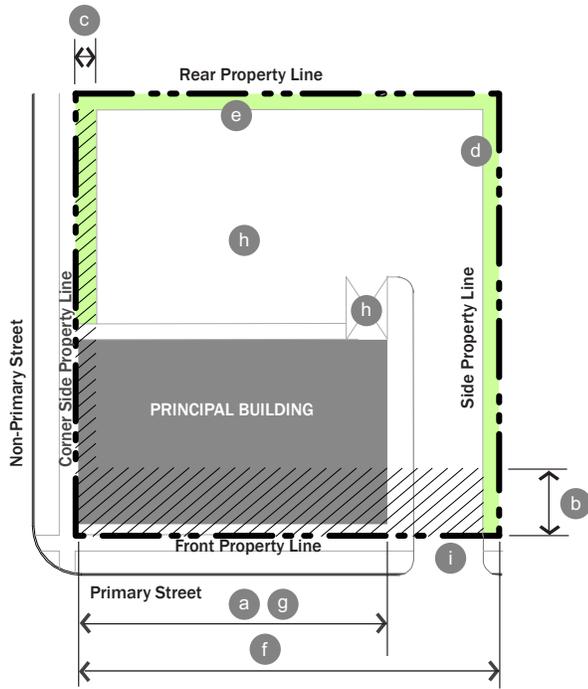
⁵ Lots wider than one hundred (100) feet are permitted one double-loaded aisle of parking (maximum width of seventy (70) feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of sixty percent (60%).

⁶ Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

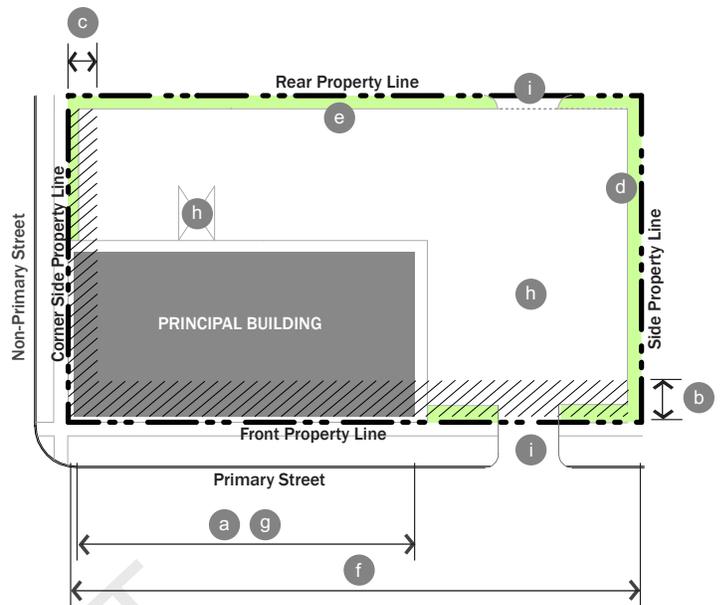
Permitted Districts			
S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street

(a) Building Siting Refer to Figures 10-21-4C (1) and 10-21-4C(2)				
Multiple Principal Buildings		Permitted ¹		
a	Minimum Front Lot Line Coverage	100% ²	75%	90% ²
Occupation of Corner		Required		
b	Front Build-to Zone	0' to 5'		0' to 10'
c	Corner Build-to Zone	0' to 5'	0' to 10'	
d	Minimum Side Yard Setback	0'; 5' if adjacent to other Building Type		5'
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential ³		
f	Minimum Lot Width	none	16'	
g	Maximum Building Width	none	none	
Maximum Impervious Coverage		95% ⁴		
Additional Semi-Pervious Coverage		5%		
h	Parking & Loading Location	Rear yard; existing developed sites require no add'l parking and/or loading facilities	Rear Yard & Side Yard ⁵	
Entry for Parking within Building		Rear & Side Facades		All Sides
i	Vehicular Access	none	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.	
(b) Height Refer to Figure 10-21-4C (3)				
j	Minimum Overall Height	2 stories		1 story
k	Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)		4 stories
l	Ground Story: Minimum Height	14'	12'	14'
	Maximum Height	24' ⁶	24' ⁶	24' ⁶
m	Upper Stories: Minimum Height	9'		
	Maximum Height	14'		
(c) Uses Refer to Figure 10-21-4C (3)				
n	Ground Story	Per Section 10-21-3 Uses; residential permitted provided that it is located at least 20' from the front primary facade		
o	Upper Story	Per Section 10-21-3 Uses		
p	Parking within Building	Permitted fully in any basement and in rear of all floors		
q	Occupied Space	20' deep on all full height floors from the front facade		
(d) Street Facade Requirements Refer to Figure 15.4C (4)				
r	Minimum Ground Story Transparency Measured between 2' and 8' above grade	50%		30%
s	Minimum Upper Story Transparency Street-Facing Stories	20%		15%
t	Front Facade Entrance Type	Storefront, Elevated Storefront (permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances)		
u	Principal Entrance Location	Front or Corner Facades		
Number of Street Entrances		Minimum 1 for every 30' or less of facade	Minimum 1 for every 50' or less of facade	Minimum 1 for every 80' or less of facade
Ground Story Vertical Divisions		One per every 20-40' of facade width		
Horizontal Facade Divisions		Within 3' of top of ground story and the bottom of any fifth floor		Within 3' of top of ground story
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.		Every 40' of facade width		Every 50' of facade width
(e) Roof Type Requirements Refer to Figure 10-21-4C (4)				
v	Permitted Roof Types	Parapet, Pitched, Flat		
	Tower	Permitted		

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



Site Plan with side parking (S 2 and S4 only).
Figure 10-21-4C (2): Building Siting.

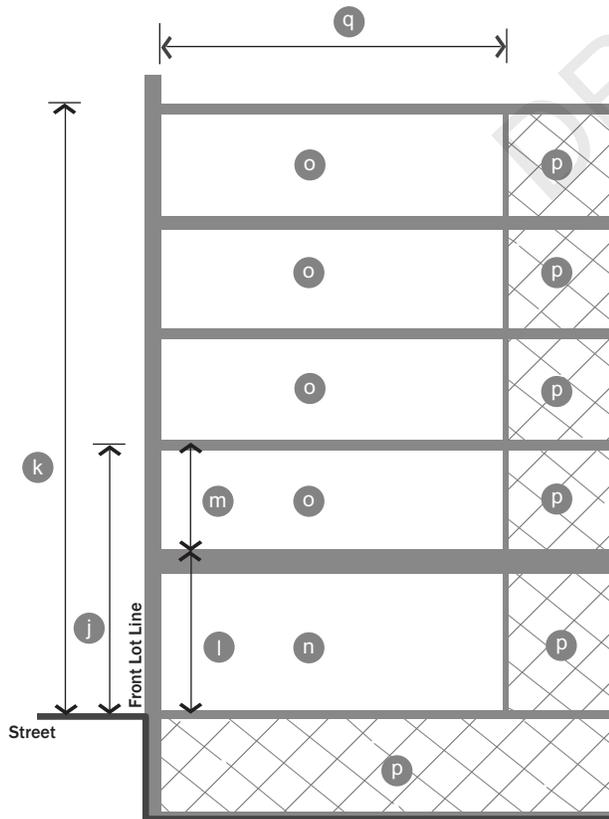


Figure 10-21-4C (3): Height & Use Requirements.

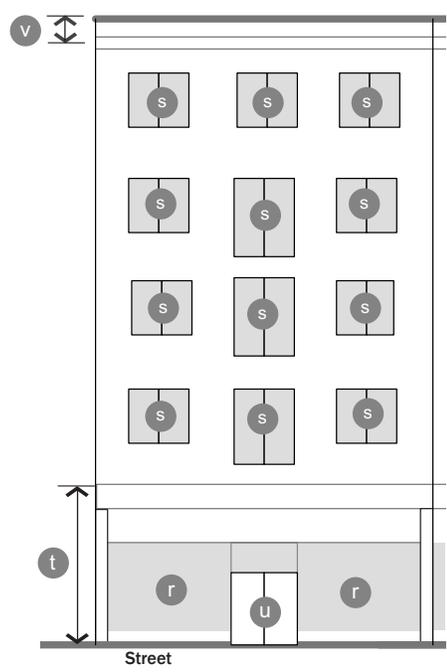


Figure 10-21-4C (4): Street Facade Requirements.

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D. Downtown Living Building

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

Permitted Districts		
S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street

(a) Building Siting Refer to Figures 10-21-4D (1) and 10-21-4D (2)			
Multiple Principal Buildings		Permitted ¹	
a	Minimum Front Lot Line Coverage	75%	50%
Occupation of Corner		Required	
b	Front Build-to Zone	5' to 15'	5' to 20'
c	Corner Build-to Zone	0' to 10'	5' to 20'
d	Minimum Side Yard Setback	5'	10'
e	Minimum Rear Yard Setback	5'; 25' if located adjacent to residential ²	
f	Minimum Lot Width	16'	
g	Maximum Building Width	none	
Maximum Impervious Coverage		65% ³	75% ³
Additional Semi-Pervious Coverage		20%	20%
h	Parking & Loading Location	Rear yard ⁴ , Side Yard	
Entry for Parking within Building		Rear & Side Facades	
i	Vehicular Access	Alley; if no alley exists, 1 driveway per every 80' of frontage is permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.	
(b) Height Refer to Figure 10-21-4D (3)			
j	Minimum Overall Height	1 story	
k	Maximum Overall Height	4 stories	
l	All Stories: Minimum Height	9'	
	Maximum Height	14'	
(c) Uses Refer to Figure 10-21-4D (3).			
m	All Stories	Per Section 10-21-3 Uses; residential dwelling allowed provided that it is located at least 20' from the front primary facade	
n	Parking within Building	Permitted fully in any basement and in rear of all floors	
o	Occupied Space	20' deep on all full height floors from the front facade	
(d) Street Facade Requirements Refer to Figure 10-21-4D (4).			
p	Minimum Transparency Per each Story	20%	
q	Front Facade Entrance Type	Stoop, Porch	
r	Principal Entrance Location	Front facade or corner facade	
Number of Street Entrances		Minimum 1 for every 100' or less of facade	
Ground Story Vertical Divisions		Every 60' of facade width	
Horizontal Facade Divisions		Within 3' of the top of the ground story and any visible basement	
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.		Every 50' of facade width	
(e) Roof Type Requirements Refer to Figure 10-21-4D (4)			
s	Permitted Roof Types	Parapet, pitched, flat	
t	Tower	Permitted	

Notes:

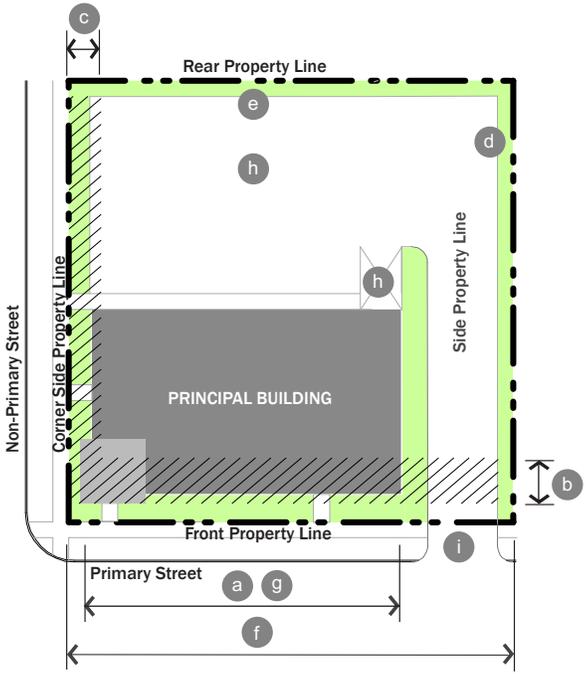
¹ Each building shall meet all requirements of the Building Type.

² If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

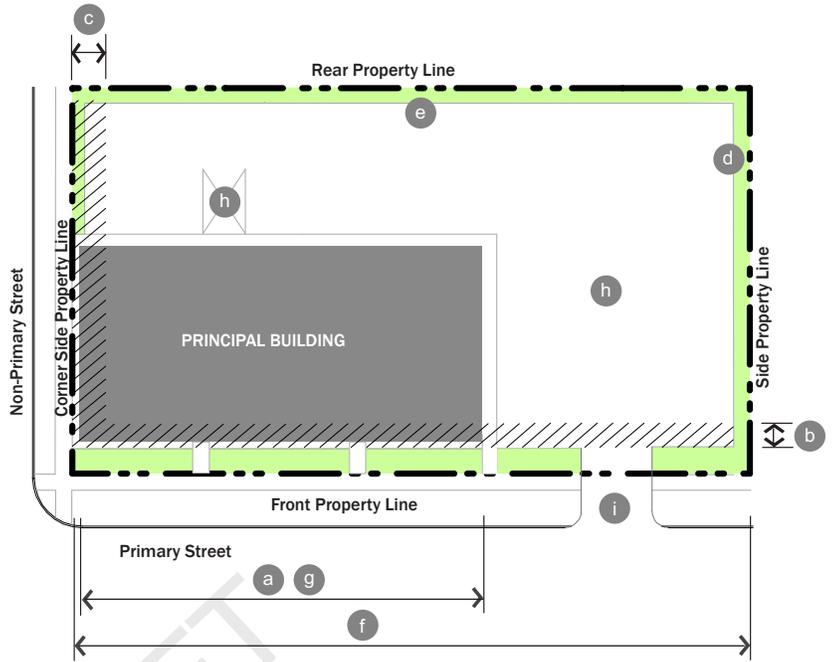
³ Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

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

10-21-4 Building Types



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



Site Plan with side parking (S 3 and S 4 only).
Figure 10-21-4D (2): Building Siting.

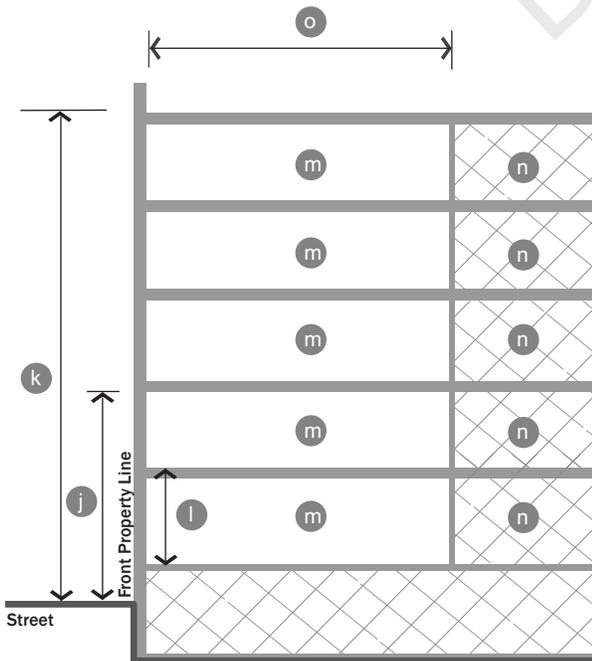


Figure 10-21-4D (3): Height & Use Requirements.

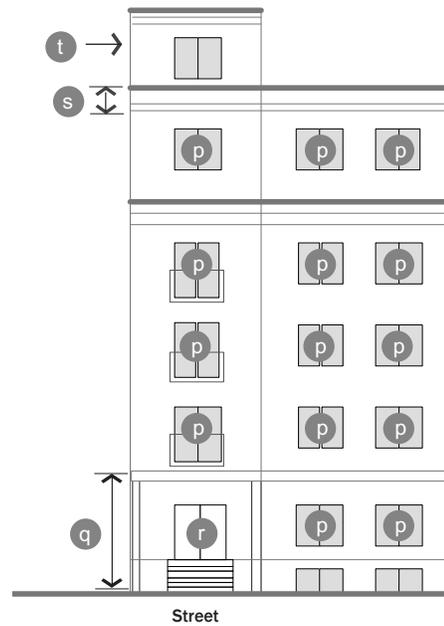


Figure 10-21-4D (4): Street Facade Requirements.

10-21-4 Building Types

E. Cottage Commercial Building

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

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

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

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

Notes:

¹ Each building shall meet all requirements of the Building Type.

² If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

³ Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

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

⁵ Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

		Permitted Districts			
		S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street
(a) Building Siting Refer to Figure 10-21-4E (1)					
Multiple Principal Buildings		Refer to District Street Details			
a	Minimum Front Lot Line Coverage	60%	50%		40%
Occupation of Corner		Required			
b	Front Build-to Zone	5' to 10'	5' to 20'		
c	Corner Build-to Zone	5' to 10'	5' to 25'		5' to 15'
d	Minimum Side Yard Setback	10'	15'		
e	Minimum Rear Yard Setback	25' ²			
f	Minimum Lot Width	25'			
g	Maximum Building Width	50'			
Maximum Impervious Coverage		70% ³		60% ³	
Additional Semi-Pervious Coverage		15%		15%	
h	Parking & Loading Location	Rear yard; attached garages access off rear facade only. ^{4,5}			
Entry for Parking within Building		Not Permitted on Primary Street			
i	Vehicular Access	Alley; if no alley exists, 1 driveway permitted off non-Primary street; if no side street, 1 driveway permitted off Primary Street; shared access is encouraged.			
(b) Height Refer to Figure 10-21-4E (2)					
j	Minimum Overall Height	none			
k	Maximum Overall Height	3.5 stories			
l	Minimum Ground Story Height	10'			
(c) Uses Refer to Figure 10-21-4E (2)					
m	Ground Story	Per Section 10-21-3 Uses			
n	Upper Stories	Per Section 10-21-3 Uses			
o	Parking within Building	Not Permitted on Primary Street			
p	Occupied Space	20' deep on all full height floors from the front facade			
(d) Street Facade Requirements Refer to Figure 10-21-4E (3)					
q	Minimum Ground Story Transparency <small>Measured between 2' and 8' above grade</small>	40%	30%		
r	Minimum Transparency <small>Upper Stories</small>	15%			
Blank Wall Limitations		Required per floor			
s	Front Facade Entrance Type	Porch (Storefront, Elevated Storefront permitted only on parcels in flood hazard areas per Section 18 of the City's Code of Ordinances; Stoop permitted with design review			
t	Principal Entrance Location	Front or corner side facade			
Number of Street Entrances		Minimum 1 per Building			
Ground Story Vertical Divisions		Not required			
Horizontal Facade Divisions		Within 3' of the top of any visible basement			
Facade Variety Required <small>Refer to 10-21-4B(4)(h) for requirements.</small>		Between adjacent buildings			
(e) Roof Type Requirements Refer to Figure 10-21-4E (3)					
u	Permitted Roof Types	Pitched			
Tower		Permitted			

10-21-4 Building Types

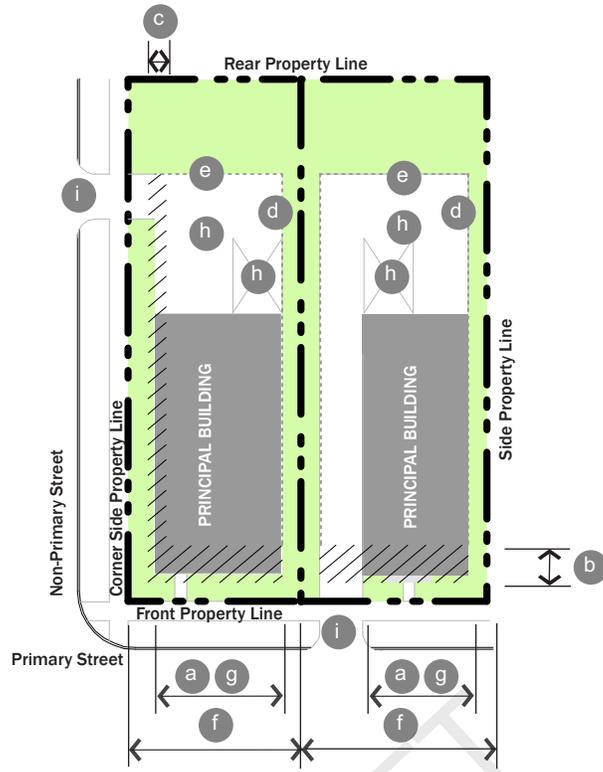


Figure 10-21-4E (1). Building Siting.

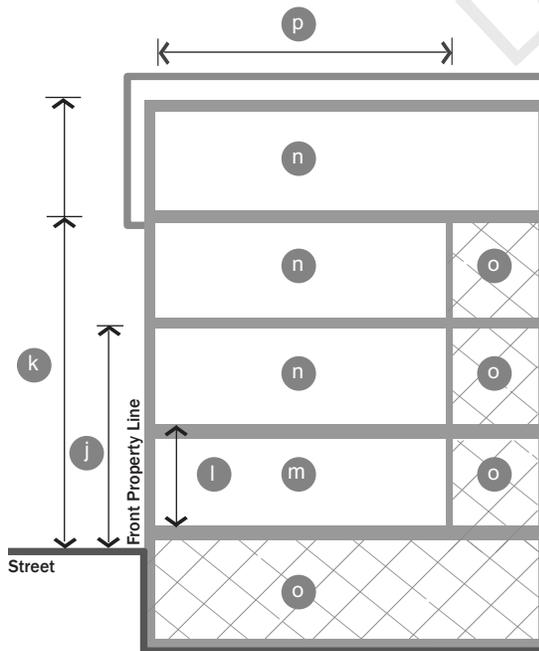


Figure 10-21-4E (2) Height & Use Requirements.

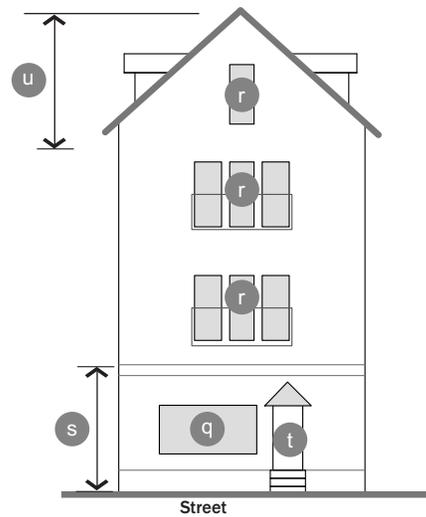


Figure 10-21-4E (3). Street Facade Requirements.

10-21-4 Building Types

F. Civic Building

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

Permitted Districts				
S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential

(a) Building Siting Refer to Figure 10-21-4F (1)				
Multiple Principal Buildings		Refer to District Street Details		
Minimum Front Lot Line Coverage		Refer to District Street Details		
Occupation of Corner		Required		
a Front Build-to Zone	0' to 10'	0' to 15'		
b Corner Build-to Zone				
c Minimum Side Yard Setback	5'	10'		
d Minimum Rear Yard Setback	5'; 25' if located adjacent to residential ¹			
e Minimum Lot Width Maximum Building Width	16' none	30' none		
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% ² 20%	70% ² 10%	50% ² 20%	
f Parking & Loading Location	Rear yard ³			
Entry for Parking within Building	Rear & Side Facades			
g Vehicular Access	Alley	Alley; if no alley exists, 1 driveway is permitted per street frontage		
(b) Height Refer to Figure 10-21-4F (2)				
h Minimum Overall Height	1 story			
i Maximum Overall Height	6 stories (with min. 3' setback at 3 stories)	4 stories		3 stories
j Ground Story: Minimum Height Maximum Height	14' 24' ⁴	12' 24' ⁴	14' 24' ⁴	12' 18' ⁴
k Upper Stories: Minimum Height Maximum Height	9' 14'			9' 12'
(c) Uses Refer to Figure 10-21-4F(2)				
l All Stories	Limited to uses in the Civic category and Entertainment Uses by Special Use. Refer to 15.3 Uses.			
m Parking within Building	Permitted fully in any basement and in rear of all floors			
n Occupied Space	30' deep on all full height floors from the front facade			
(d) Street Facade Requirements Refer to Figure 10-21-4F (3)				
o Minimum Transparency Per each Story	12%			
Blank Wall Limitations	None			
p Front Facade Entrance Type	None required			
q Principal Entrance Location	Front or corner Facade			
Number of Street Entrances	1 per each 150' of front facade			
Ground Story Vertical Divisions	none required			
Horizontal Facade Divisions	none required			
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	none required			
(e) Roof Type Requirements Refer to Figure 10-21-4F (3)				
r Permitted Roof Types	Parapet, Pitched, Flat, Other Roofs with approval per 10-21-4J			Pitched
s Tower	Permitted			

Notes:

¹ If located adjacent to flood hazard area, refer to requirements of the Yorkville Stormwater Ordinance No. 2012-56. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

² Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

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

⁴ Eighteen (18) feet or more in height counts as two (2) stories towards maximum building height.

10-21-4 Building Types

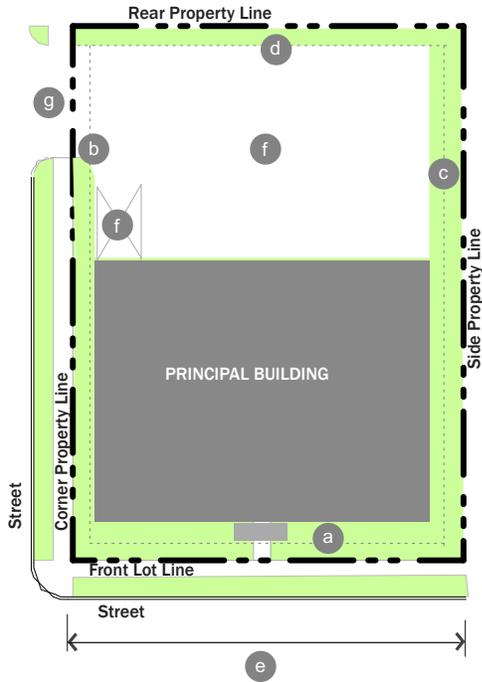


Figure 10-21-4F (1). Building Siting.

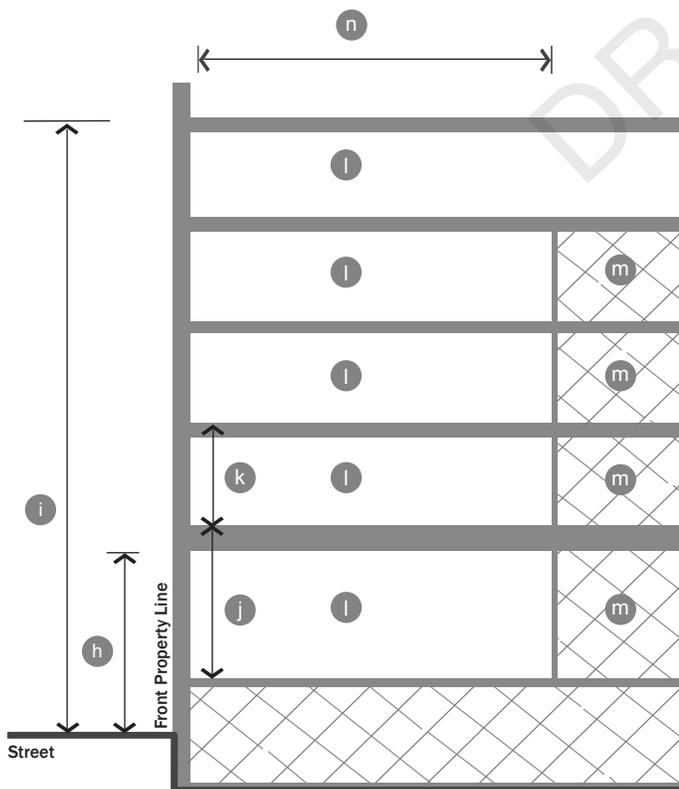


Figure 10-21-4F (2). Height & Use Requirements.

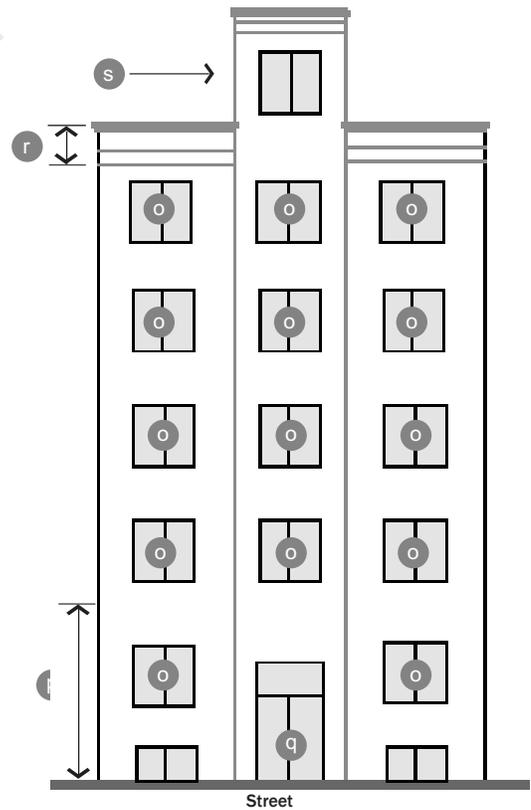


Figure 10-21-4F (3). Street Facade Requirements.

10-21-4 Building Types

G. Attached Building

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

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

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

Notes:

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

² Each building shall meet the front lot line coverage requirement, except one of every five (5) units may front a courtyard with a minimum width of thirty (30) feet. The courtyard shall be defined on three (3) sides by units.

³ Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

⁴ Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

Permitted Districts		
S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street Residential

(a) Building Siting Refer to Figures 10-21-4G (1) and 10-21-4G (2)

Multiple Principal Buildings	Permitted ¹		
a Minimum Front Lot Line Coverage	75% ²	70% ²	65% ²
Occupation of Corner	Required		
b Front Build-to Zone	5' to 20'	10' to 20'	10' to 25'
c Corner Build-to Zone	5' to 10'	10' to 15'	
d Minimum Side Yard Setback	0' per unit; 10' between buildings'		0' per unit; 15' between buildings'
e Minimum Rear Yard Setback	15', if alley present 5'		20', if alley present 5'
f Minimum Unit Width	16' per unit	16' per unit	18' per unit
g Maximum Building Width	Maximum 8 units per building	Maximum 6 units per building; maximum 120' width	Maximum 6 units per building; maximum 120' width
Maximum Impervious Coverage	65% ³	60% ³	50% ³
Additional Semi-Pervious Coverage	20%	20%	20%
h Parking & Garage Location	Rear yard; attached garages access off rear facade only. ⁴		
i Vehicular Access	Alley; if no alley exists, one driveway is permitted per building		

(b) Height Refer to Figure 10-21-4G (3)

j Minimum Overall Height	1 story		
k Maximum Overall Height	4 stories	3.5 stories	3 stories
l Minimum Ground Floor Height:	12'		

(c) Uses Refer to Figure 10-21-4G (3)

m All Stories	Residential only		
n Parking within Building	Permitted fully in any basement and in rear of all floors		
o Occupied Space	30' deep on all full height floors from the front facade		

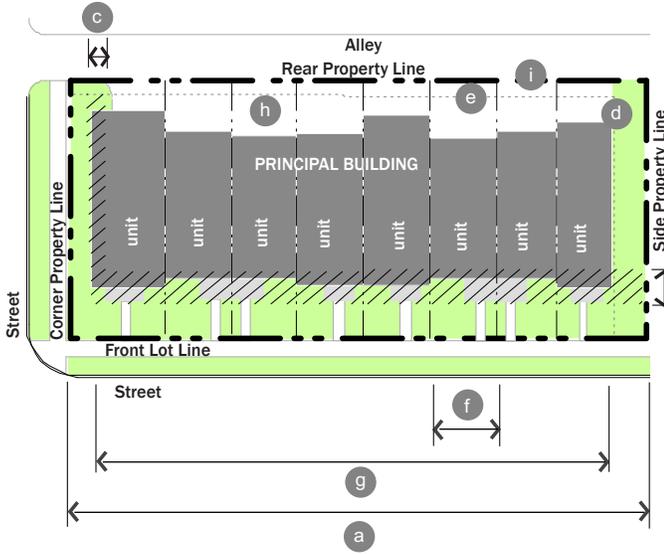
(d) Street Facade Requirements Refer to Figure 10-21-4G (4)

p Minimum Transparency per each Story	15%	12%	
q Front Facade Entrance Type	Stoop, Porch		
Principal Entrance Location	Front or Corner Side Facade		
r Number of Street Entrances	1 per unit		
Ground Story Vertical Divisions	none required		
Horizontal Facade Divisions	none required		
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Between adjacent buildings		

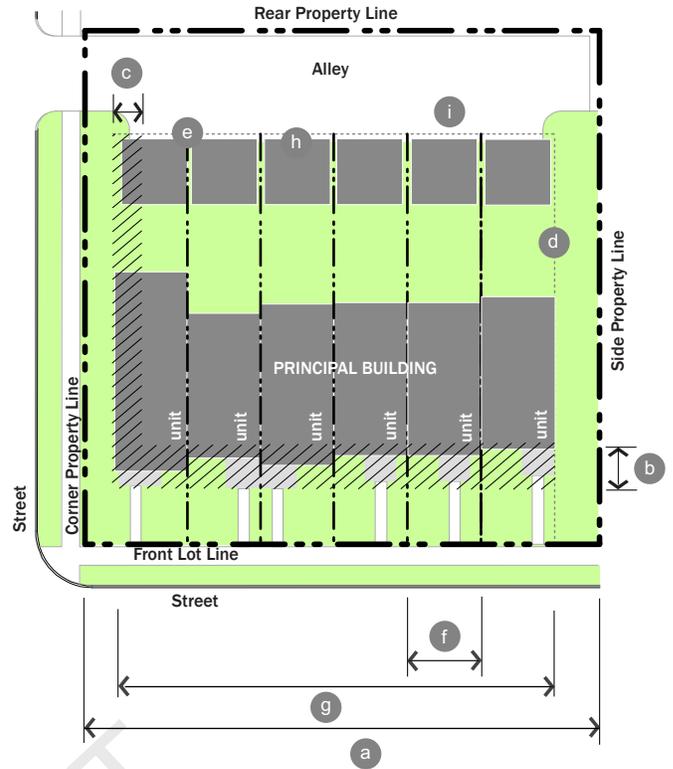
(e) Roof Type Requirements Refer to Figure 10-21-4G (4)

s Permitted Roof Types	Parapet, Pitched, Flat		
Tower	Permitted		

10-21-4 Building Types



Site Plan without Rear Yard
Figure 10-21-4G (1): Building Siting.



Site Plan with Rear Yard
Figure 10-21-4G (2): Building Siting.

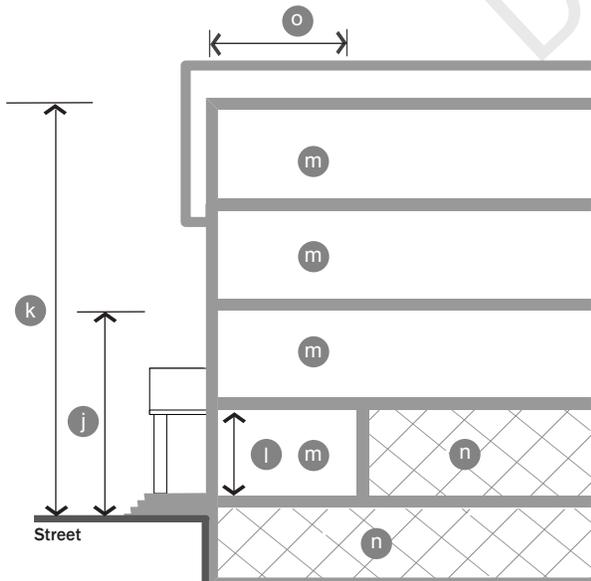


Figure 10-21-4G (3): Height & Use Requirements.

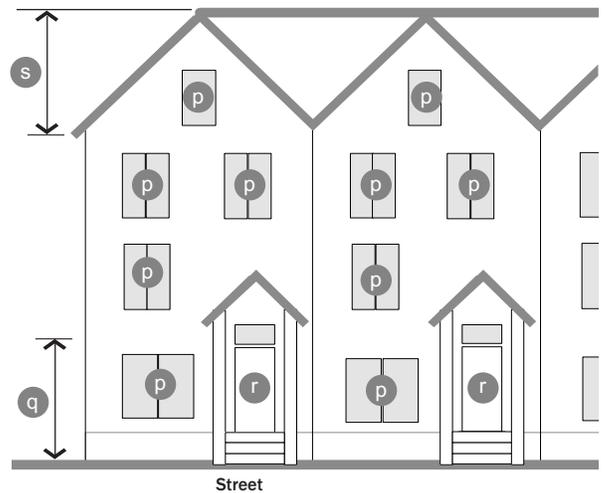


Figure 10-21-4G (4): Street Facade Requirements.

10-21-4 Building Types

H. Yard Building

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

Permitted Districts	
S 4: 'B' Street	S 5: 'B' Street Residential

(a) Building Siting Refer to Figure 10-21-4H (1)		
Multiple Principal Buildings	Permitted ¹	
a Minimum Front Lot Line Coverage	50% ²	40%
b Occupation of Corner	Required	
c Front Build-to Zone	10' to 20'	10' to 25'
Corner Build-to Zone	10' to 20'	10' to 25'
d Minimum Side Yard Setback	5'	7.5'
e Minimum Rear Yard Setback	35', if alley present 5'	
f Minimum Lot Width	30'	30'
Maximum Lot Width	50'	70'
g Maximum Impervious Coverage	60% ³	50% ³
Additional Semi-Pervious Coverage	20%	20%
h Parking & Garage Location	Rear yard; attached garages access off rear or side facade only. ⁴	
Vehicular Access	Alley; if no alley exists, one driveway is permitted per building	
(b) Height Refer to Figure 10-21-4H (2)		
i Minimum Overall Height	1 story	
j Maximum Overall Height	3.0 stories	
k All Stories: Minimum Height	9'	
Maximum Height	14'	
(c) Uses Refer to Figure 10-21-4H (2)		
l All Stories	Residential only	
m Parking within Building	Permitted	
n Occupied Space	30'	
(d) Street Facade Requirements Refer to Figure 10-21-4H (3)		
o Minimum Transparency per each Story	12%	
p Front Facade Entrance Type	Stoop, porch	
q Principal Entrance Location	Front or side facade	
Number of Street Entrances	Any	
Ground Story Vertical Divisions	None required	
Horizontal Facade Divisions	None required	
Facade Variety Required Refer to 10-21-4B(4)(h) for requirements.	Between adjacent buildings	
(e) Roof Type Requirements Refer to Figure 10-21-4H (3)		
r Permitted Roof Types	Parapet, Pitched, Flat	Pitched
Tower	Not permitted	

Notes

¹ Each building shall meet all requirements of the Building Type.

² When multiple buildings are located on a single lot, the buildings shall collectively meet the front lot line coverage requirement. Buildings located internal to the lot may be arranged with a courtyard or bungalow court that is a minimum of twenty (20) feet in width. The width of the courtyard shall be exempt from minimum front lot line coverage requirements. The courtyard or bungalow court shall be defined on three (3) sides by units. This layout shall not be allowed on corner lots, only lots internal to a block segment.

³ Maximum Impervious Coverage shall be applied only to all non-flood hazard areas. Refer to FEMA National Flood Hazard Layer FIRMette maps for all flood hazard areas.

⁴ Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an alley is present. When an alley is present, detached garages shall have a minimum rear setback of five (5) feet.

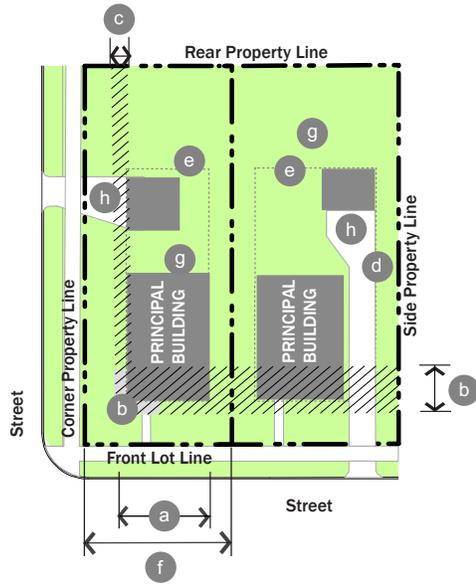


Figure 10-21-4H (1). Building Siting.

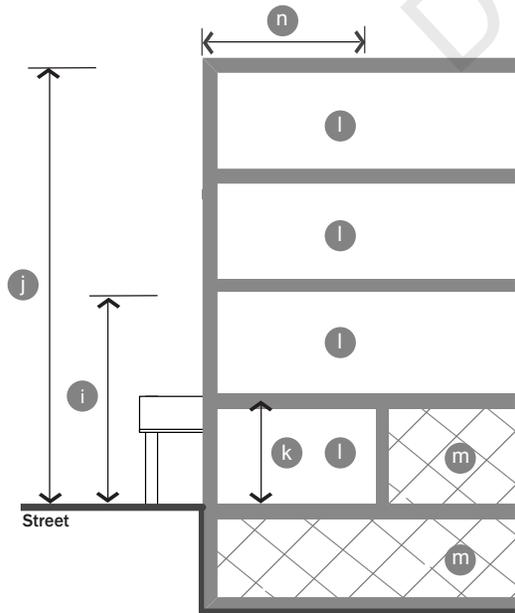


Figure 10-21-4H (2). Height and Use Requirements.

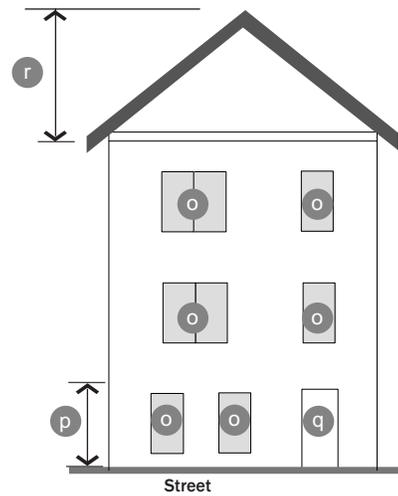


Figure 10-21-4H (3). Street Facade Requirements.

10-21-4 Building Types

I. Entrance Types

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

1. **General.** The following provisions apply to all entrance types.
 - (a) **Intent.** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 10-21-4C through 10-21-4H).
 - (b) **Applicability.** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one (1) of the permitted entrance types, unless otherwise stated.
 - (c) **Measuring Transparency.** Refer to Section 10-21-4B Explanation of Building Type Table Standards, for information on measuring building transparency.
 - (d) **Visible Basements.** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.
2. **Storefront Entrance Type.** Refer to Figure 10-21-4I (1). The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.
 - (a) **Transparency.** Minimum transparency is required per Building Type.
 - (b) **Elevation.** Storefront elevation shall be between zero (0) and one (1) foot above street sidewalk.

- (c) **Visible Basement.** A visible basement is not permitted.
 - (d) **Horizontal Facade Division.** Horizontally define the ground story facade from the upper stories.
 - (e) **Entrance.** All entries shall be recessed from the front facade closest to the street.
 - i. Recess shall be a minimum of three (3) feet and a maximum of eight (8) feet deep, measured from the portion of the front facade closest to the street.
 - ii. When the recess falls behind the front build-to zone, the recess shall be no wider than eight (8) feet.
3. **Elevated Storefront Entrance Type.** Refer to Figure 10-21-4I (2). The Elevated Storefront entrance type is a highly transparent ground story treatment similar to the Storefront, but permitted to be elevated above the sidewalk for buildings located on parcels with flood hazard areas.
 - (a) **Transparency.** Minimum transparency is required per Building Type.
 - (b) **Elevation.** Storefront elevation may be a half story above the street sidewalk elevation.
 - (c) **Visible Basement.** A visible basement is permitted and does not require Occupied Space.
 - (d) **Horizontal Facade Division.** Horizontally define the ground story facade from the upper stories and any Visible Basement from the ground story.
 - (e) **Entrance.** All entries shall be located off a secondary walk along the building face within the build-to zone.
 - i. The secondary sidewalk shall be elevated above and essentially parallel to the street sidewalk to provide

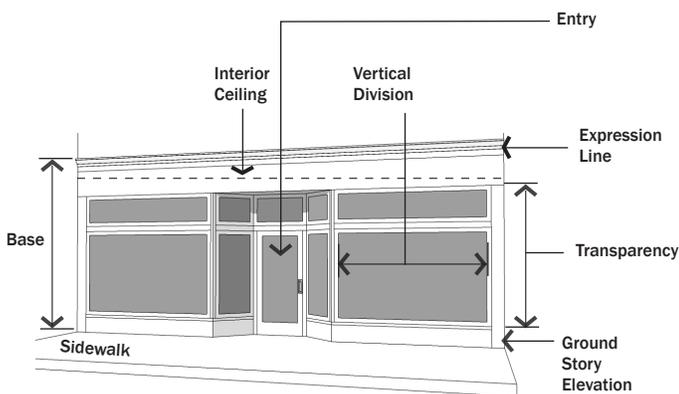


Figure 10-21-4I (1). Storefront Entrance Type.

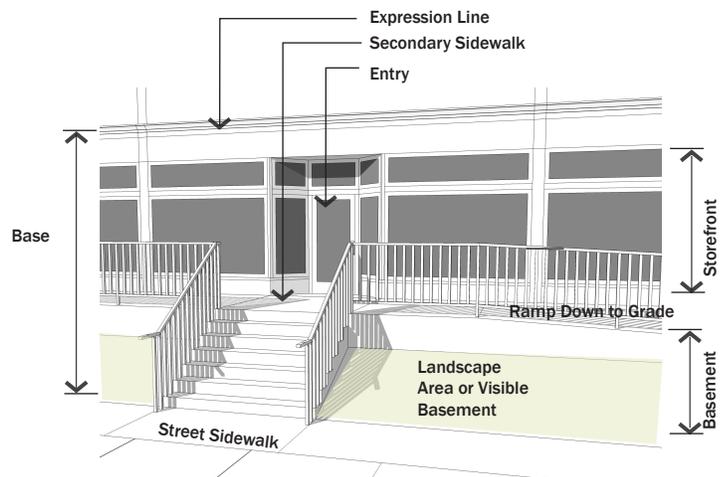


Figure 10-21-4I (2). Elevated Storefront Entrance Type.

10-21-4 Building Types

- continuous walking along the facade of the building.
 - ii. The secondary sidewalk shall be continuous along the facade of the building and shall connect to the street sidewalk by steps and ramps every fifty (50) feet.
 - iii. The secondary sidewalk shall connect to any other adjacent developments secondary sidewalks, when feasible. Drive crossings shall be of the same material as the secondary walk.
 - iv. The transition between the secondary sidewalk and street sidewalk shall include landscape, patios, and connecting walks.
 - v. The visible basement shall be located a minimum of five (5) feet from the street sidewalk to allow softening of the transition.
 - vi. The street and the secondary sidewalks shall be a minimum of eight (8) feet in width.
4. **Stoop Entrance Type.** Refer to Figure 10-21-4I (3). A stoop is an unroofed, open platform.
- (a) Transparency. Minimum transparency is required per Building Type.
 - (b) Stoop Size. Stoops shall be a minimum of five (5) feet deep by six (6) feet wide.
 - (c) Elevation. Stoop elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.
 - (d) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.

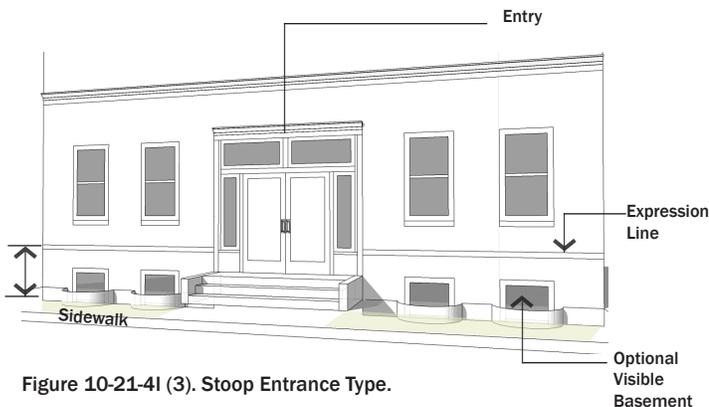


Figure 10-21-4I (3). Stoop Entrance Type.

- (e) Entrance. All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.
 - (f) Landscape Area. A minimum five (5) foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.
5. **Porch Entrance Type.** Refer to Figure 10-21-4I (4). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.
- (a) Transparency.
 - i. Minimum transparency per Building Type is required.
 - ii. If enclosed, a minimum of forty percent (40%) of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
 - (b) Porch Size. The porch shall be a minimum of five (5) feet deep and eight (8) feet wide.
 - (c) Elevation. Porch elevation shall be located a maximum of two (2) feet six (6) inches (2' 6") above the sidewalk without a visible basement and a maximum of four (4) feet six (6) inches (4' 6") above the sidewalk with a visible basement.
 - (d) Visible Basement. A visible basement is permitted.
 - (e) Height. Porch may be two (2) stories to provide a balcony on the second floor.
 - (f) Entrance. All entries shall be located off a porch.

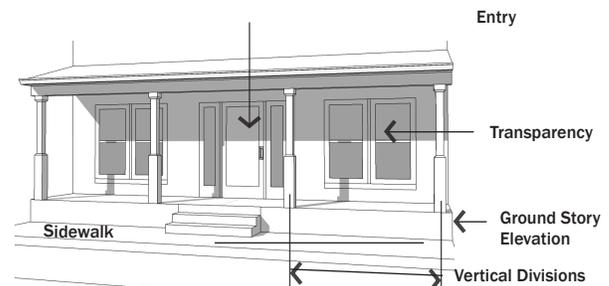


Figure 10-21-4I (4). Porch Entrance Type.

10-21-4 Building Types

J. Roof Types

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

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

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

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

- (a) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - i. Minimum height is two (2) feet with a maximum height of six (6) feet.

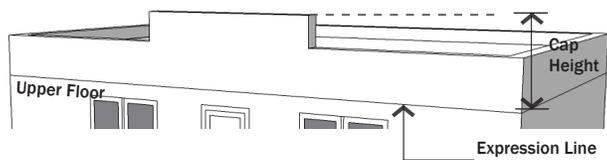


Figure 10-21-4J (1). Parapet Roof Type

- ii. The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
 - (b) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
 - (c) Occupied Space. Occupied space shall not be incorporated behind this roof type.
3. **Pitched Roof Type.** Refer to Figure 10-21-4J (2). This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.
- (a) Pitch Measure. The roof may not be sloped less than a 4:12 (rise:run) or more than 16:12.
 - i. Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 10-21-4J (2).
 - (b) Configurations.
 - i. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - ii. Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight (8) feet, inclusive of overhang.
 - iii. Gambrel and mansard roofs are not permitted.
 - (c) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every one hundred (100) feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 10-21-4J (3).
 - (d) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
 - (e) Occupied Space. Occupied space may be incorporated behind this roof type.

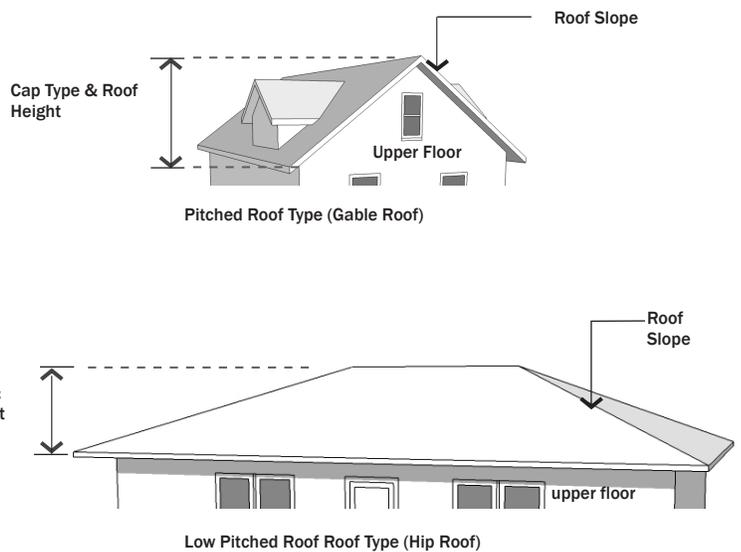


Figure 10-21-4J (2). Pitched Roof Type

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4. **Flat Roof Type.** Refer to Figure 10-21-4J (5), Flat Roof Type. This roof type has a flat roof with overhanging eaves.
 - (a) Configuration. Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.
 - (b) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least fourteen (14) inches.
 - (c) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight (8) inches thick.
 - (d) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - i. No more than one-half of the front facade can consist of an interrupting vertical wall.
 - ii. Vertical walls shall extend no more than four (4) feet above the top of the eave.
 - (e) Occupied Space. Occupied space shall not be incorporated behind this roof type.
 - (f) No mechanical equipment on roof shall be visible from the adjacent sidewalk.

5. **Towers.** Refer to Figure 10-21-4J (4). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.
 - (a) Quantity. All Building Types, with the exception of the Civic Building, are limited to one (1) tower per building.
 - (b) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.

- (c) Tower Width. Maximum width along all facades is one-third the width of the front facade or thirty (30) feet, whichever is less.
- (d) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (e) Application. May be combined with all other roof types.
- (f) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

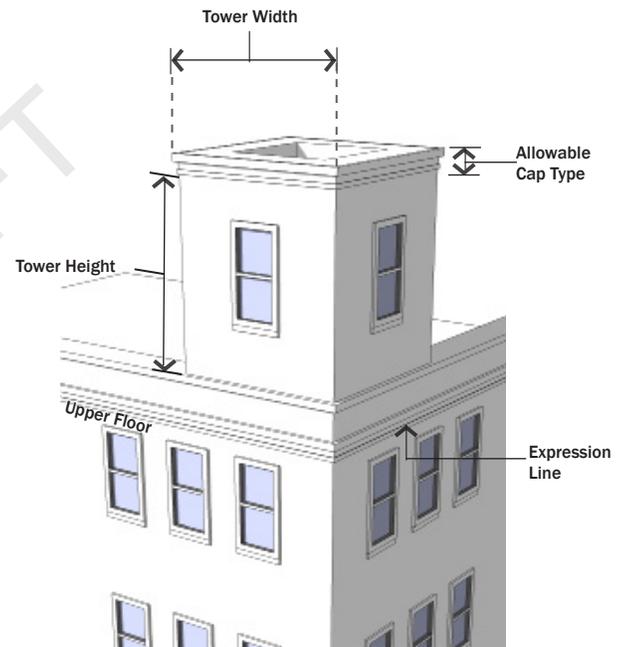


Figure 10-21-4J (4). Tower

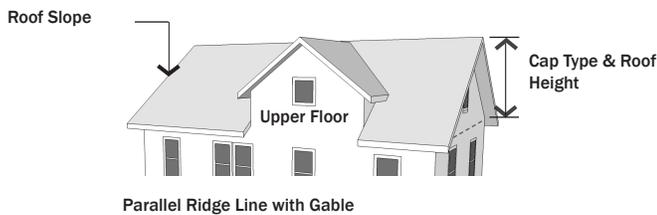


Figure 10-21-4J (3). Parallel Ridge Line

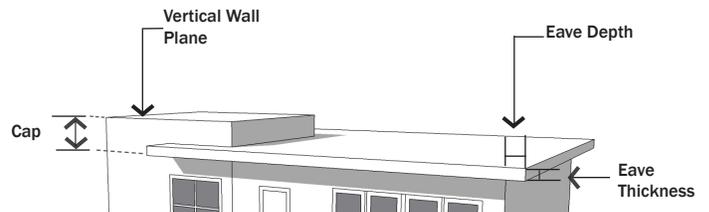


Figure 10-21-4J (5). Flat Roof Type

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K. Additional Design Requirements

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

1. Materials and Color.

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

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

2. Windows, Awnings, and Shutters.

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



Primary Materials: Brick



Primary Materials: Stone



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



Primary Materials: Painted Wood



Roof Materials: Ceramic Tile

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

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

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

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

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

- (a) Entrance Type. An Entrance Type shall be utilized for a minimum of twenty (20) feet of rear facade. Refer to 10-21-4(2)-(5).



Prohibited: Glass block windows on front facade.

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



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Fully retractable, interior security grills.

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



Prohibited: Exterior grills and bars.



Permitted Awnings: Metal (left) and Canvas (right)



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.

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



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

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

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Front Facade Example.



Rear Facade Example.

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

- (b) Transparency Requirement. Public building entrance facade area, minimum twenty (20) feet wide, shall utilize one of the following:
 - i. When the Storefront Entrance Type is utilized, a minimum forty five percent (45%) transparency is required for the ground floor facade entrance, and the door shall be a minimum of forty five percent (45%) transparent.
 - ii. When any other Entrance Type is utilized, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of forty five percent (45%) transparent.

(c) Awnings and signage are encouraged.

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

(a) Size. Balconies shall be a minimum of six (6) feet deep and five (5) feet wide.

(b) Connection to Building. Balconies shall be integral to the facade at the street line. Balconies on stepbacked stories shall be independently secured and unconnected to other balconies.

(c) Facade Coverage. A maximum of forty percent (40%) of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.

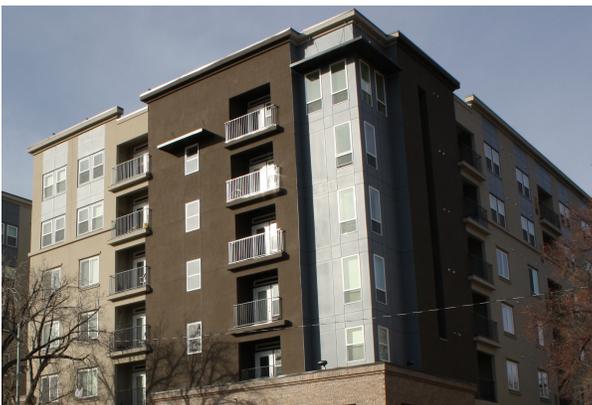


Figure 10-21-4K (8). Balconies Integral to Facade.

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10-21-5 Site Development Standards

A. Signage

1. **General Requirements.** Refer to Section 10-20 of the Yorkville City Code for all signage regulations applicable to the Downtown Overlay Districts.
2. **Revisions to the Signage Regulations.** The following revises Section 10-20 of the Yorkville City Code specific to the S Districts.
 - (a) Freestanding Low Monument Signs. (Refer to Section 10-20-4) Low Monument Signs are permitted only in the S 4 District.

B. Parking Requirements

1. **Applicability.** This section shall apply to all new development and changes in use or intensity of use for existing development in any S Districts.
2. **General Requirements.** Off-street parking spaces shall be provided in conformance with Section 10-16 Off-Street Parking and Loading Regulations, unless revised in this Section 10-21-5B.
 - (a) Required Vehicle Parking. The Required Vehicle Parking Table 10-21-5B (1) indicates the maximum vehicle parking ratio for a given use.
3. **Parking Credits.** Vehicular parking standards within Section 10-16 may be reduced by achieving one or all of the following credits.
 - (a) On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited against the parking requirement.
 - i. Spaces shall be designated on-street parking available twenty four (24) hours of every day.
 - ii. On-street space located a minimum of fifty percent (50%) adjacent to the property line of the lot.
 - (b) Public Parking Credit. For all non-residential uses, public parking spaces located within six hundred and sixty (660) feet of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
 - (c) Car-Share Parking Credit. The vehicular parking requirements can be reduced with the inclusion of car-share parking spaces as follows.
 - i. Per each car-share parking space provided, required parking spaces shall be reduced by four (4) spaces.
 - ii. Required parking spaces may be reduced up to forty percent (40%).
 - iii. Approval. Applicant must provide documentation of an agreement with a car-share company. If this agreement should terminate at any point, applicant shall be required to provide parking as otherwise required herein.
 - (d) Shared Parking. Required Parking may be reduced to the lower amount if at least eighty percent (80%) of non-residential parking is available as publicly shared parking. Otherwise, the higher standard parking requirement shall apply.
 - (e) Other Parking Reductions. Additional reductions may be approved by the Planning and Zoning Commission with the submittal of a parking study illustrating the reduction.

4. Bicycle Parking.

- (a) Required Bicycle Parking. The Required Bicycle Parking Table 10-21-5B (2) indicates the minimum bicycle parking ratio for a given use.
 - i. Bicycle parking is not required for uses not listed.
 - ii. Bicycle parking is not required for uses less than 2,500 square feet in size.
 - iii. No Use, other than Civic is required to accommodate more than twenty (20) bicycles.
- (b) Bicycle Parking Dimensions.
 - i. Required bicycle parking spaces shall have minimum dimensions of two (2) feet in width and six (6) feet in length.
 - ii. An aisle a minimum of five (5) feet wide shall be provided behind bicycle parking facilities to allow for maneuvering.
 - iii. A minimum of two (2) feet shall be provided beside each parked bicycle to allow access. This access may be shared by adjacent bicycles.
 - iv. Racks shall be installed a minimum of two (2) feet from any wall or other obstruction.

Land Use	Vehicle Spaces
Residential (Studio and 1 bedroom)	1 per unit
Residential (2 or more bedrooms)	1.5 per unit
Civic/Institutional	max. 2 per 1,000 square feet
Retail/Services (less than 8,000 square feet, excluding Restaurants)	no min. or max. parking requirements
Retail/Services (8,000 square feet or more, excluding Restaurants)	max. 2 per 1,000 square feet
Restaurants	max. 4 per 1,000 square feet
Office	max. 2 per 1,000 square feet

Table 10-21-5B (1). Required Vehicle Parking.

Land Use	Bicycle Spaces
Multifamily	1 per 2 Vehicular Spaces for buildings with 8+ units
Civic/Institutional	1 per 10 Vehicular Spaces, min. of 4
Retail	1 per 10 Vehicular Spaces
Services	1 per 10 Vehicular Spaces
Office	1 per 10 Vehicular Spaces

Table 10-21-5B (2). Required Bicycle Parking.

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- (c) Location. Bicycle parking should be located within fifty (50) feet of the entrance of the Use.
 - i. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - ii. Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- (d) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at two (2) points.

C. Landscape

1. **General Requirements.** Refer to Section 10-17 Fencing and Screening for all landscaping and screening requirements.
2. **Build-to Zones and Setbacks.** All build-to zone and setback areas not covered by building shall contain either landscape, patio space, or sidewalk space.
 - (a) Driveways are permitted to cross the front and corner build-to zone and rear setbacks perpendicularly at a maximum of twenty five (25) feet in width.
 - (b) Driveways may encroach upon the side setbacks longitudinally on parcels fifty (50) feet or less in width.
 - (c) Parking lots shall not encroach upon any setbacks. Side and rear yard parking lots shall not be located closer to the front or corner lot line than the building.

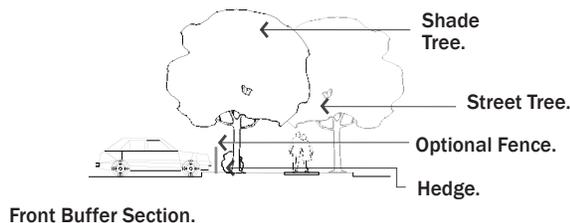
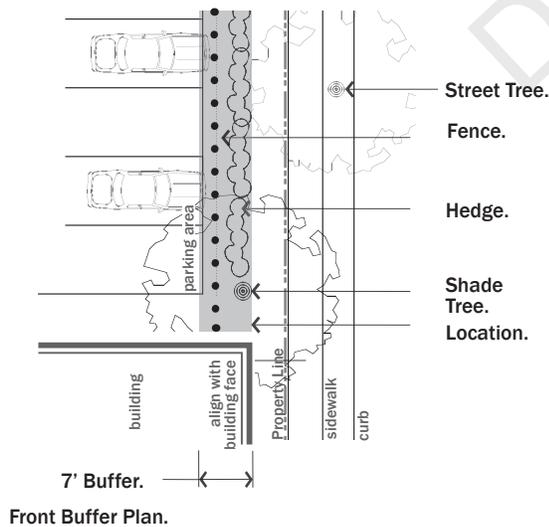


Figure 10-21-5C (1). Frontage Buffer Plan and Section.

Frontage Buffer Requirements	
Buffer Depth & Location ¹	
Depth	7'
Location on Site	Between street facing property line and vehicular areas ²
Buffer Landscape Requirements	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree with full, spreading canopies required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of parking areas
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center
Existing Vegetation	May be credited toward buffer area
Fence	
Location	2' from back of curb of vehicular area
Materials	Non-galvanized steel or painted PVC; Masonry Columns (maximum width 2'6") and Low Wall (maximum 18" height) permitted
Minimum Height	3' for Steel or Painted PVC
Maximum Height	4' for Steel or Painted PVC, 18" for Low Wall
Colors	Black, gray, or dark green for Steel or Painted PVC
Opacity	Minimum 30%; Maximum 60% for Steel or Painted PVC
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

Notes:

- ¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
- ² In Front and Corner Yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

Table 10-21-5C (1). Frontage Buffer Requirements.

3. **Frontage Buffer Requirements.** Refer to Figure 10-21-5C (1). The following additional requirements are specific to the S Districts and is in addition to information within Section 10-17 Fencing and Screening guidelines.
 - (a) Intent. To lessen the visual impact of parking areas visible from the street.
 - (b) General Applicability. Applies to properties in all S Districts where a parking area is located adjacent to a right-of-way.
 - (c) Exceptions. Parking areas along alleys, except when a residential district is located across the alley. Single and two family residences are also excepted.

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D. Street Guidelines

1. **General Street Guidelines.** The following guidelines should apply to all new streets within S Districts with the intent of creating pedestrian oriented, multimodal streets.
 - (a) **Typical Street Elements.** All street rights-of-way should include the following vehicular and pedestrian realm considerations. Refer to Figure 10-21-5D (1).
 - (1) **Vehicular Realm.** The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
 - (2) **Pedestrian Realm.** The pedestrian realm is comprised of pedestrian facilities, such as sidewalk. A buffer area that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm shall consist of one (1) of the following:
 - (i) **Landscape Zone.** A landscape area between the back of curb to the sidewalk in which street trees, stormwater swales, lighting, and signage may be located. Typically used adjacent to residential ground floor uses.
 - (ii) **Furnishings Zone.** A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office ground floor uses.
 - (b) **Bicycle Facilities.** Bicycle facilities, such as dedicated lanes and dedicated shared lanes should be included on any streets based on the City's bicycle plan. New streets within S districts shall utilize shared lanes. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
 - (c) **Vehicular On-Street Parking.** On-street parking, whether parallel or diagonal, shall be included according to the District Street Details for that street.

2. **Street Trees.** Street trees are required along all existing and new street frontages.
 - (a) All planting material requirements within Landscaping and Screening Guidelines shall be utilized.
 - (b) Street trees shall be located in either a Landscape Zone (within a planting bed or lawn) or a Furnishings Zone (in trees wells with grate as required).
 - (c) **Permeable Surface.** For each tree preserved or planted, a minimum amount of permeable surface area is recommended.
 - i. Preserved trees should have a permeable surface area equal to the critical root zone. The critical root zone is equal to half of the radius of the tree's mature canopy, measured from the trunk out to the dripline.
 - ii. Planted trees have a suggested minimum permeable area and soil volume based upon tree size; refer to Table 10-21-5D (1) for details.
 - iii. Permeable area for one (1) tree cannot count toward that of another tree.
 - (d) **Structural Soil.** When the critical root zone of an existing tree or the suggested permeable surface area requirement of a newly planted tree extends below any pavement, structural soil is required underneath the pavement.
3. **Pedestrian Lighting.** Pedestrian light fixtures shall be installed per the street requirements of the City's Department of Public Works and any streetscape master plan adopted by the City.

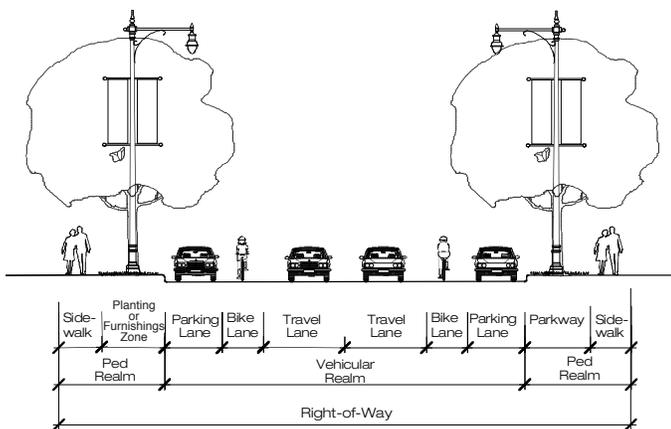


Figure 10-21-5D (1). Typical Right-of-Way Elements.

Tree Size Type	Soil Volume (cubic ft)	Soil Surface Area (sq ft) with 2.5' Soil Depth	Permeable Surface Area Requirement (sq ft)
Medium	2,852	1141 (approx. 34' x 34')	225 (15' x 15')
Large	6,532	2681 (approx. 50' x 50')	400 (20' x 20')

Table 10-21-5D (1). Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

10-21-5 Site Development Standards

4. **New Streets and Subdivision.** For all developments with total parcel acreage larger than five (5) acres, subdivision and construction of a new street will yield the most buildings. (Building Types require buildings to front streets). Refer to Figure 10-21-5D (2) for an example of a typical new block and street configuration. The following recommendations apply:

- (a) **Interconnected Street Pattern.** Streets shall connect and continue existing streets from adjoining areas and cul-de-sac and dead end streets should be avoided.
- (b) **Blocks.**
 - i. The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
 - ii. Blocks shall typically be two (2) lots deep with the exception of blocks containing open space. Blocks may also include an alley. Blocks may include existing lots within an existing zoning district.
 - iii. Blocks shall typically be fronted with lots on at least two (2) faces, preferably on the longest street faces.
 - iv. Consider lot and block orientation for maximum energy efficiency. For example, block orientation along an east-west longitudinal axis will encourage development of buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.
 - v. Block size should be less than four hundred (400) feet.
- (c) **Access Points.** A minimum of two (2) access points should be provided for each development, with a minimum of one (1) per every 1,500 feet of boundary recommended.
- (d) **Primary Streets.** Designate primary streets so that all buildings front at least one primary street. Vehicular access should not be located off a Primary Street, unless the parcel is fronted by more than two primary streets.
- (e) Blocks may include interior alleys or lanes.
- (f) **Typical Lot Configuration.** All lots shall have frontage along a public street unless otherwise specified in Building Type requirements. Flag lots are prohibited.

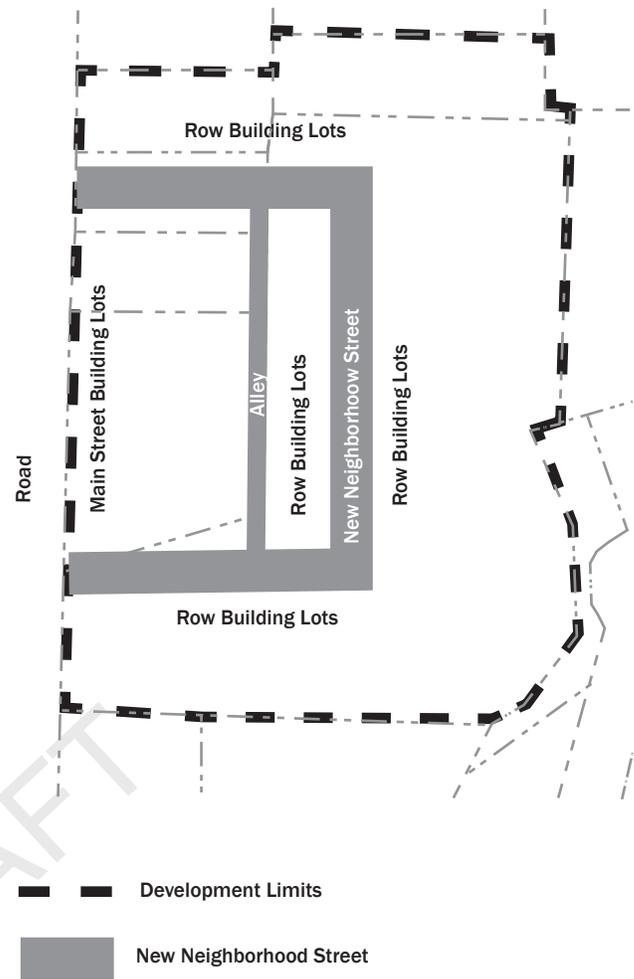


Figure 10-21-5D (2). Example of New Street and Block Configuration for Large Parcels or When Multiple Parcels are Combined.

10-21-5 Site Development Standards

E. Temporary Structures

- General Requirements.** Refer to 10-17 Fencing and Screening for all landscaping and screening requirements.
- Description and intent.** Temporary Structures are allowed in all Districts according to the following guidelines.

The small scale activity or display area can be a patio for outdoor eating or display of goods and should constitute the majority of the site. The frontage required continues the streetwall of the adjacent buildings, allowing a continuous pedestrian experience from the street with views into the outdoor space.

Two accessory structures are permitted. A temporary building may be erected in the rear of the Lot and allows patrons to enter the building. A permanent kiosk may be located anywhere on the Lot, but allows employees only in the interior.
- Regulations.** Regulations for Temporary Structures are defined in the adjacent table.
- Mobile Food Vendors.** Refer to Section 10-3-14 Mobile Food Vendor Vehicles & Retail Vendor Vehicles for all mobile food vendor requirements.

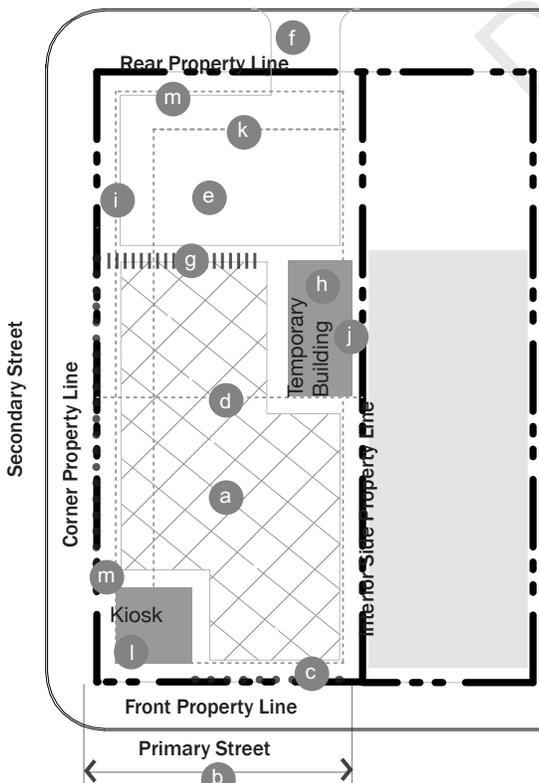


Figure 10-21-5E (1). Temporary Structure Siting

Temporary Structures Requirements		
1. Siting		
Minimum area of Unenclosed, Fully or Partially Paved Outdoor Activity/Display Area	45% of parcel	a
Min Lot Width	none	b
Max Lot Width	50'	
Max Impervious Coverage	80%	
Additional Semi-pervious Coverage	15%	
Required Front & Corner Side Frontage Type	0' to 5'	c
Parking Setbacks		d
Front	75'	
Corner, Side, Rear	5'	
Parking & Loading Facility Location		e
Access	From Alley or Side Street	f
Required Buffer between Parking & Activity/Display Area	none	g
2. Accessory Buildings		
Number of Permitted Accessory Buildings	2	
Max Building Coverage	20%	h
Temporary Building		
Front Yard Setback	75'	i
Corner Side Setback	15'	j
Side Yard Setback	0'	
Rear Yard Setback	5'	k
Kiosk Building		l
Front, Corner, Side, Rear Setback	5'	m
Max Size	500 sf	
Max Height	one story or 15'	
Min Front Facade Transparency	20%	
Roof Type	Pitched, Flat, Parapet	
Existing Vegetation	May be credited toward buffer area	
3. Uses		
Permitted Uses	Assembly General Retail General Service	

Notes:

- ¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.
- ² In Front and Corner Yards, when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

Table 10-21-5E (1). Temporary Structures Requirements.

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DRAFT

10-21-1 Introduction



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



**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS
APPROVING A STREETScape MASTER PLAN FOR THE
DOWNTOWN OVERLAY DISTRICT**

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 of Illinois; and,

WHEREAS, the City’s downtown was identified as a primary concern in the 2016 Yorkville Comprehensive Plan because of the lack of an inspiring plan that presents a plan for future streetscape capital improvements that will encourage developers and property owners to also invest in the redevelopment of the downtown area; and,

WHEREAS, a streetscape master plan provides guidance for the direction and character of capital improvements for future street and public spaces; and,

WHEREAS, the streets of the City’s downtown should be the center of the community where events, festivals and family gatherings regularly take place and should be the framework that supports those functions and helps contribute to building community and the quality of life in the City.

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

Section 1: That the *YORKVILLE DOWNTOWN OVERLAY DISTRICT STREETScape MASTER PLAN* prepared by Farr Associates, a copy of which is attached hereto and made a part hereof by reference as Exhibit A, be and the same is hereby approved as the Streetscape Master Plan of the United City of Yorkville.

Section 2: That a certified copy of this Ordinance and attached Streetscape Master Plan shall be on file for public review in the office of the City Clerk.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval and publication 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

Ordinance No. 2019-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AMENDING THE YORKVILLE ZONING ORDINANCE BY ADDING A DOWNTOWN OVERLAY DISTRICT

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 10-4-10 of the Yorkville Zoning Ordinance the City may initiate amendments to the United City of Yorkville Zoning Ordinance; and,

WHEREAS, the City filed seeking an amendment to the United City of Yorkville Zoning Ordinance to add an overlay district over certain downtown areas; and,

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on April 10, 2019, to consider the request and made Findings of Fact and Recommendations to the City Council to approve the requested text amendment.

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 and made a part of this Ordinance.

Section 2: That the United City of Yorkville Zoning Ordinance, as amended, be and is hereby amended by adding a new Chapter 21 entitled “Downtown Overlay District” to read as shown by the text attached hereto and made a part hereof as Exhibit A, that includes Section 10-21-1, Introduction, Section 10-21-2 Districts, Section 10-21-3 Uses, Section 10-21-4 Building Types and Section 10-21-5 Site Development Standards.

Section 3: This Ordinance shall be in full force and effect after its passage, publication, and approval 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

**PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE PLANNING AND ZONING COMMISSION
ON THE ADOPTION OF THE YORKVILLE DOWNTOWN OVERLAY DISTRICT**

NOTICE IS HEREBY GIVEN THAT the United City of Yorkville will conduct a public hearing regarding the adoption of the proposed Yorkville Downtown Overlay District which includes the Streetscape Master Plan and the Form-Based Code. The proposed Streetscape Master Plan provides guidance on the direction and character of future street related capital improvements in the downtown area. The Form-Based Code provides development standards for the downtown with the purpose to guide the development of a mix of uses and a pedestrian-oriented environment. Additionally, these standards are aimed at promoting a mix of housing types which are appropriate in scale and intensity in the downtown. The Form Based Code will be codified as Chapter 21: Downtown Overlay District in Title 10 of the Yorkville Municipal Code.

The project website can be viewed here: www.downtownyorkville.com

Copies of the full text of the proposed new Yorkville Downtown Overlay District may be examined at the Office of the Department of Community Development during regular business hours at City Hall located at 800 Game Farm Road, Yorkville, Illinois.

The Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said Overlay District on **Wednesday, April 10, 2019** at 7 p.m. at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

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

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk



Memorandum

To: City Council
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: May 6, 2019
Subject: **Downtown Form Based Code and Streetscape Master Plan**

SUMMARY:

Since its adoption in 2016, the City has been working towards completing the goals and objectives set forth in the Comprehensive Plan. As part of the strategies toward implementing the identified planning goals in the Comprehensive Plan, there was a recommendation that the City enhance the visual appearance, pedestrian environment and functionality of downtown Yorkville.

The following strategies/initiatives were listed as actionable items that should be ongoing or accomplished within 2 years of the adoption of the plan:

- Enhance Streetscape appearance and improve walkability of Hydraulic, Main and Van Emmon Streets.
- Create Public Parking Areas.
- Facilitate building rehabilitation and façade improvements.
- Implement gateway finding, wayfinding, landscaping, and other placemaking treatments.
- Promote high quality development design.
- Consider zoning overlays, new design standards or other tools to promote desired corridor character.

In September 2017 staff solicited Request for Proposals (RFP) for a Downtown Overlay District and Streetscape Master Plan with Form-Based Code criteria. Farr Associates was retained to complete a Master Streetscape Plan and Downtown Form-Based Code. Below is an overview of the planning process as well as a summary of the final draft documents for City Council review.

PLANNING PROCESS:

Farr Associates were retained at the end of 2017 and began working on the project in January of 2018. Below is a brief timeline of the planning process and a summary of events for each stage of development:

STAGE	DATE	SUMMARY
Site & Background Analysis	Jan. 2018	Gathering information and creating a project boundary; setting up a project website
Public Workshop #1	Feb. 15, 2018	Gather public input to begin development
Streetscape and Form-Based Code Development	Mar.-Jun. 2018	Creation of initial draft
Public Workshop #2	Jun. 22, 2018	Showcase of initial draft and continue to take public input
Streetscape and Form-Based Code Revisions	Jul.-Aug. 2018	Revise from comments made at meeting

Staff Review #1	Sept. 2018	Staff review draft document and makes edits/suggestions
Streetscape and Form-Based Code Revisions	Oct.-Dec. 2018	Revise from comments made at meeting
Staff Review #2	Jan. 2019	Staff review draft document and makes edits/suggestions
Streetscape and Form-Based Code Revisions	Jan.-Feb. 2019	Revise from comments made at meeting
EDC Review	Mar. 5, 2019	EDC reviews documents prior to public release
Streetscape and Form-Based Code Revisions	Mar. 2019	Revise from comments made at meeting
Public Open House	Apr. 10, 2019	Provide the public a chance to review exhibits and plans
PZC Review	Apr. 10, 2019	PZC reviews documents and makes recommendation to City Council
Streetscape and Form-Based Code Revisions	Apr. 2019	Revise from comments made at meeting
City Council	May 14, 2019	City Council review
City Council	TBD	Adoption

DOCUMENT SUMMARY:

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

Streetscape Master Plan

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

Form-Based Code

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

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

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

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission held a public hearing for the proposed Streetscape Master Plan and Form Based Code (the latter will be a text amendment to the Yorkville Zoning Ordinance). The Commission recommended approval of the documents without any additional comments or stipulations. The commission made the following action on the motion below:

In consideration of testimony presented during a Public Hearing on April 10, 2016 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request to adopt the proposed Downtown Overlay District which includes the Streetscape Master Plan and Form-Based Code as prepared and presented by Farr Associates dated March 2019 and summarized in a staff memorandum dated April 3, 2019.

Action Item:

Olson-aye; Williams-aye; Marcum-aye; Vinyard-aye
4 ayes; 0 no

ATTACHMENTS:

1. Yorkville Master Streetscape Plan
2. Yorkville Downtown Form-Based Code
3. Draft Ordinances



Memorandum

To: Economic Development Department
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: May 23, 2019
Subject: **Downtown Form Based Code and Streetscape Master Plan**

SUMMARY:

Additional review and discussion of the proposed final draft of the Yorkville Downtown Overlay District Plan consisting of a Streetscape Master Plan and Form-Based Code.

BACKGROUND:

As you may recall, the final draft of the Yorkville Downtown Overlay District Plan was presented at the May 14, 2019 City Council meeting for its first reading prior to adoption. A presentation of the highlights of the Streetscape Master Plan and the Form-Based Code for the overlay district was given at that meeting by the consultant, Doug Farr of Farr & Associates. The plans are intended to establish the broader guidance for street character and development opportunities within the downtown which can be facilitated through public capital improvement projects and private redevelopment.

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

At the May 14th meeting, staff received comments from members of the City Council regarding two (2) matters in the plan related to street treatment recommendations and the misidentification of parcel ownership in the Streetscape Master Plan. Staff was asked to address these comments, and any other feedback from the council provided to the City Administrator and bring back to the committee for further discussion.

PROPOSED REVISIONS:

Gravel Street Apron

The Streetscape Master Plan identifies “gravel street aprons” as a potential long-term treatment for residential streets in the downtown district (page 38). This aesthetic detail on the residential ‘B’ streets (Main St., W Van Emmon St., W Madison St., State St. and Adams St.) would provide the visual transition from roadway to landscape where curbs do not exist. Additionally, the 18”-24” gravel edge will filtrate and slow down the flow of stormwater runoff from the streets before entering the roadside swales.

While there has been concern expressed about the upkeep of gravel street aprons, staff believes the gain in stormwater filtration and the limited scope where this treatment can be applied (approx. 2,550 linear feet or a little less than ½ mile) outweighs any potential minor maintenance concern. If, however, the committee seeks an alternative to the proposed gravel edge street apron treatment, a suggestion would be either a roller compacted concrete edge or a 18”-24” concrete curb ribbon. Illustrations of both alternatives are provided in the attached alternate page 38 of the Streetscape Master Plan.

Parcel Ownership Map

It was noted on the map titled "Parcel Ownership" on page 62 of the Streetscape Masterplan that the parcel for the Van Emmon Activity Center was mislabeled as privately owned. That map has been revised to correctly identify the parcel as city-owned. The updated map has been attached for your review.

STAFF COMMENTS:

Staff feels that the proposed revisions have addressed the comments/feedback provided at the May 14th City Council meeting. At the time of this memo, no other comments have been forwarded to staff by the City Administrator of any other requested revisions, corrections or updates by the City Council for the proposed Streetscape Masterplan or Form-Based Code. We welcome any additional feedback you may have on the attached revised documents.

ATTACHMENTS:

1. Yorkville Streetscape Master Plan revisions to Page 38
 - a. Alternative A - optional roadway edge treatment (Rolled Concrete)
 - b. Alternative B - optional roadway edge treatment (Concrete Ribbon)
 - c. Revised Parcel Ownership Map
2. Draft Yorkville Streetscape Master Plan
3. Draft Yorkville Downtown Form-Based Code
4. Draft Ordinances

Rolled Concrete Apron

Curbless streets often become unkempt with grass, weeds and dirt loosely defining the edge between roadway and shoulder. To maintain visual tidiness, an 18"-24" roller-compacted concrete (RCC) or rolled concrete apron may be used to transition from roadway to landscape. The durability and cost savings of this material is beneficial and provides for a cleaner delineation of the roadway and amenity zone.



Figure 54 - Rolled Concrete Apron (Specify Concrete)

Roadside Swales

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



Figure 55 - Personalized Swale (City of Seattle)

Over-Swale Pedestrian Bridges

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



Figure 56 - Bridge Over Swale (Chesapeake Dock)

Maintaining Small Town Charm

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

- 1 Resurfaced Travel Lane
- 2 Flood Tolerant Street Trees
- 3 Continuous Swale Along N/S Streets
- 4 Bridge Over Swale
- 5 Private Property
- 6 Rolled Concrete Apron

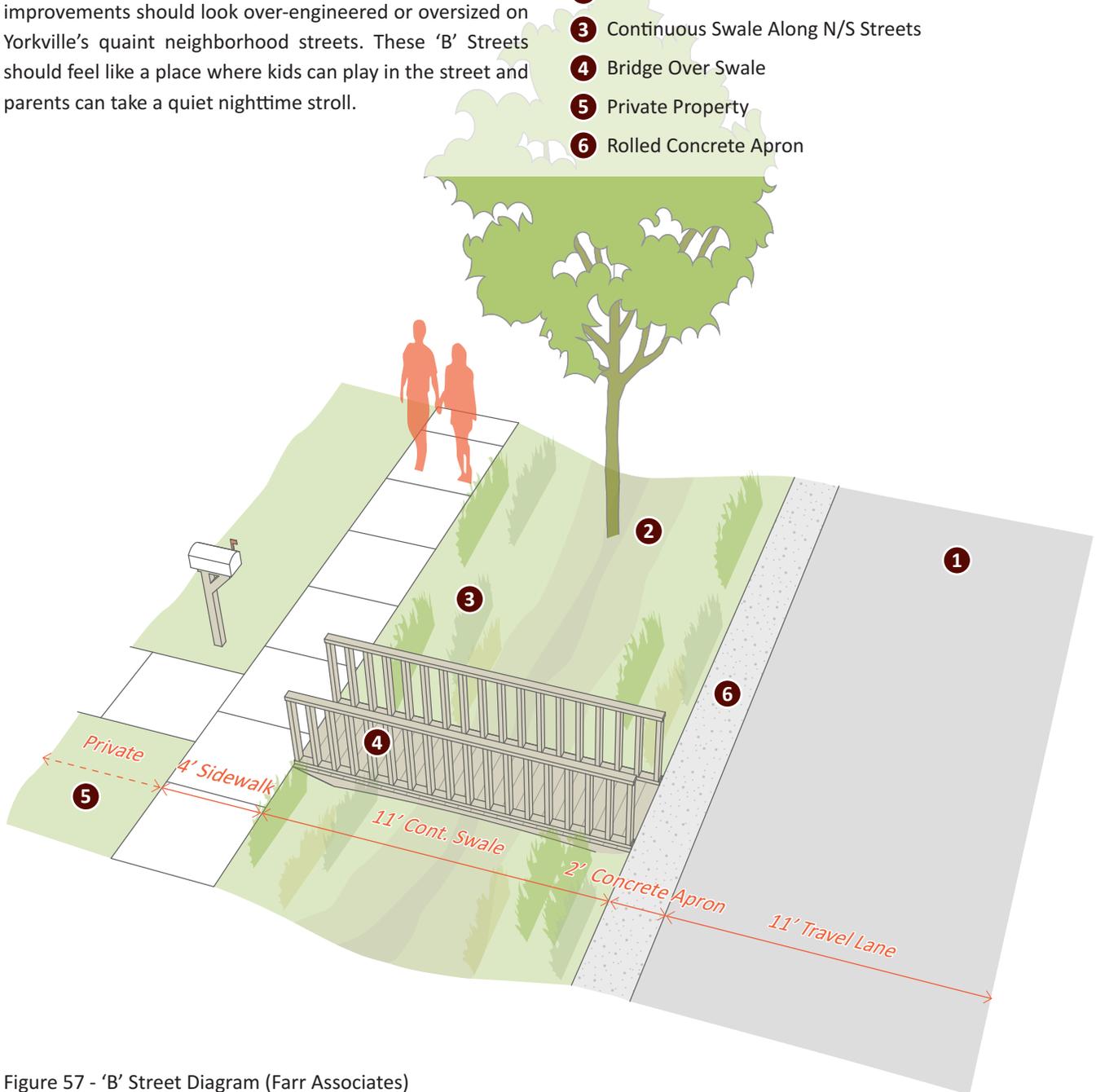


Figure 57 - 'B' Street Diagram (Farr Associates)

Concrete Curb Ribbon Apron

Curbless streets often become unkempt with grass, weeds and dirt loosely defining the edge between roadway and shoulder. To maintain visual tidiness, a 18"-24" concrete curb ribbon may be used to transition from roadway to landscape. This straight curb type is often used along roads to prevent vehicles from crossing over into a pedestrian walkway or any outdoor landscaped area and provides a barrier between the roadway and amenity zone.



Figure 54 – Concrete Curb Ribbon (TJ Campbell)

Roadside Swales

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



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- 3 Continuous Swale Along N/S Streets
- 4 Bridge Over Swale
- 5 Private Property
- 6 Concrete Curb Ribbon

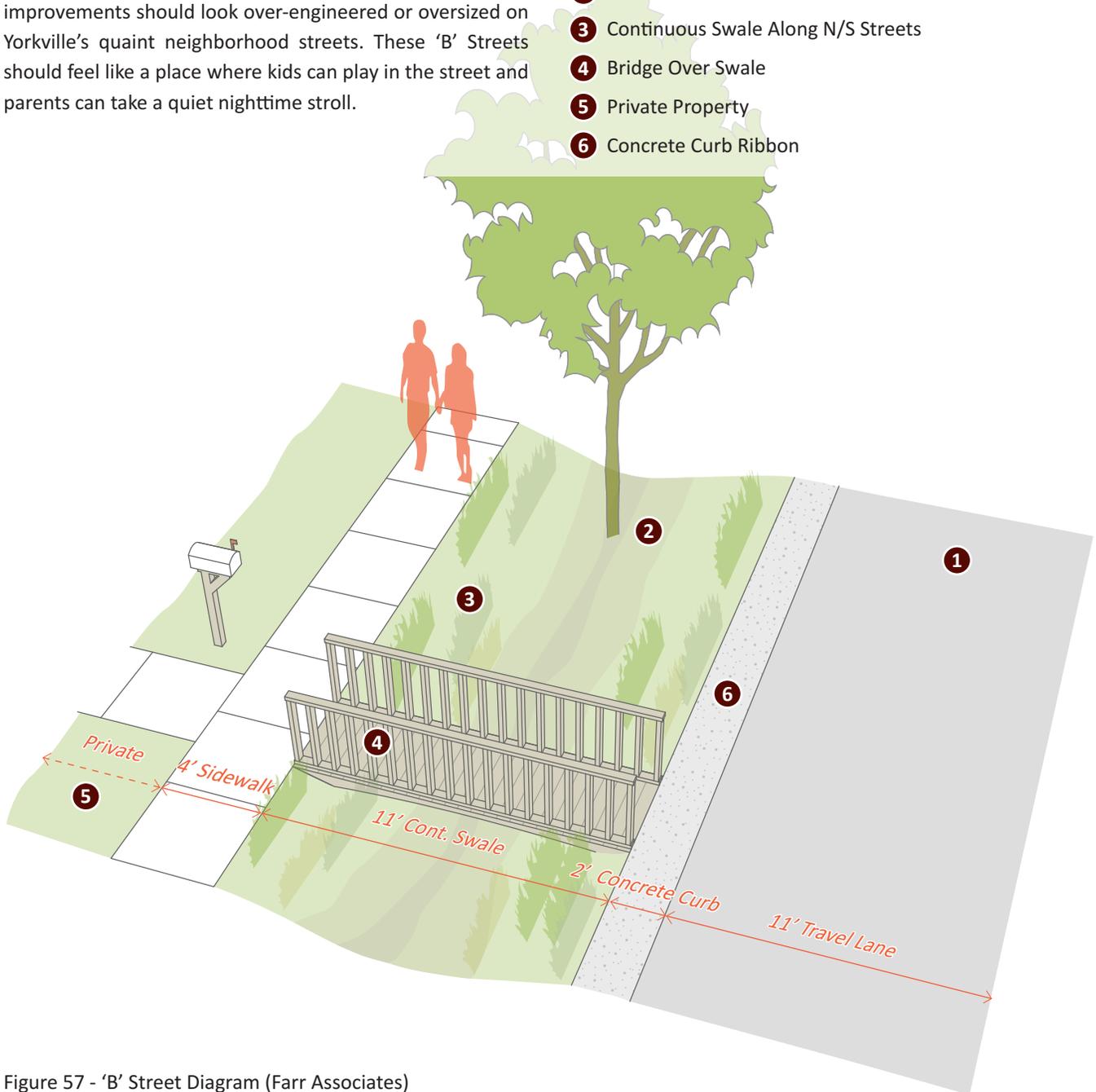


Figure 57 - ‘B’ Street Diagram (Farr Associates)



Memorandum

To: Economic Development Department
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: June 6, 2019
Subject: **Downtown Form Based Code and Streetscape Master Plan**

SUMMARY:

Additional review and discussion of the proposed final draft of the Yorkville Downtown Overlay District Plan consisting of a Streetscape Master Plan and Form-Based Code.

BACKGROUND:

As you may recall, the final draft of the Yorkville Downtown Overlay District Plan was presented at the May 14, 2019 City Council meeting for its first reading prior to adoption. A presentation of the highlights of the Streetscape Master Plan and the Form-Based Code for the overlay district was given at that meeting by the consultant, Doug Farr of Farr & Associates. The plans are intended to establish the broader guidance for street character and development opportunities within the downtown which can be facilitated through public capital improvement projects and private redevelopment.

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

At the May 14th meeting, staff received comments from members of the City Council regarding two (2) matters in the plan related to street treatment recommendations and the misidentification of parcel ownership in the Streetscape Master Plan. Following that meeting, on June 4, 2019, staff received additional comments during the Economic Development Committee meeting regarding certain aspects of the Streetscape Masterplan, specifically the curb treatment for 'B' Street Residential areas and the proposed overhead catenary lighting on Van Emmon Street. Subsequent written comments from Alderman Funkhouser regarding the Streetscape Masterplan and the Form-Based Code were also provided via email on June 6, 2019.

Staff was asked to address these comments and provide additional alternative options to the catenary overhead lights on Van Emmon Street and bring back to the committee for further discussion.

COMMENTS & PROPOSED REVISIONS:

Below is a summary of the comments received by Alderman Funkhouser and how they have been addressed:

Streetscape Master Plan

Page	Comment	Correction
Page 3	Addition of Aldermen names under Acknowledgements	Staff has added the names of Aldermen (current and former), Planning and Zoning Commissioners and current Mayor.

Page 5	Does not like the red text on gray background.	The text has been revised to white.
Page 15	The location of the tree covers up the mural.	Noted.
Page 18	Numbers and text does not line up. Figure 20 – gravel parking is not permitted.	Numbers and text have been aligned. Image of Figure 20 was not suggesting parking would be permitted on gravel, but the area between the railroad tracks and spur (refer to #6 identified on page 19 under “Hydraulic Street Near Term”) be visually enhanced with a well-maintained gravel surface.
Page 27	Removal of lights over Van Emmon Street and possibly placing over just pedestrian way.	Overhead catenary lights have been removed from plan.
Page 29	Removal of lights over Van Emmon Street and possibly placing over just pedestrian way. Notation that the orange triangular area labeled “Gateway Landscape/Signage” was not public property.	Overhead catenary lights have been removed from plan. Area identified in plan as “Gateway Landscape/Signage” was a reference to the previously City Council approved landscape hill project. Area is owned by IDOT but allowed to be landscaped and maintained by the City upon approval from IDOT.
Page 38	Recommends a concrete ribbon for Figure 54 instead of gravel street apron.	Staff has made the requested change per direction from the EDC at the June 4, 2019 meeting.
Page 39	Recommends Figure 57 illustrate the concrete curb ribbon.	Staff has made the requested change per direction from the EDC at the June 4, 2019 meeting.
Page 54	Denote parcels for public, park, etc.	This map only reflects the existing zoning classification for each subdivided parcel.
Page 58	Missing existing Clark Park parcel north of river. Extension of bridge to Clark Park? Bridge over canoe crossing?	Noted and revised. Extension of bridge crossings identified on “Parks and Proposed Trail Networks” was taken from the City Council approved 2009 Yorkville Integrated Transportation Plan (ITP). See attached <i>Exhibit F – Downtown Study Area Analysis</i> of the Yorkville ITP.
Page 62	Private ownership label of Van Emmon Activity Center should be revised. Why are some parcels highlighted and others not?	Staff has made the requested change per direction from the EDC at the June 4, 2019 meeting. The parcels highlighted are those that fall within the territory of the identified commercial core of the downtown.
Page 65	Continuance of the railroad right-of-way color (orange) to the eastside of IL 47.	Noted and revised.

Formed-Based Code

Page	Comment	Correction
Page 2	Addition of Aldermen names under Acknowledgements	Staff has added the names of Aldermen (current and former), Planning and Zoning Commissioners and current Mayor
Page 4	Section 10-21-1-F-2 Deviations, requested second sentence be revised to read “The Community Development Director” instead of “The Director”.	Noted and revised.
Page 12	Section 10-21-2-B, requested the phrase “agricultural relics” be revised using different wording.	Sentence has been revised to “ <i>Hydraulic Street features short, utilitarian buildings as well as an inoperable grain elevator, that create an eclectic mix of land uses and character.</i> ”
Page 13	Remove overhead lighting in Figure 10-21-2C (1). Van Emmon Street (Long Term)	Noted and revised.
Page 14	Revise pedestrian facilities to indicate a 5’ sidewalk rather than a 4’ sidewalk.	Noted and revised.
Page 15	Add foot (‘) symbol behind 26 in Pavement Width. No gravel edge in “B” Street- Residential District.	Noted and revised. Noted.
Page 18	Under “Key” of Figure 10-21-3A (1). Yorkville Code Permitted Uses How to, add “special” to “Requires Use Permit”.	Noted and revised.
Page 19	Recommends “Amphitheater” be revised to be a “Special Use” rather than “Permitted with Development Standards”. Recommends “Outdoor Storage of Goods” be revised from “Permitted with Development Standards” to “Special Use”.	Noted and revised. Staff still recommends this accessory use remain permitted with special development standards, as this is consistent with the current code regulations found in Section 10-3-11: Outdoor Displays. www.sterlingcodifiers.com/Yorkville,IL:10-3-11
Page 20	Section 10-21-3-C, insert the word ‘Special’ in front of “Use Requirements”	Noted. However, these are standards for all use types, not just for special uses. Staff recommends no change.
Page 22	Recommends “Amphitheater” be revised to be a “Special Use” rather than “Permitted with Development Standards”. Recommends “Outdoor Storage of Goods” be revised from “Permitted with Development Standards” to “Special Use”.	Noted and revised. Staff still recommends this accessory use remain permitted with special development standards, as this is consistent with the current code regulations found in Section 10-3-11: Outdoor Displays. www.sterlingcodifiers.com/Yorkville,IL:10-3-11

STAFF COMMENTS:

Staff feels that the attached revised Streetscape Masterplan and Form-Based Code has addressed the comments/feedback provided at the June 5, 2019 Economic Development Committee meeting and the subsequent comments provided by Alderman Funkhouser. No other comments have been forwarded to staff by the City Administrator of any other requested revisions.

Regarding the overhead catenary lights originally recommended in the Streetscape Masterplan, staff has not proposed any alternative downtown gateway element based upon feedback at the June Economic Development Committee meeting. Although the overhead lights were the most popular of all gateway elements presented as part of an online survey (40% out of nearly 500 survey responses), staff felt the other gateway features were just as expensive or required continued maintenance. We welcome any additional feedback you may have on the latest attached revised documents and will be available to answer any questions.

ATTACHMENTS:

1. Draft Revised Yorkville Streetscape Master Plan
2. Draft Revised Yorkville Downtown Form-Based Code
3. Exhibit F – Downtown Study Area Analysis of the 2009 Yorkville Integrated Transportation Plan
4. Draft Ordinances



Memorandum

To: Economic Development Department
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: July 16, 2019
Subject: **Downtown Form Based Code and Streetscape Master Plan**
Alternative Catenary Lighting

SUMMARY:

Review and discussion of the proposed alternative overhead catenary lighting in the downtown as part of the Yorkville Downtown Overlay District Plan consisting of a Streetscape Master Plan and Form-Based Code.

BACKGROUND:

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

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

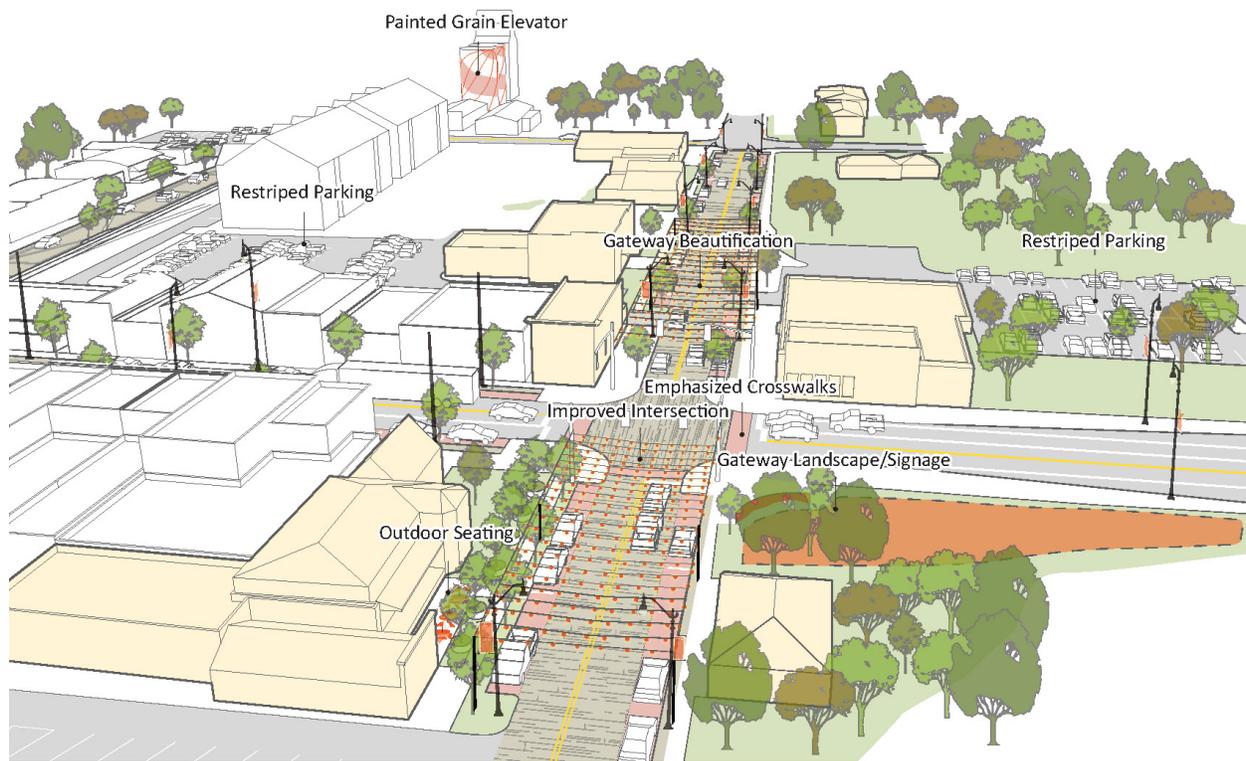
Over the course of 18-months, beginning in January 2018, the consultant and staff hosted a project website; conducted two (2) public workshops; previewed a draft plan at a committee meeting; held a public open house; and had a public hearing before the Planning and Zoning Commission; all to gather input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

At the June 4, 2019 Economic Development Committee meeting, staff received comments regarding certain aspects of the Streetscape Masterplan, specifically the curb treatment for 'B' Street Residential areas and the proposed overhead catenary lighting on Van Emmon Street. The curb treatment and subsequent edits recommended by Alderman Funkhouser were addressed by staff at the July 2nd meeting.

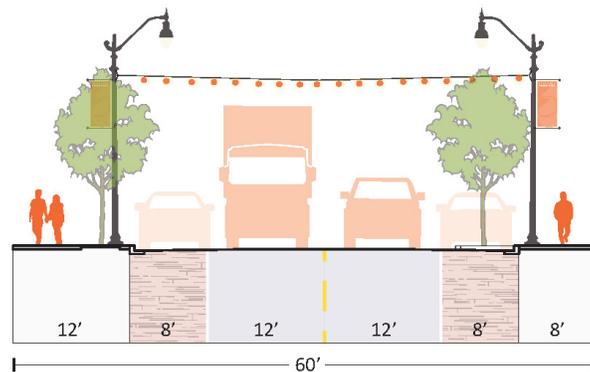
Staff is now addressing the direction given to explore alternative light fixture options to the catenary overhead lights on Van Emmon Street and bring back to the committee for further discussion.

ORIGINALLY PROPOSED PLAN:

In the originally proposed Streetscape Master Plan, overhead catenary lighting was recommended on Van Emmon Street (east and west) as a gateway and atmospheric feature within the downtown, as illustrated on the following page:



Van Emmon Street (Long-Term)



Purpose/Benefit

The introduction of lighting in any streetscape design is to define the public space. In large open public spaces such as Van Emmon Street, lighting from a suspended catenary system can create a passive transition between environments while visually identifying an intended place for gathering. The ambiance created by the cascading light “roof” maximizes the usable footprint of a public area for pedestrians beyond the sidewalk and heightens the awareness of drivers in this shared space. The increased illumination encourages night time usage of the downtown and adds another layer of security.

Design/Location

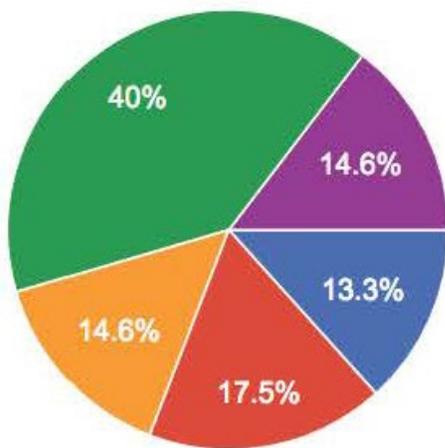
As proposed, the catenary system would have a linear grid light pattern attached to decorative poles suspended between 20 feet to 24 feet above Van Emmon Street and supported with concrete foundations. The lights, individual styled “Edison bulbs”, would extend mid-block on either side of East and West Van Emmon but will not be located within the IL Route 47 (S Bridge Street) right-of-way. The following images depict the originally proposed lighting system with views on both sides of Van Emmon Street:



Survey Results

As part of the public outreach conducted by the consultant in preparing the Yorkville Downtown Overlay District's Streetscape Master Plan, a web survey was implemented to garner feedback from citizens on design elements for the downtown. The survey was taken by nearly 500 respondents. When specifically asked "Which is a preferred gateway element into downtown?", approximately 40% responded that overhead lights should be utilized.

Which is a preferred gateway element into downtown?



- a) Overhead signage
- b) Architectural symmetry
- c) Bridge over Bridge Street
- d) Overhead lights
- e) Unsure or Other

PROPOSED ALTERNATIVES:

During the June and July EDC discussions regarding the overhead lights, staff received mixed commentary and questions on if the catenary lights should be kept in the plan, the cost and future maintenance and we were also provided an alternative light fixture option by Alderman Funkhouser. Staff was further tasked with providing the committee with three (3) alternative light fixture options for formal consideration.

Below are four (4) alternative light fixtures proposed as alternatives to the “Edison Bulb” style depicted in the original proposal:

#1 Single Cable Pendant-Style Lights



- Simplest and most cost efficient with regards to number of light standards needed.
- Recommended for short distances and typically used in alley ways or suspended between buildings or poles where a discrete or delicate lighting effect is desired.

#2 Random Central Ring Globe Lights



- Ideal for large open areas where connections may be spaced irregularly between buildings and possibly poles.
- Depending on the spacing and number of light standards, the random positioning of the lighting can create a celestial or a luminous canopy effect.

#3 Linear Grid Bell-Shade Lights



- The uniform and geometric net-like system can be used for both small and large spaces which provides greater flexibility when incorporating temporary or seasonal decorations.
- The lighting effect provides the most coverage and the structural form of the net creates a transparent “ceiling” informally defining the space.

#4 Central Spine Singular Dome Lights



- Utilizes one principal lighting or architectural element to form an elegant appearance.
- Lighting effect is pinpoint, offering a “halo” glow at regular intervals.

COST & MAINTENANCE:

The city’s engineering consultant, Engineering Enterprises Inc. (EEI), provided a preliminary estimate of the costs to design and install the catenary lighting system. Per the originally proposed design, the total preliminary estimated cost for engineering and installation on both East and West Van Emmon Street would be approximately \$240,000. Below is a detail of those early estimates:

DOWNTOWN CATENARY LIGHTING - PRELIMINARY COST ESTIMATES

WEST VAN EMMON					EAST VAN EMMON				
<i>Item</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Amount</i>	<i>Item</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Amount</i>
Decorative Poles	EA	10	\$3,000	\$30,000	Decorative Poles	EA	12	\$3,000	\$36,000
Lighting Cable & Fixtures	FT	1,200	\$25	\$30,000	Lighting Cable & Fixtures	FT	1,450	\$25	\$36,250
Concrete Foundations	FT	70	\$250	\$17,500	Concrete Foundations	FT	84	\$250	\$21,000
Electrical Service	EA	1	\$5,000	\$5,000	Electrical Service	EA	1	\$5,000	\$5,000
Subtotal				\$82,500	Subtotal				\$98,250
Contingency (15%)				\$12,400	Contingency (15%)				\$14,800
Total				\$94,900	Total				\$113,050
Engineering (15%)				\$14,300	Engineering (15%)				\$17,000
TOTAL PRELIMINARY ESTIMATE				\$109,200	TOTAL PRELIMINARY ESTIMATE				\$130,050

The highest percentage of costs associated with the catenary light system are the decorative poles and length of lighting cable and fixtures. These estimates can be adjusted to use less expensive or fewer number of poles in addition to shortening the run of cable or limiting the number of fixtures.

With regard to future maintenance of the catenary lights, according to architectural and structural engineers who design and install such systems, they should require very little upkeep as long as careful consideration of access to the power supply in the design stage is taken. Additionally, maintenance may also include the seasonal and themed decoration changes and the washing and replacement of light fixtures.

STAFF COMMENTS/REQUESTED DIRECTION:

Staff believes the information provided in this memo outlines the comments and feedback received at the June and July Economic Development Committee meetings regarding the proposed catenary lights. Therefore, we are seeking firm direction and consensus from the committee regarding the following:

1. To keep or remove the overhead catenary lighting feature from the Streetscape Master Plan.
2. If to keep, specific catenary lighting fixture preference.

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

ATTACHMENTS:

1. Draft Revised Yorkville Streetscape Master Plan
2. Draft Revised Yorkville Downtown Form-Based Code



Memorandum

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

SUMMARY:

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

BACKGROUND:

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

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

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

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

PURPOSE:

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

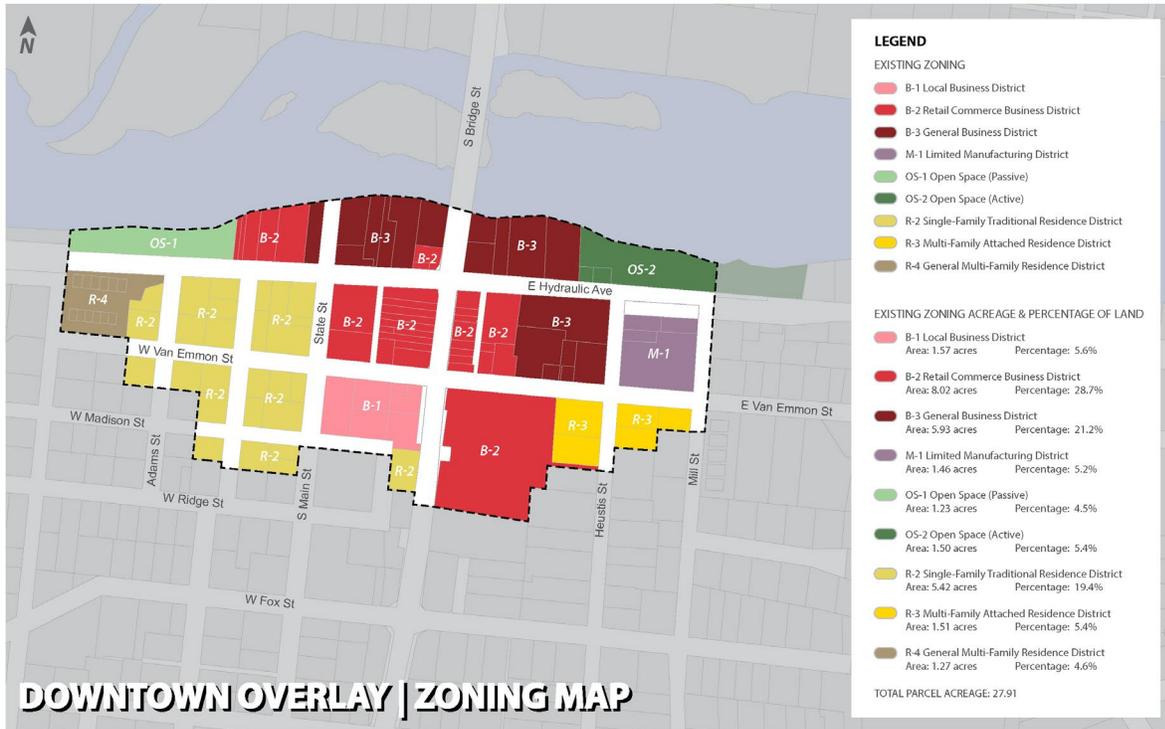
To better understand the basic differences between utilizing traditional zoning and a form-based code in the redevelopment process, staff has prepared the following chart:

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

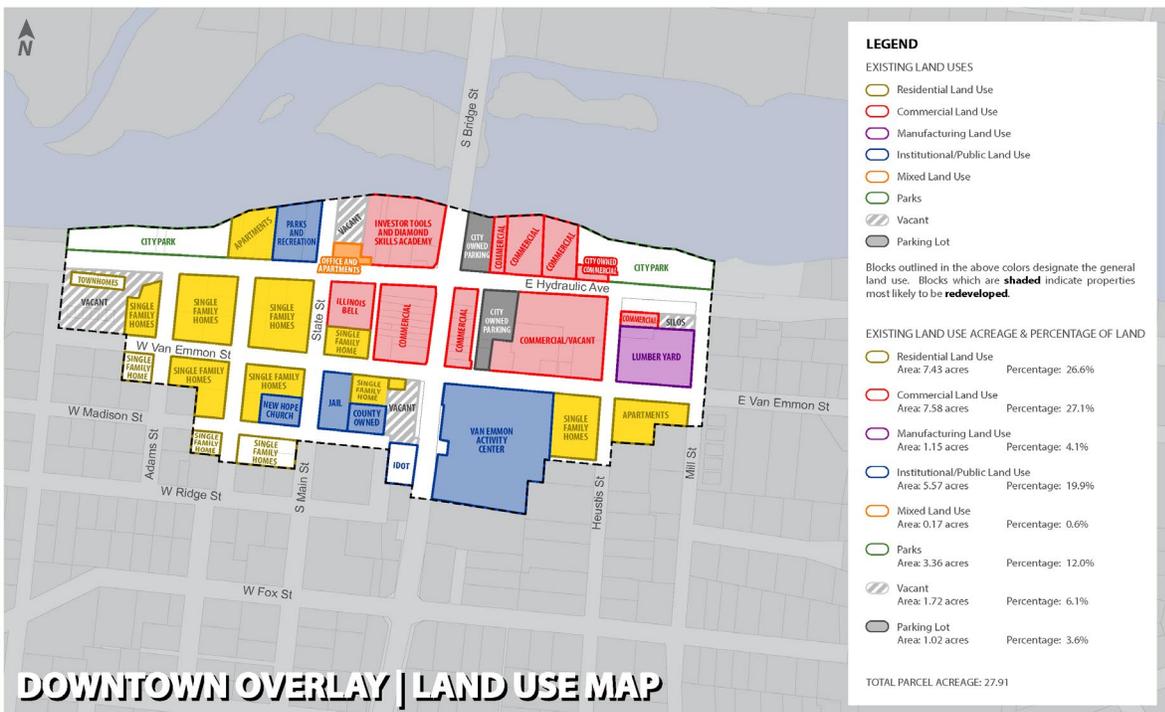
LOT-BY-LOT ANALYSIS:

Zoning & Land Use Analysis

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



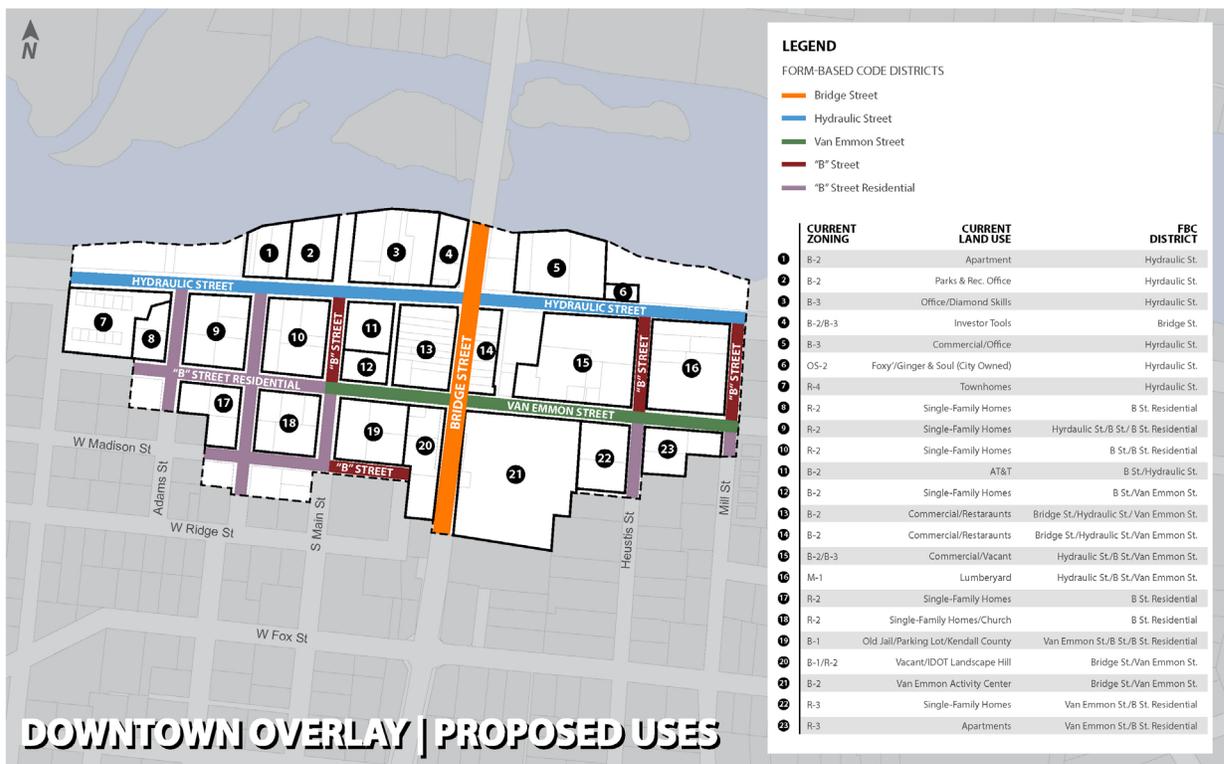
While commercial zoning is the most prevalent designation in the downtown overlay district (56%), the actual land use utilized for commercial is much lower, accounting for only 27%. As illustrated on the following map titled “Downtown Overlay| Land Use Map”, the area for existing commercial (7.58 acres)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



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

Proposed Use Analysis

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



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

- Bridge Street
- Hydraulic Street
- Van Emmon Street
- “B” Street
- “B” Street Residential

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

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

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

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

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

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

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

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

Sample Exhibits of Form-Based Code Redevelopment

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

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

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

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

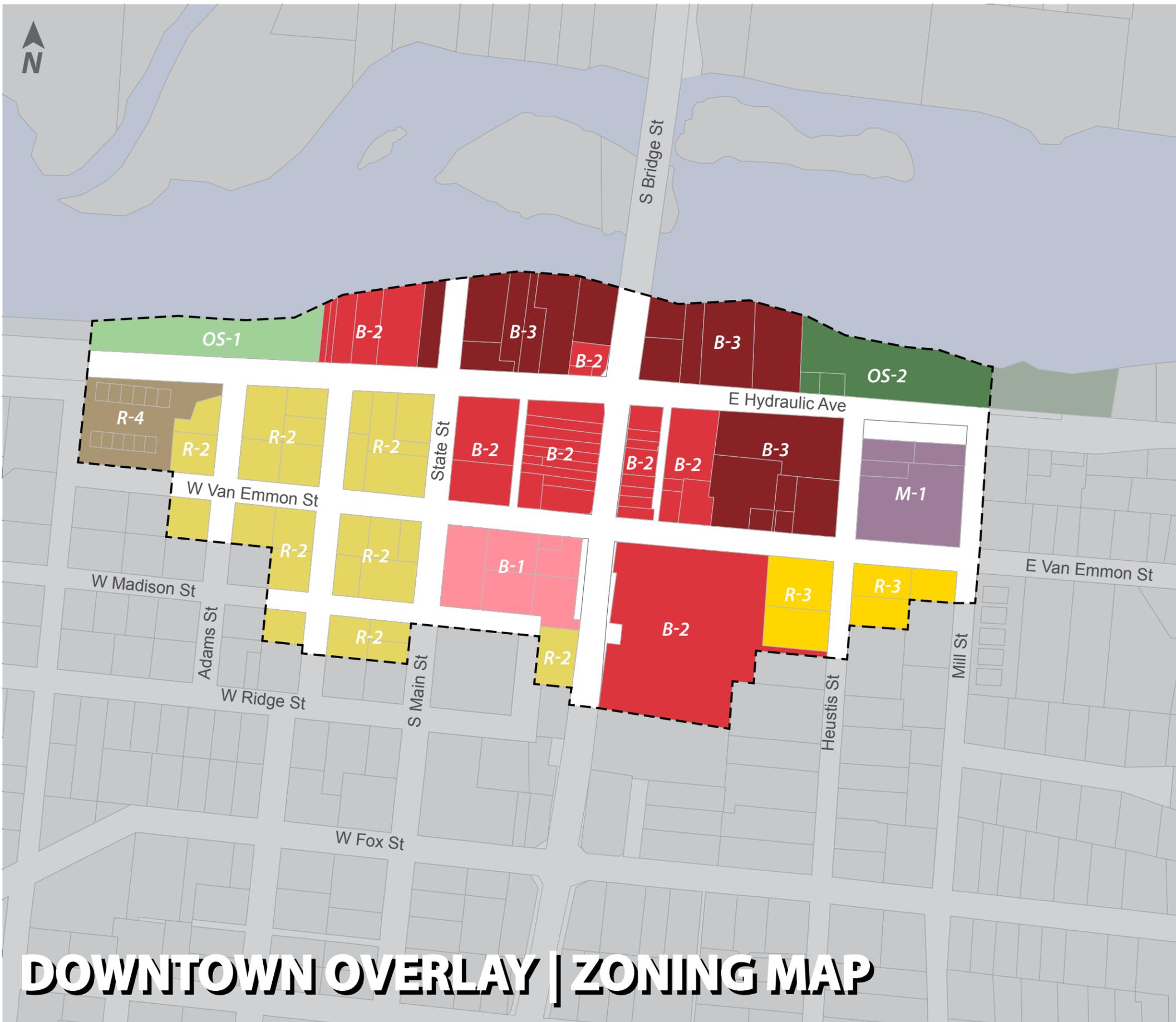
STAFF COMMENTS/REQUESTED DIRECTION:

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

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

ATTACHMENTS:

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



LEGEND

EXISTING ZONING

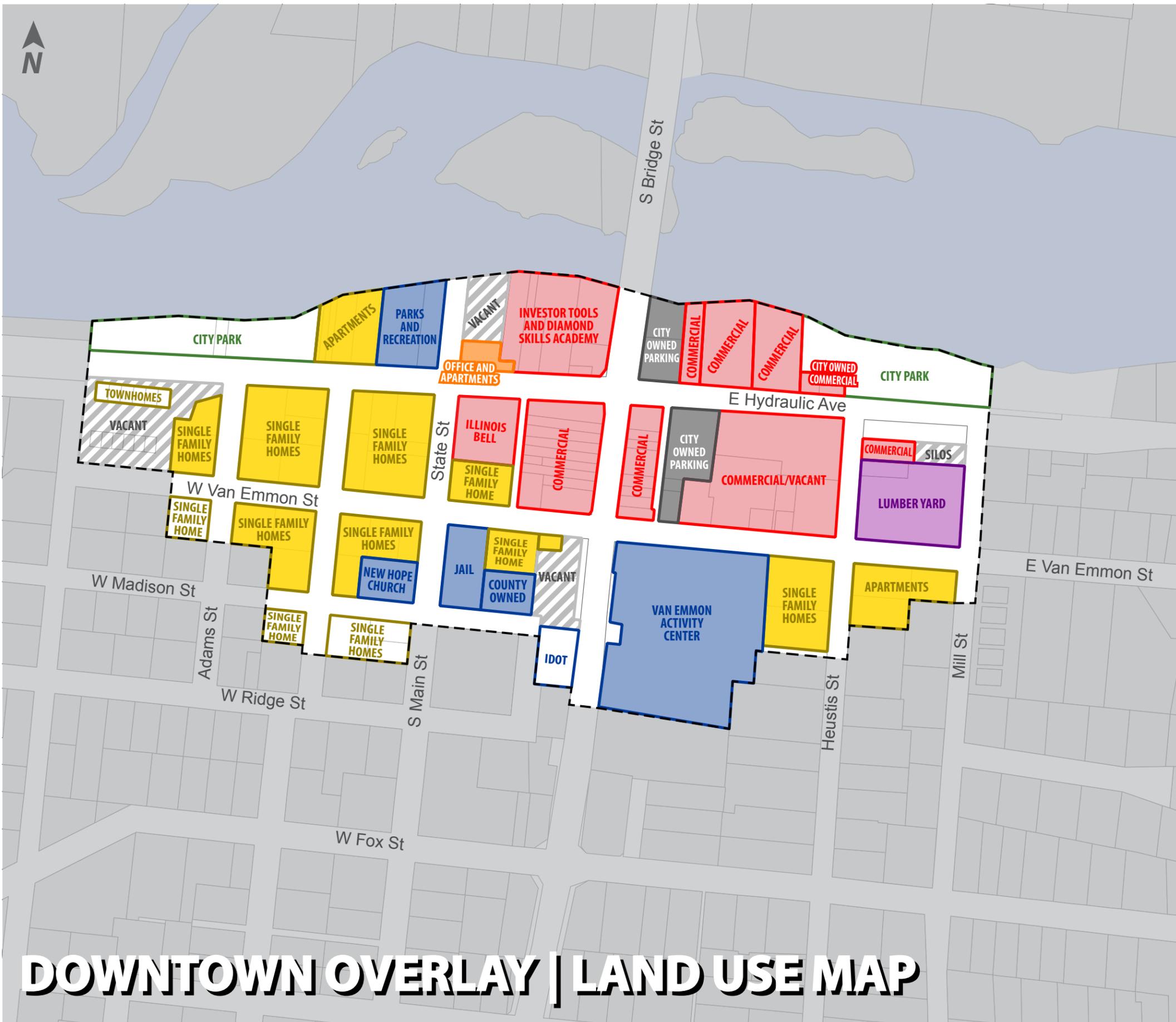
- B-1 Local Business District
- B-2 Retail Commerce Business District
- B-3 General Business District
- M-1 Limited Manufacturing District
- OS-1 Open Space (Passive)
- OS-2 Open Space (Active)
- R-2 Single-Family Traditional Residence District
- R-3 Multi-Family Attached Residence District
- R-4 General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

EXISTING ZONING ACREAGE & PERCENTAGE OF LAND

- B-1 Local Business District
Area: 1.57 acres Percentage: 5.6%
- B-2 Retail Commerce Business District
Area: 8.02 acres Percentage: 28.7%
- B-3 General Business District
Area: 5.93 acres Percentage: 21.2%
- M-1 Limited Manufacturing District
Area: 1.46 acres Percentage: 5.2%
- OS-1 Open Space (Passive)
Area: 1.23 acres Percentage: 4.5%
- OS-2 Open Space (Active)
Area: 1.50 acres Percentage: 5.4%
- R-2 Single-Family Traditional Residence District
Area: 5.42 acres Percentage: 19.4%
- R-3 Multi-Family Attached Residence District
Area: 1.51 acres Percentage: 5.4%
- R-4 General Multi-Family Residence District
Area: 1.27 acres Percentage: 4.6%

TOTAL PARCEL ACREAGE: 27.91

DOWNTOWN OVERLAY | ZONING MAP



LEGEND

EXISTING LAND USES

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

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

EXISTING LAND USE ACREAGE & PERCENTAGE OF LAND

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

TOTAL PARCEL ACREAGE: 27.91

DOWNTOWN OVERLAY | LAND USE MAP



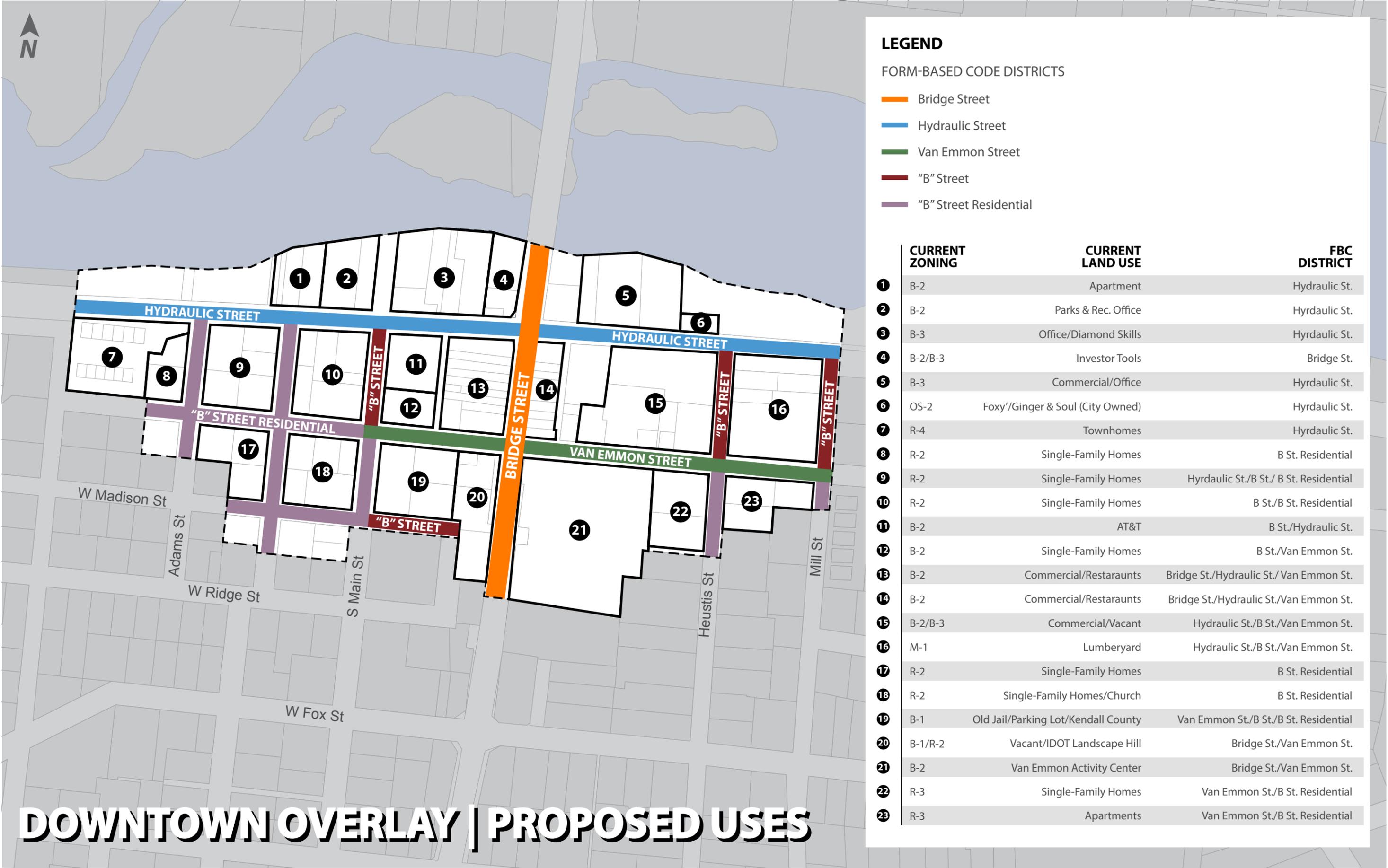
LEGEND

FORM-BASED CODE DISTRICTS

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

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

DOWNTOWN OVERLAY | PROPOSED USES



DOWNTOWN OVERLAY| PERMITTED USE COMPARISON

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

Black Text = No Change in Permitted Land Use

Red Text = Existing Use Not A Permitted Use in Form-Based Code

Green Text = Proposed Form-Based Code Use Unique to District or Not Permitted in Existing Zoning

DOWNTOWN OVERLAY| PERMITTED USE COMPARISON

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

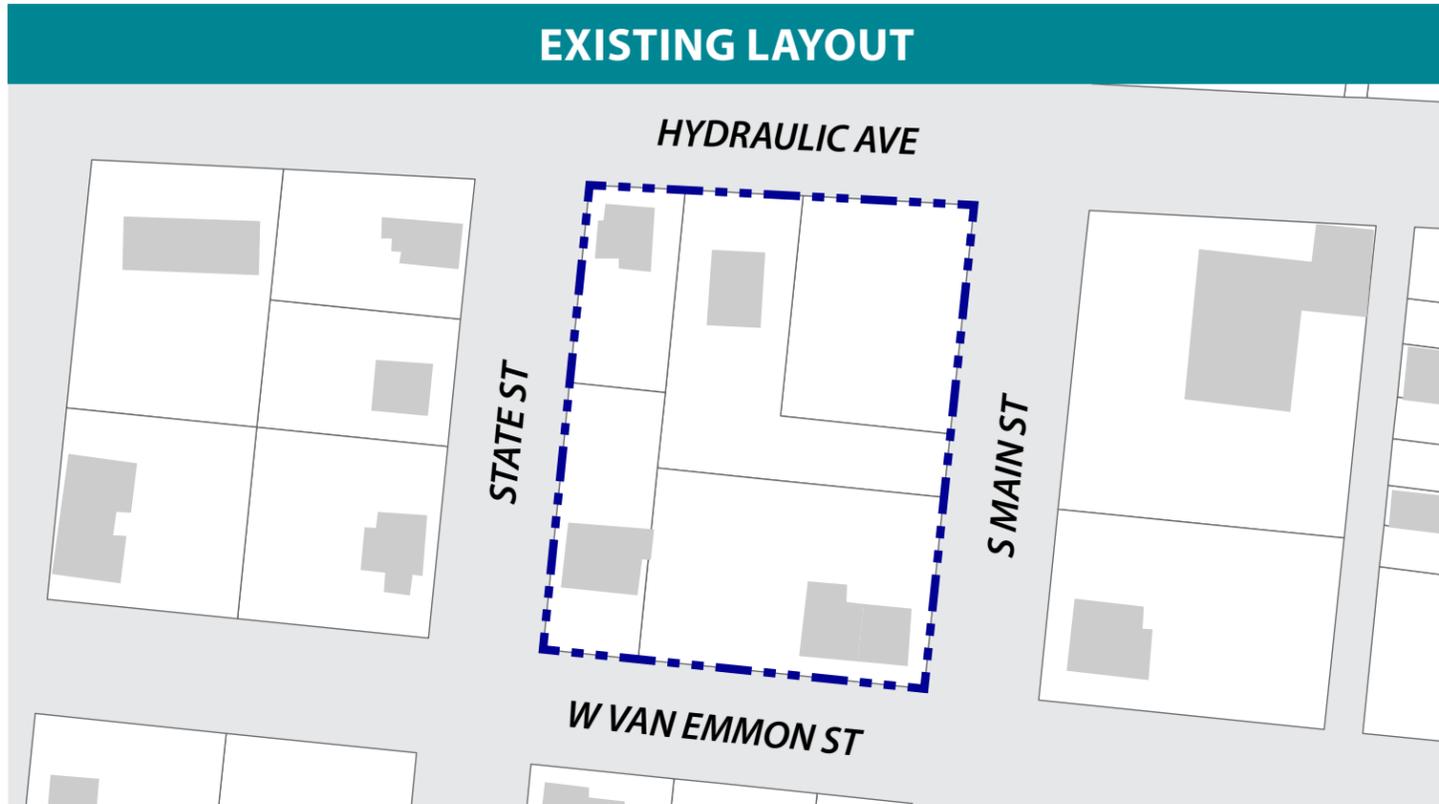
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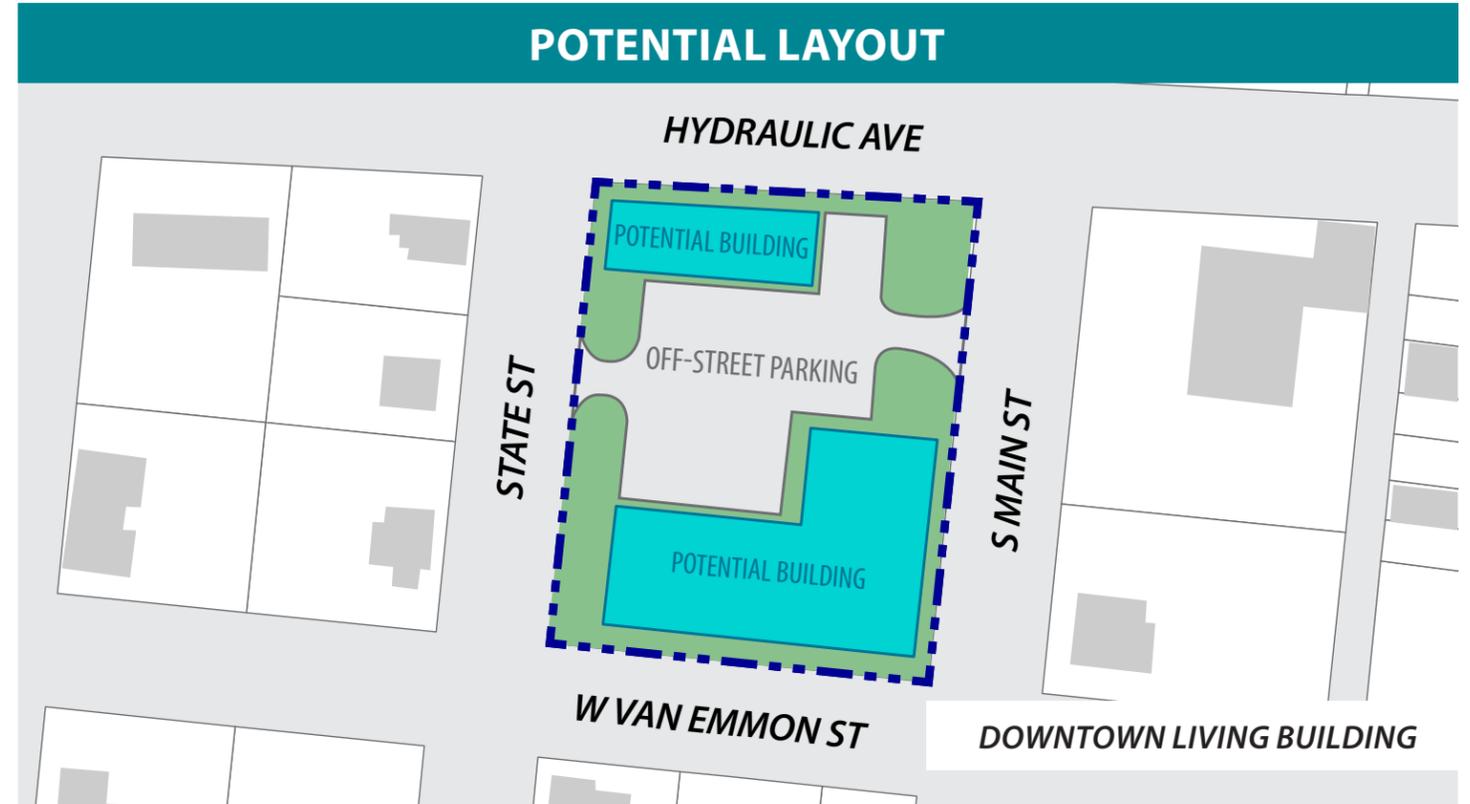
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WEST BLOCK DEVELOPMENT EXHIBIT

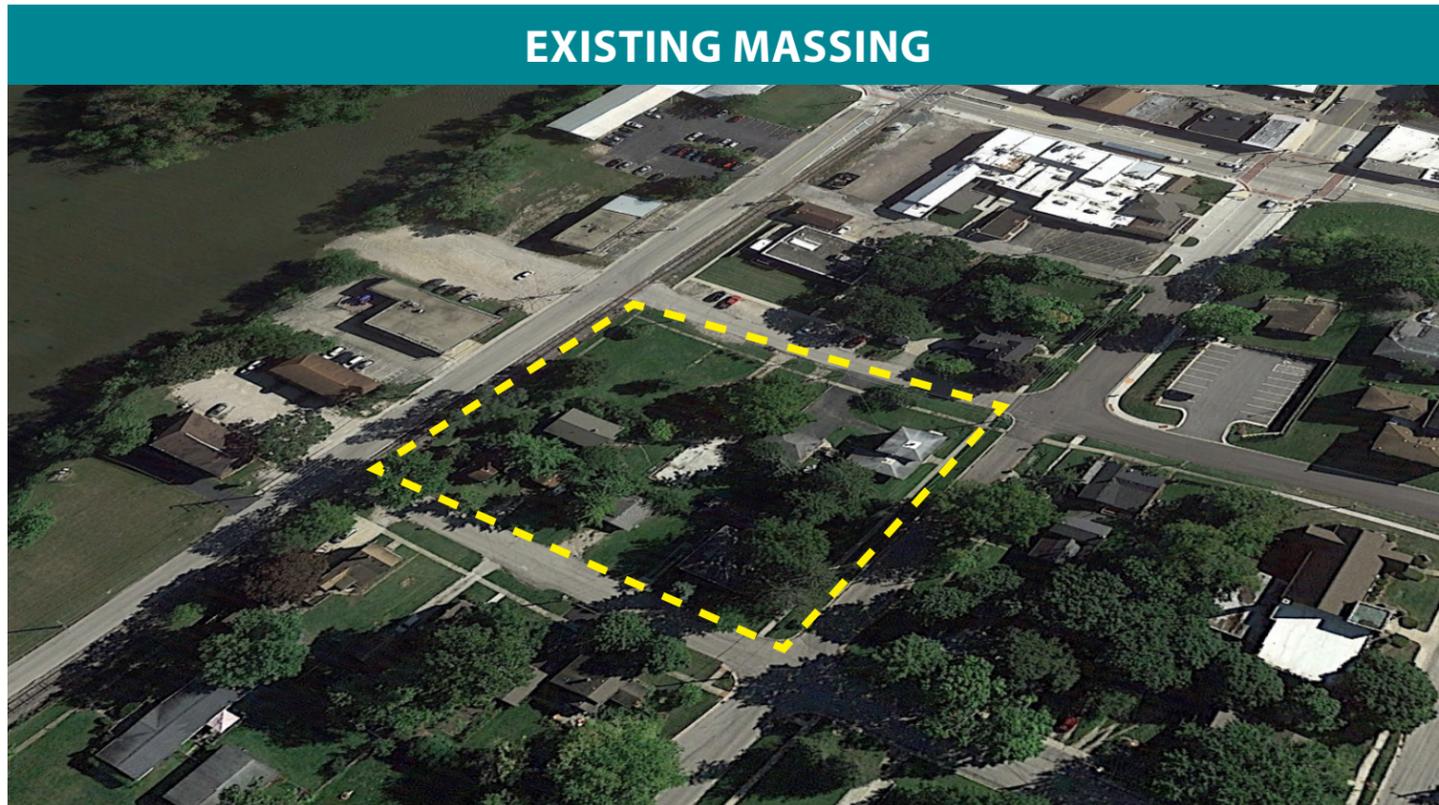
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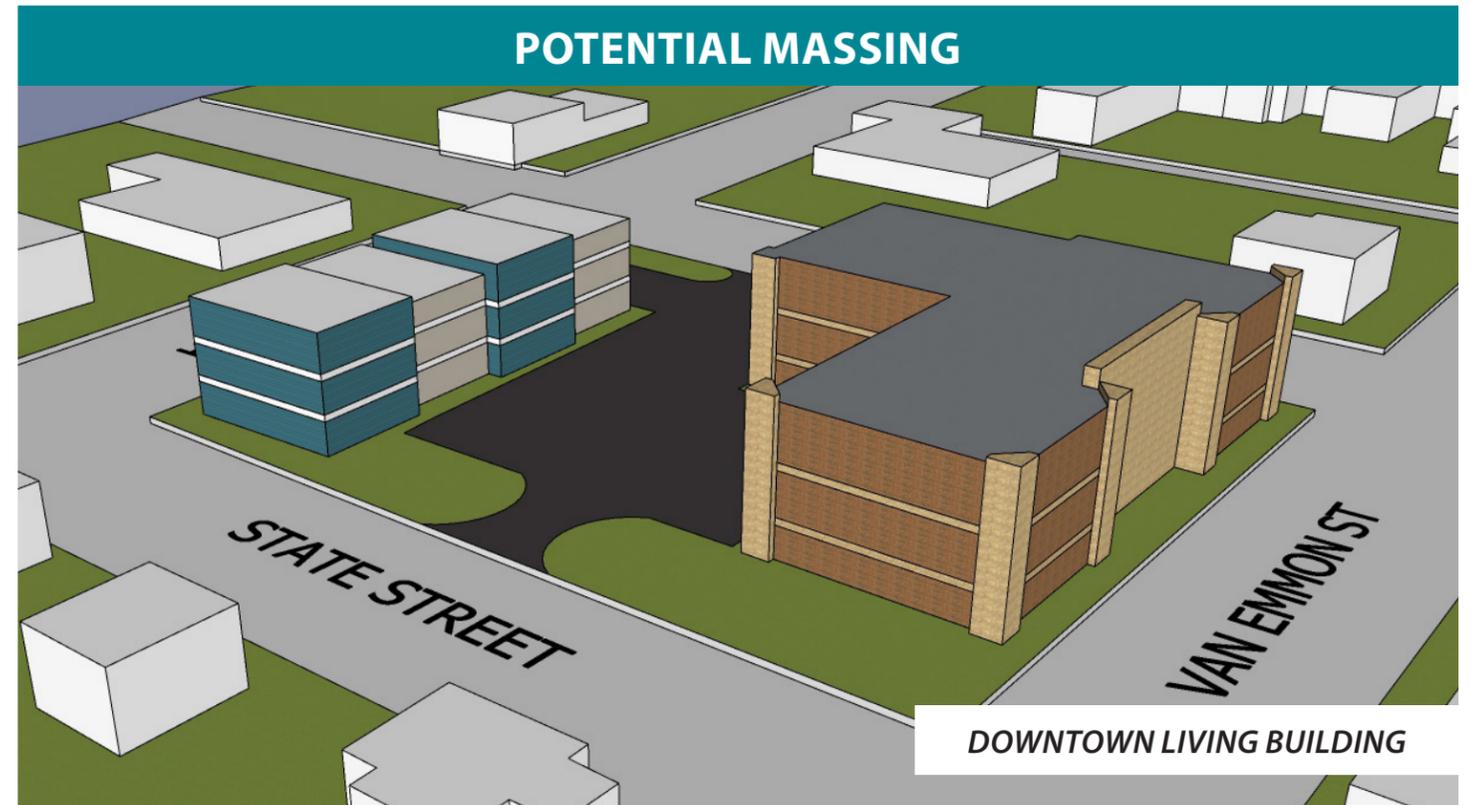
POTENTIAL LAYOUT



EXISTING MASSING

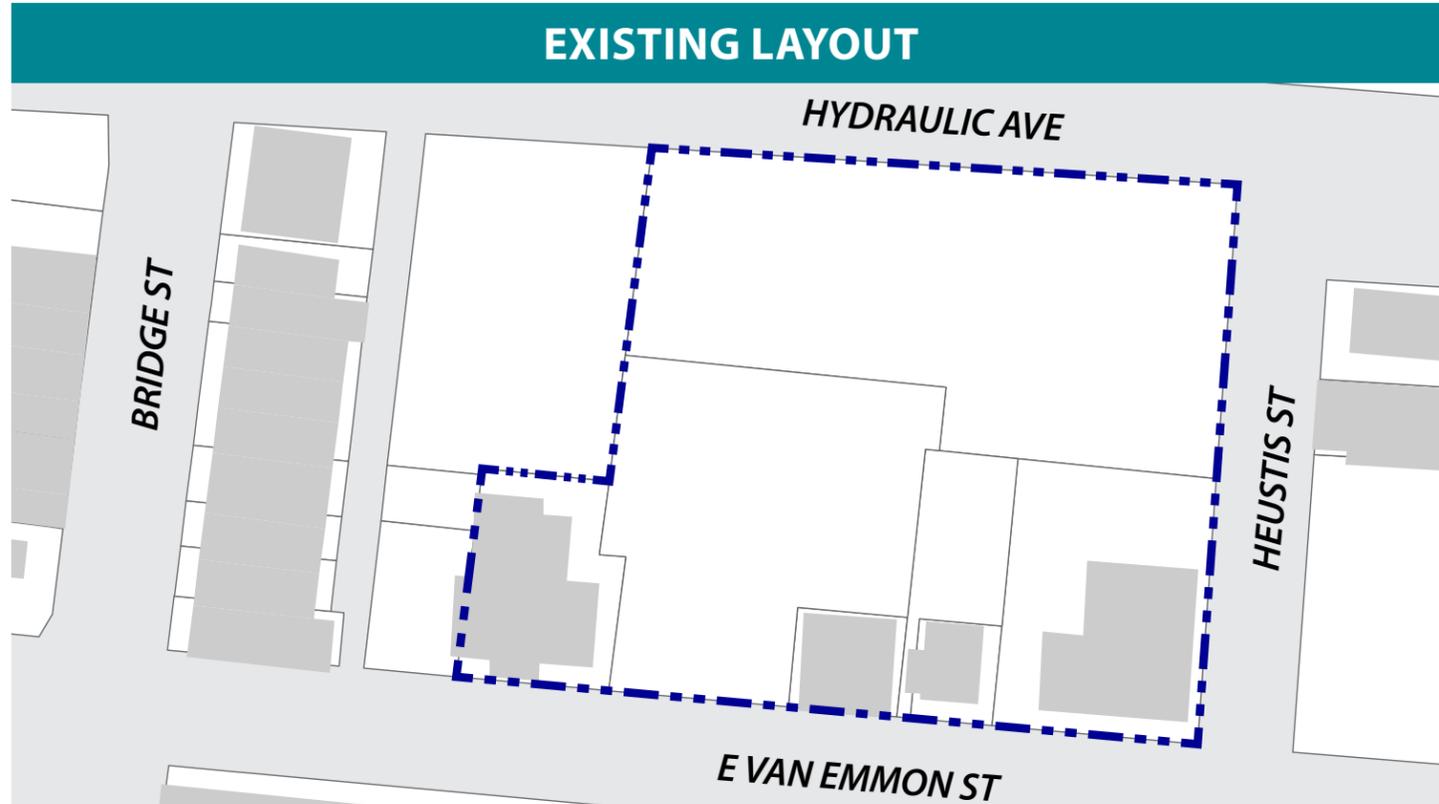


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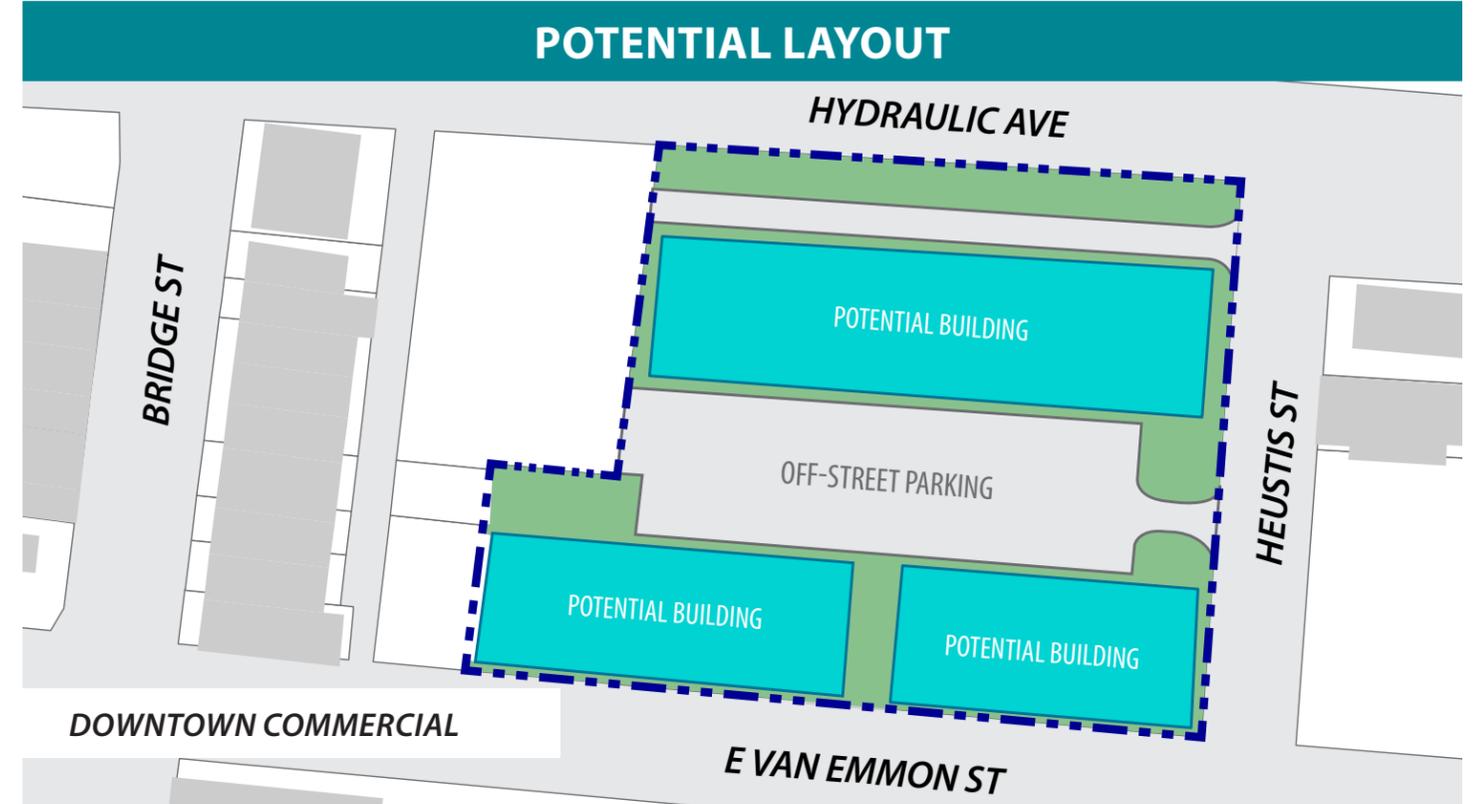


HYDRAULIC DEVELOPMENT EXHIBIT

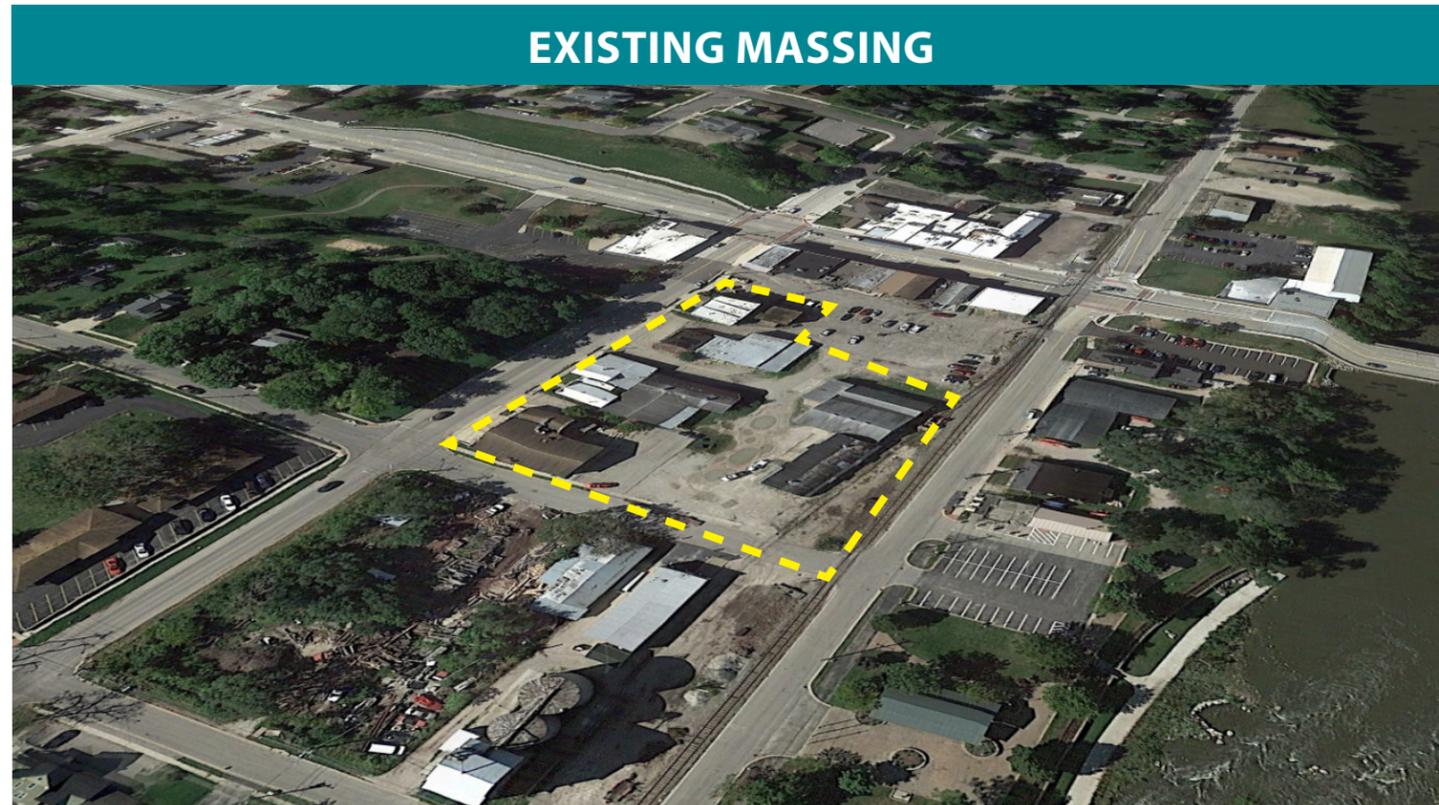
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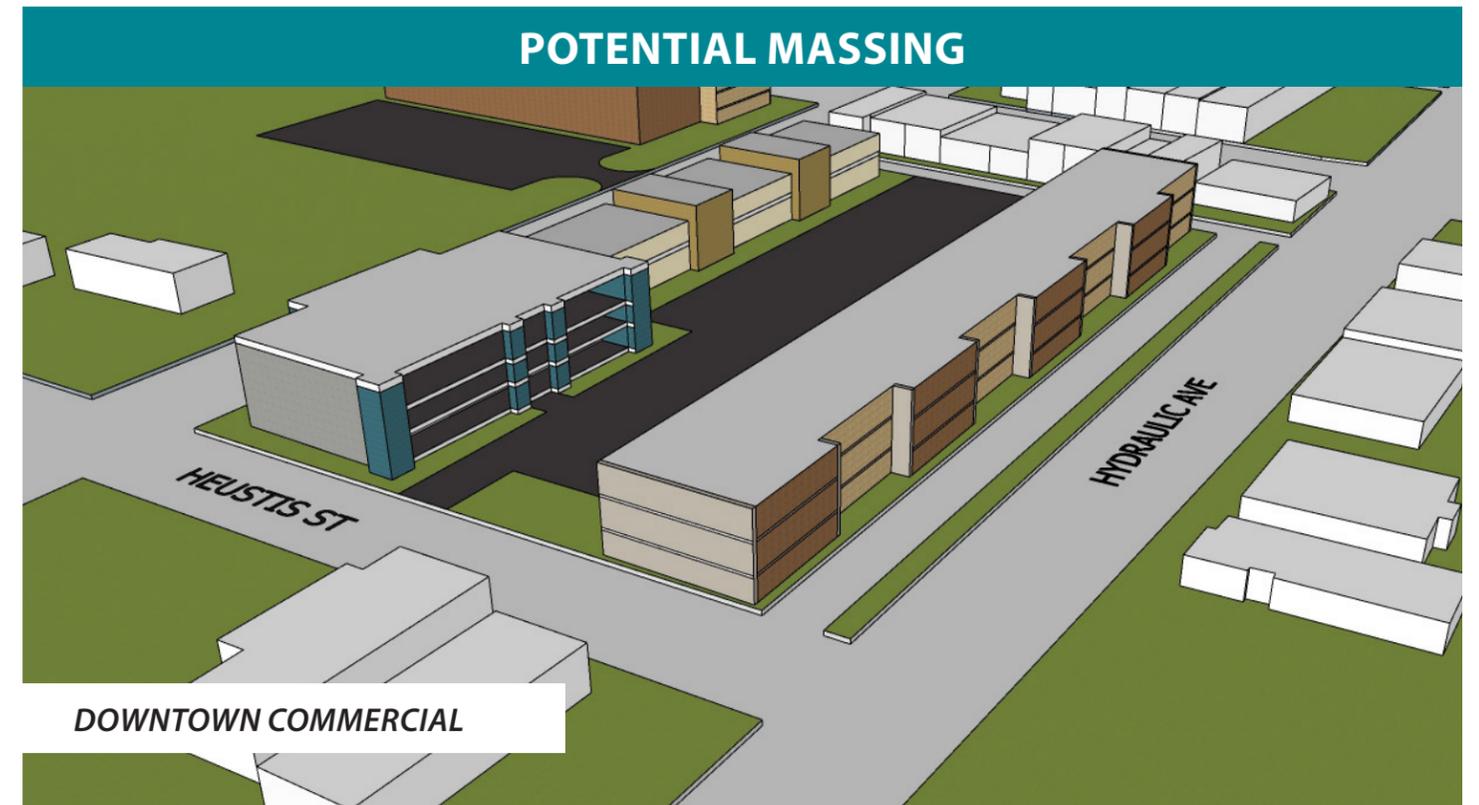
POTENTIAL LAYOUT



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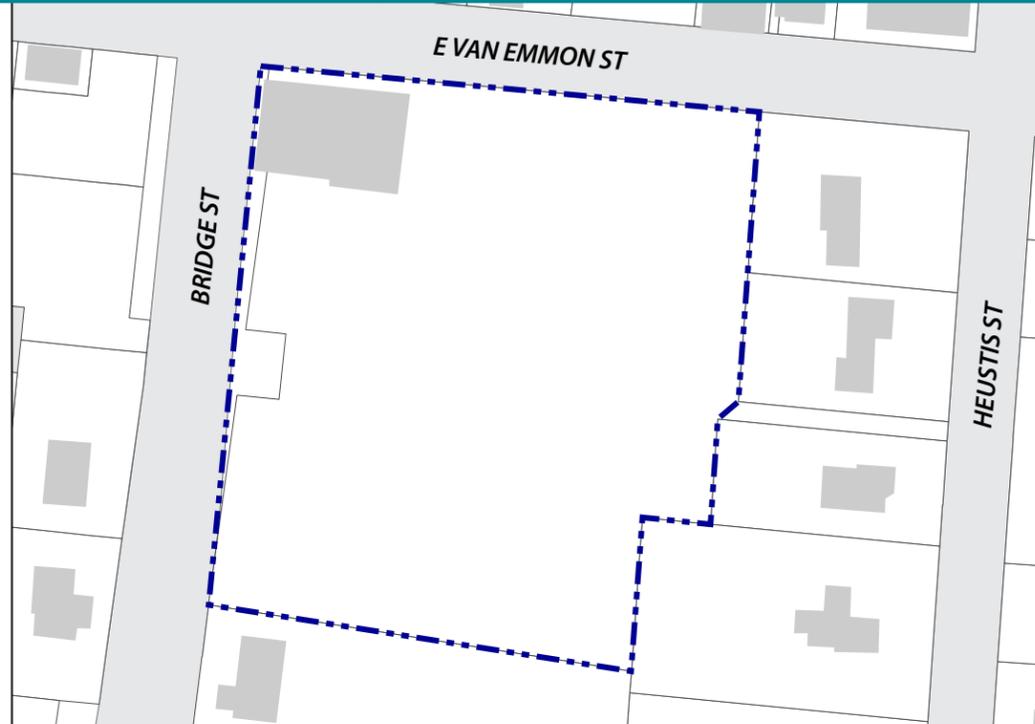


POTENTIAL MASSING



BRIDGE DEVELOPMENT EXHIBIT

EXISTING LAYOUT



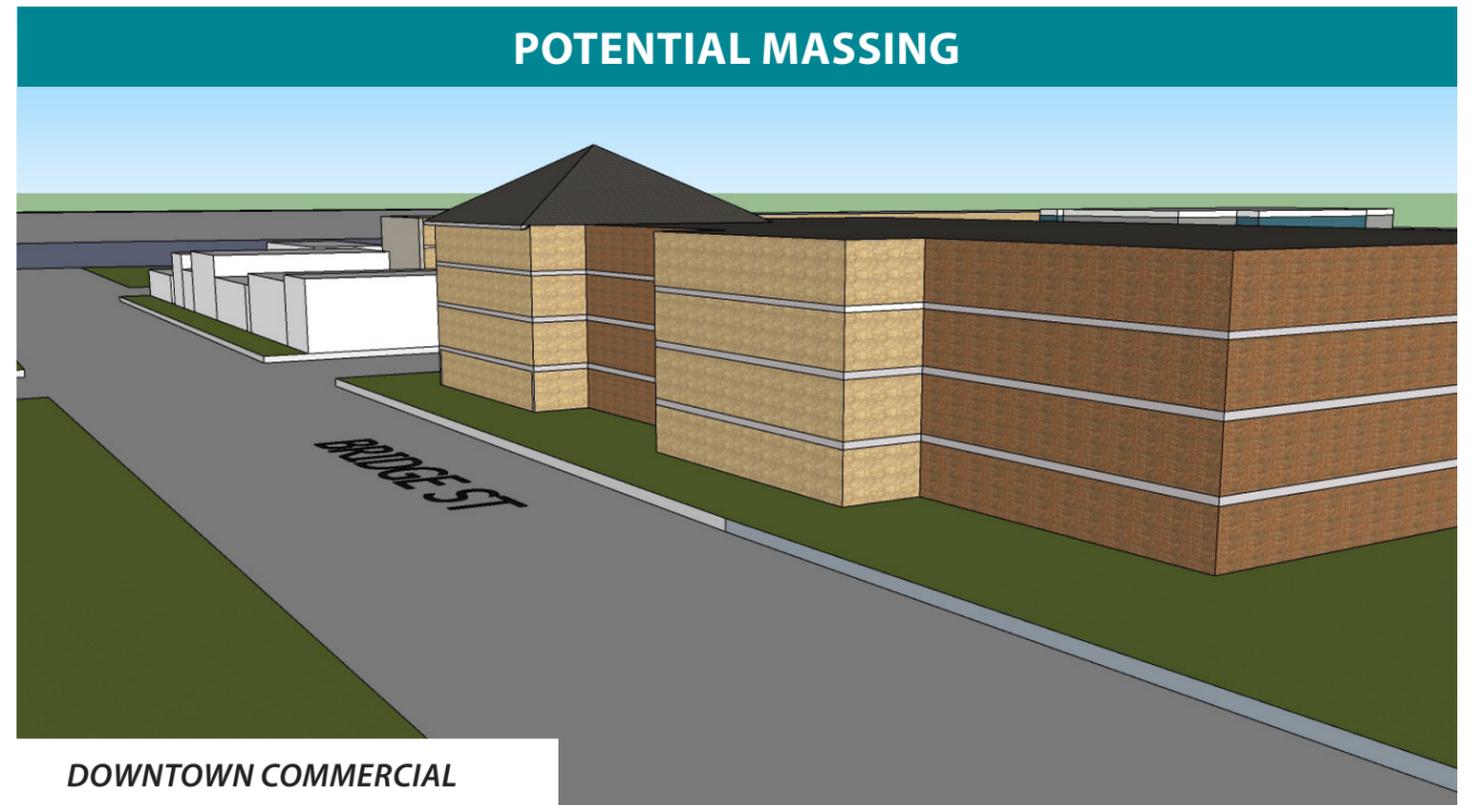
POTENTIAL LAYOUT



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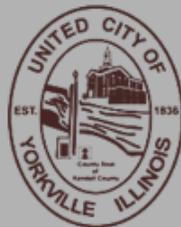
POTENTIAL MASSING



YORKVILLE

Downtown Overlay District

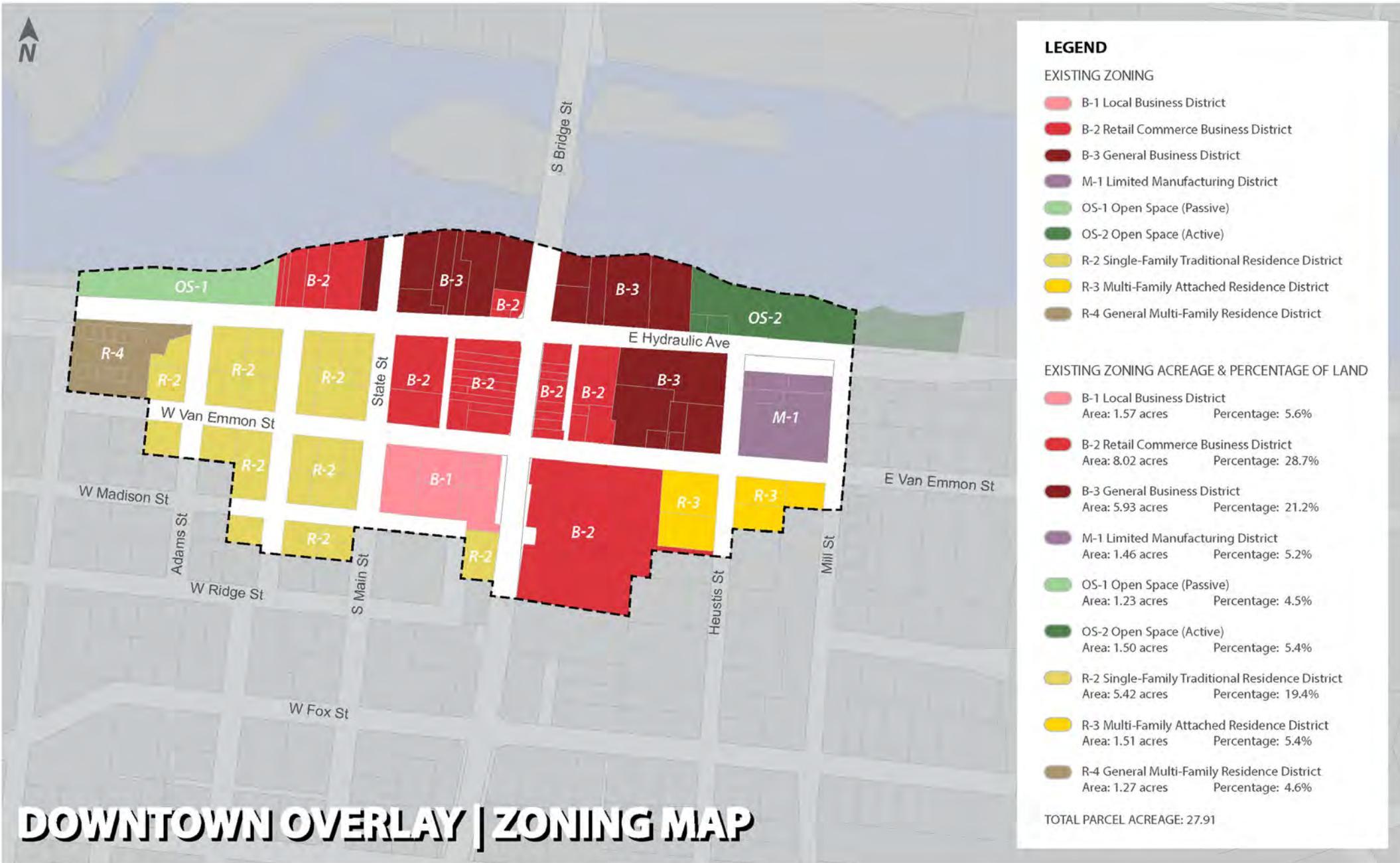
FORM-BASED CODE LOT-BY-LOT ANALYSIS



United City of
Yorkville ILLINOIS

TRADITIONAL VS. FORM-BASED CODE - WHAT IS IT ALL ABOUT?

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



LEGEND

EXISTING ZONING

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

EXISTING ZONING ACREAGE & PERCENTAGE OF LAND

- B-1 Local Business District
Area: 1.57 acres Percentage: 5.6%
- B-2 Retail Commerce Business District
Area: 8.02 acres Percentage: 28.7%
- B-3 General Business District
Area: 5.93 acres Percentage: 21.2%
- M-1 Limited Manufacturing District
Area: 1.46 acres Percentage: 5.2%
- OS-1 Open Space (Passive)
Area: 1.23 acres Percentage: 4.5%
- OS-2 Open Space (Active)
Area: 1.50 acres Percentage: 5.4%
- R-2 Single-Family Traditional Residence District
Area: 5.42 acres Percentage: 19.4%
- R-3 Multi-Family Attached Residence District
Area: 1.51 acres Percentage: 5.4%
- R-4 General Multi-Family Residence District
Area: 1.27 acres Percentage: 4.6%

TOTAL PARCEL ACREAGE: 27.91

28 Total Acres

56% Zoned Commercial

29% Zoned Residential

15% Zoned Manufacturing

5% Zoned Open-Space



LEGEND

EXISTING LAND USES

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

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

EXISTING LAND USE ACREAGE & PERCENTAGE OF LAND

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

TOTAL PARCEL ACREAGE: 27.91

28 Total Acres

27% Used for Commercial

26% Used for Residential

19% Used for Institutional or Public Use

12% Used for Public Parks

DOWNTOWN OVERLAY | LAND USE MAP

WHAT DOES THIS TELL US?

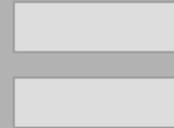
Predominate zoning in downtown is commercial (56%), yet only 27% is actually utilized for commercial.

Underutilization

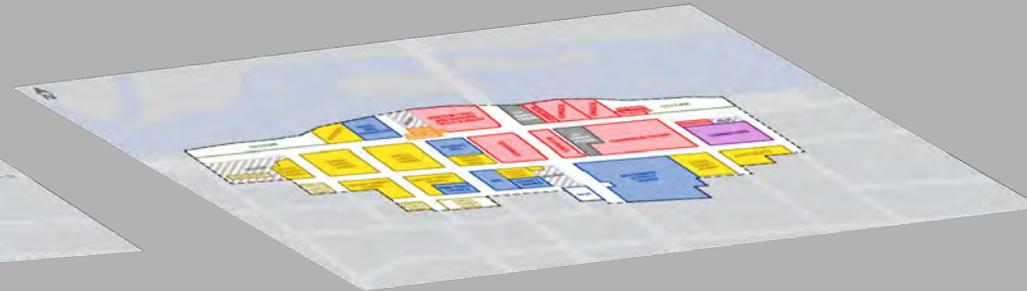
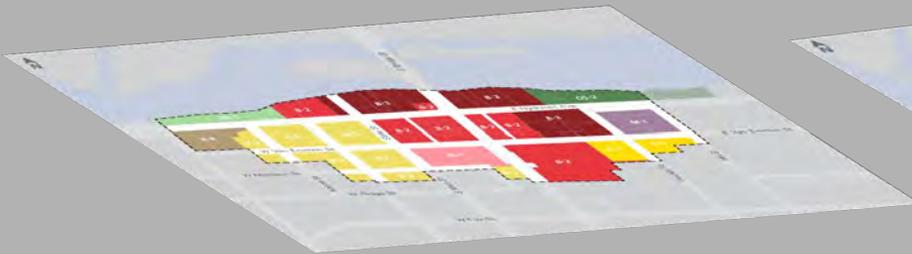


Residential land use (26.6%) is almost equal to commercial land use (27.1%) in downtown.

Co-existing Land Uses



**Primed for Redevelopment.
&
Appropriate Location for a
Mix of Uses within Buildings.**





LEGEND

FORM-BASED CODE DISTRICTS

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



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

DOWNTOWN OVERLAY | PROPOSED USES

WHAT IS THERE NOW?



LOCATIONS WHERE SINGLE-FAMILY RESIDENTIAL LAND USES ARE CURRENTLY ADJACENT TO MULTI-FAMILY, OFFICE OR COMMERCIAL LAND USES.

WHAT CAN GO THERE NOW?

with a Building Permit and without City Council Approval

R-4 MULTI-FAMILY

(Max. 80'6 stories)

- APARTMENTS (8 DU/AC)
- TOWNHOMES
- DUPLEXES

R-2 SINGLE-FAMILY

(Max 30'2.5 stories)

- PUBLIC/PRIVATE SCHOOL
- GOLF COURSE

B-2 RETAIL COMMERCE

(Max. 80'6 stories)

- HOSPITAL
- AUTO PARTS STORE
- CAR RENTAL
- DANCE HALL/DISCO

B-1 LOCAL BUSINESS DISTRICT

(Max. 80'6 stories)

- FUNERAL HOME
- COMMERCIAL LABORATORY
- PAWN SHOP
- TRAILER PARK/CAMP

B-3 GENERAL BUSINESS

(Max. 80'6 stories)

- AUTO REPAIR
- AUTO SALES LOT
- GOLF DRIVING RANGE
- DOG KENNEL

M-1 LIMITED MANUFACTURING

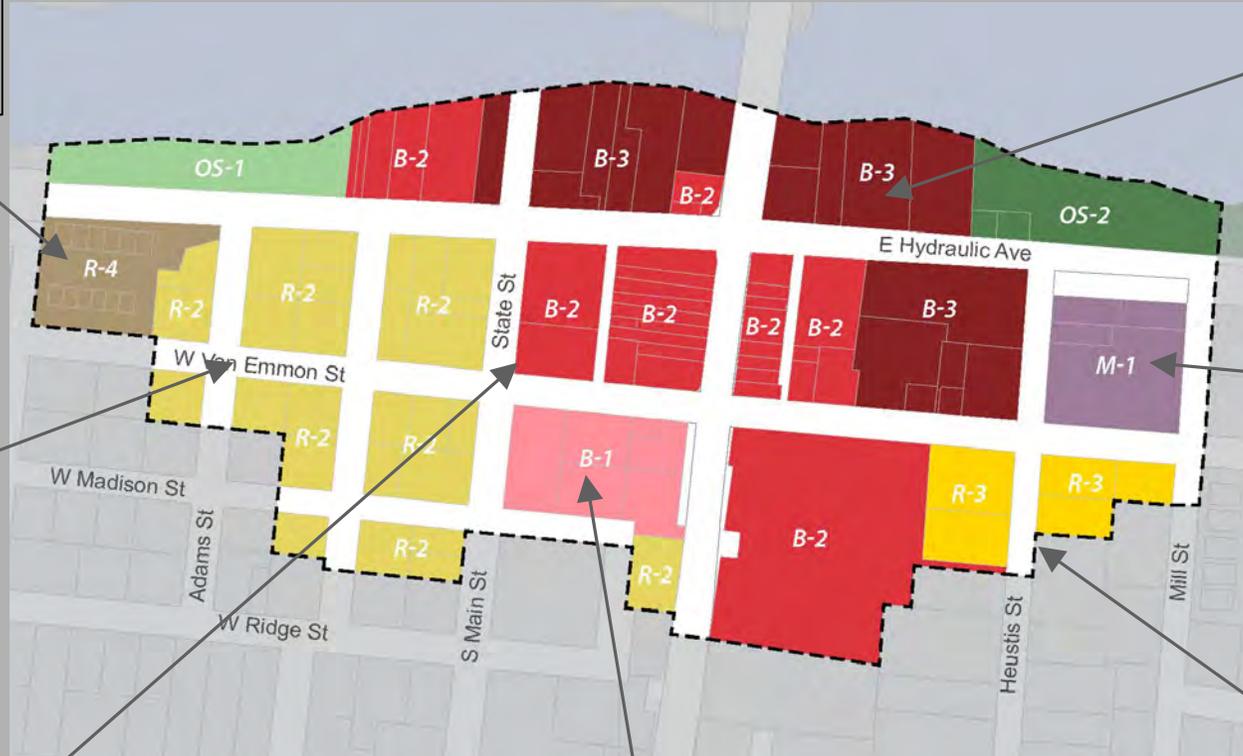
(No Maximum Height)

- BUS/SEMI TRUCK REPAIR
- REPAIR/SALES & STORAGE
- ADULT-USE BUSINESS
- SEWAGE TREATMENT PLANT
- SOLID WASTE DISPOSAL SITE

R-3 MULTI-FAMILY

(Max. 80'6 stories)

- APARTMENTS (5 DU/AC)
- TOWNHOMES
- DUPLEXES



WHAT DOES THE FORM-BASED CODE ALLOW?

DOES NOT PERMIT:

- ✗ FUNERAL HOMES
- ✗ BANKS W/DRIVE UPS
- ✗ LIQUOR STORES
- ✗ PAWN SHOPS
- ✗ TATTOO & BODY PIERCING
- ✗ AUTO REPAIR/PARTS STORES
- ✗ AUTO RENTAL/SALES
- ✗ PUBLIC/PRIVATE SCHOOLS
- ✗ MANUFACTURING
- ✗ BUS/SEMI-TRUCK REPAIR/STORAGE/SALES
- ✗ DOG KENNEL
- ✗ TRAILER PARK/CAMP
- ✗ TREATMENT CENTER
- ✗ ELECTRIC SUBSTATION
- ✗ COMMERCIAL LABORATORY

	Districts				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Residential & Lodging Uses Category					
Residential Dwelling	●	●	●	●	●
Hotel/Motel	●	●	●	●	●
Bed & Breakfast Inn	●	●	●	●	●
Residential Care Facility	●	●	●	●	●
Senior Housing	●	●	●	●	●
Civic & Institutional Uses Category					
Civic Offices & Services	●	●	●	●	●
Library/Museum	●	●	●	●	●
Police & Fire	●	●	●	●	●
Post Office (no distribution)	●	●	●	●	●
Religious & Organization Assembly	●	●	●	●	●
School: Public or Private	●	●	●	●	●
School: College	●	●	●	●	●
Retail & Service Uses Category					
Neighborhood Retail (<8,000 sf)	●	●	●	●	●
General Retail	●	●	●	●	●
Neighborhood Service	●	●	●	●	●
General Service	●	●	●	●	●
Recreation/Entertainment	●	●	●	●	●
Automotive Services	●	●	●	●	●
Food Services & Drinking Places	●	●	●	●	●
Office & Industrial Uses Category					
Office	●	●	●	●	●
Small-Scale Industry	●	●	●	●	●
Infrastructure Uses Category					
Communication Antennae & Towers	●	●	●	●	●
Parking Lot	●	●	●	●	●
Parking Structure	●	●	●	●	●
Public Utility & Infrastructure	●	●	●	●	●
Open Space Uses Category					
Open Space	●	●	●	●	●

	10-21-3 Uses				
	S 1: Bridge Street	S 2: Hydraulic Street	S 3: Van Emmon Street	S 4: 'B' Street	S 5: 'B' Street - Residential
Accessory Uses					
Alternative Energy Generation	●	●	●	●	●
Amphitheater	●	●	●	●	●
Car Washes, Detail Shops, and/or Service Stations	●	●	●	●	●
Drive Through Facility	●	●	●	●	●
Home Occupation	●	●	●	●	●
Outdoor Storage of Goods	●	●	●	●	●
Outdoor Restaurant Dining	●	●	●	●	●
Parking Lot (Accessory)	●	●	●	●	●
Parking Structure (Accessory)	●	●	●	●	●
Roadside Produce Stand/Vending	●	●	●	●	●
Sidewalk Sales	●	●	●	●	●
Temporary Storage Containers	●	●	●	●	●
Mobile Food Vendors	●	●	●	●	●
Temporary Structures	●	●	●	●	●

Key

- Permitted
- Permitted in Upper Stories Only
- Permitted with Development Standards
- Requires Special Use Permit

DOES PERMIT:

- ✓ DOWNTOWN LIVING (MULTI-FAMILY/APARTMENTS)
- ✓ SINGLE-FAMILY
- ✓ DUPLEXES
- ✓ HOTEL/MOTELS
- ✓ SENIOR HOUSING
- ✓ COTTAGE COMMERCIAL (RESIDENTIAL/COMMERCIAL)
- ✓ NEIGHBORHOOD RETAIL (<8,000 SQ. FT.)
- ✓ BED & BREAKFAST INN
- ✓ RECREATION/ENTERTAINMENT
- ✓ FOOD SERVICE & DINING (INDOOR & OUTDOOR)
- ✓ OFFICE/RETAIL
- ✓ SMALL SCALE INDUSTRY
- ✓ PARKING FACILITIES

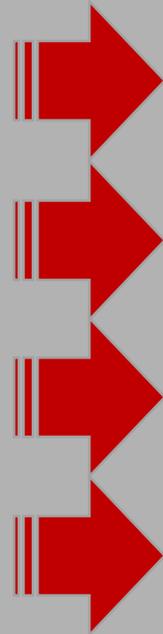
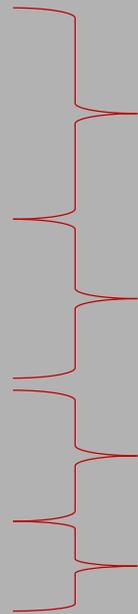
HOW DOES FORM-BASED CODE COMPARE TO TRADITIONAL ZONING STANDARDS?

FORM-BASED CODE DEFINES BY BUILDING TYPE:

TRADITIONAL ZONING DEFINES BY LAND USE:

Building Type	Maximum Overall Height
Downtown Commercial	6 stories (Bridge St.) (with min. 3' step-back at 3 stories)
	4 stories (all other streets)
Downtown Living	4 stories
Cottage Commercial	3.5 stories
Attached Building	4 stories (Bridge St.)
	3.5 stories (all other streets)
Yard Building	3.5 stories
Civic Building	6 stories (Bridge St.) (with min. 3' step-back at 3 stories)
	4 stories
	3 stories ("B" St. Residential)

Zoning	Maximum Overall Height
B-4 Service Business	6 stories
B-3 General Business	6 stories
B-2 Retail Commerce	6 stories
B-1 Local Business	6 stories
R-3 Multi-Family	6 stories
R-4 Multi-Family	6 stories
R-2 Single-Family	2.5 stories
M-I Limited Manufacturing	No maximum height



LESS overall height in FBC

MORE overall height in FBC

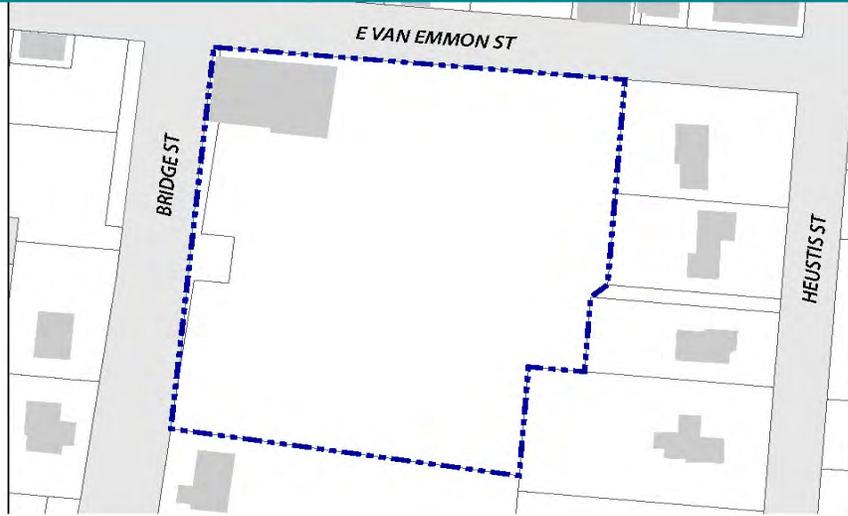
HOW DOES REVIEW & APPROVAL WORK?

TRADITIONAL REVIEW	FORM-BASED CODE REVIEW
STAFF MEETING/PLAN SUBMITTAL	STAFF MEETING/PLAN SUBMITTAL
SITE PLAN REVIEW	SITE PLAN REVIEW
IF PERMITTED – PROCEED TO BUILDING PERMIT LIMITED DISCRETION PROVIDED TO CITY STAFF DEVIATIONS REVIEWED BY PZC AND APPROVED BY PZC	IF PERMITTED – PROCEED TO BUILDING PERMIT MINOR DEVIATIONS ALLOWED WITH APPROVAL FROM CITY STAFF MAJOR DEVIATIONS REQUIRE PZC APPROVAL
IF NOT PERMITTED – PROCEED TO SPECIAL USE/REZONING/PUD PUBLIC HEARING PROCESS	IF NOT PERMITTED – PROCEED TO <u>SPECIAL USE PUBLIC HEARING PROCESS ONLY</u> (IF USE IS IDENTIFIED)
PLAN COUNCIL/EDC/PZC RECOMMENDATIONS	PLAN COUNCIL/EDC/PZC RECOMMENDATIONS
CITY COUNCIL DETERMINATION	CITY COUNCIL DETERMINATION

WHAT COULD IT LOOK LIKE?

BRIDGE DEVELOPMENT EXHIBIT

EXISTING LAYOUT

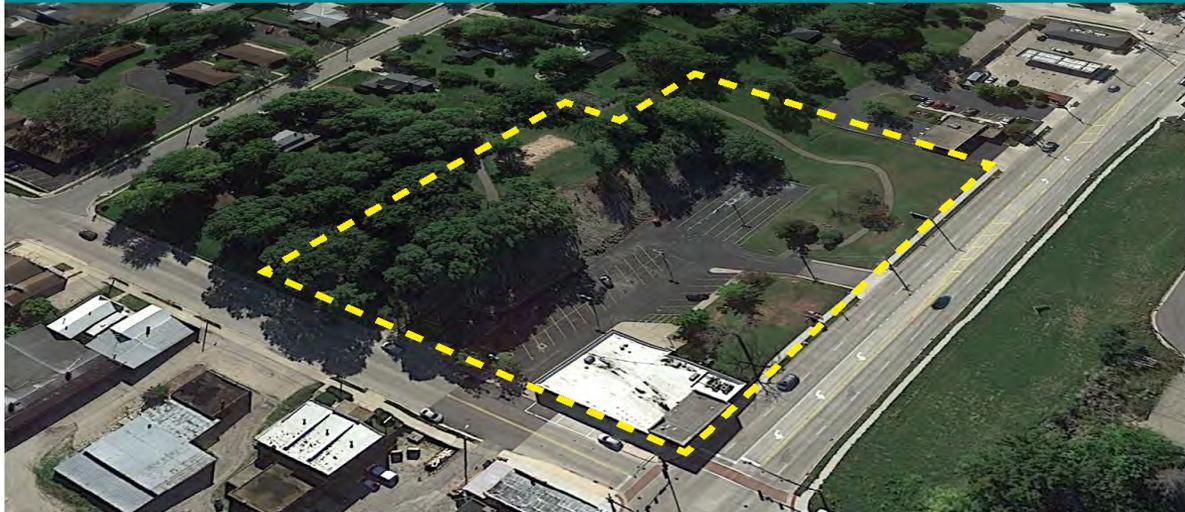


POTENTIAL LAYOUT



DOWNTOWN COMMERCIAL

EXISTING MASSING



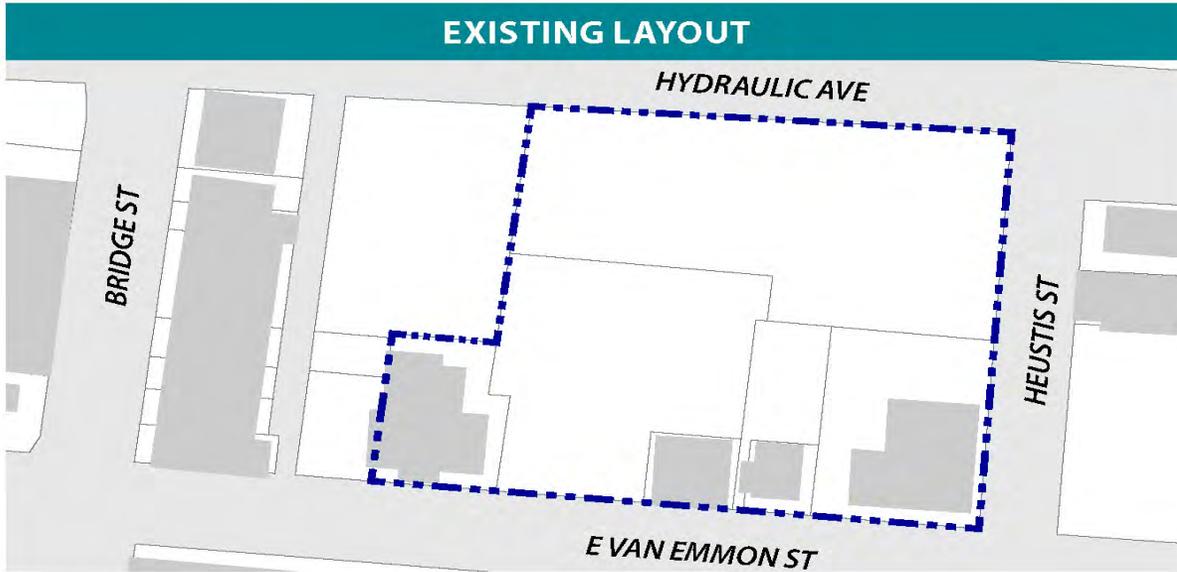
POTENTIAL MASSING



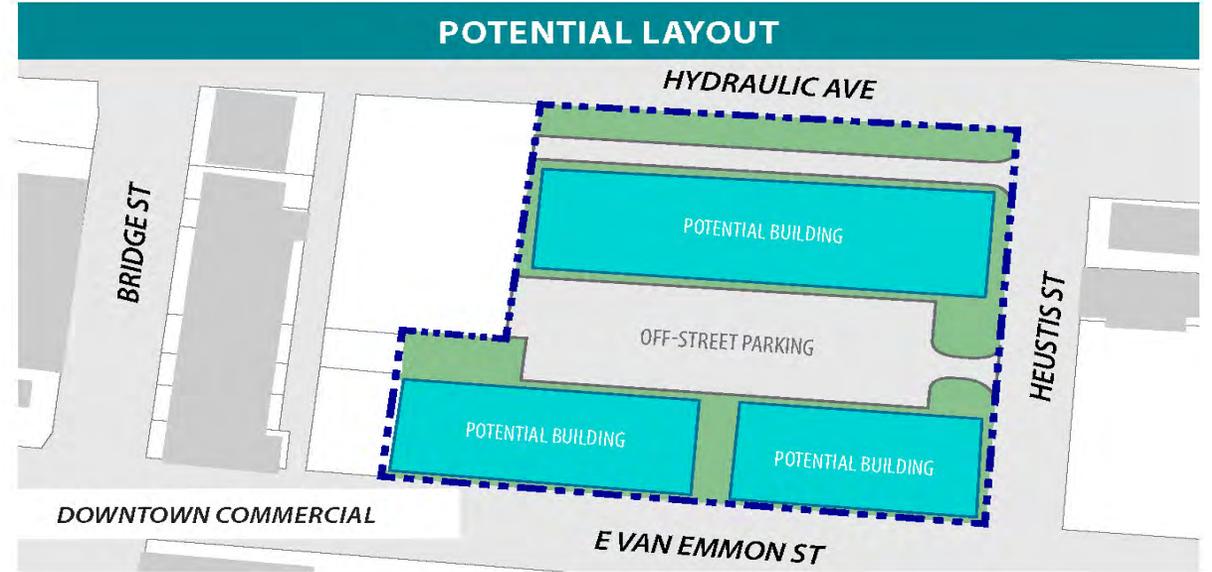
DOWNTOWN COMMERCIAL

HYDRAULIC DEVELOPMENT EXHIBIT

EXISTING LAYOUT



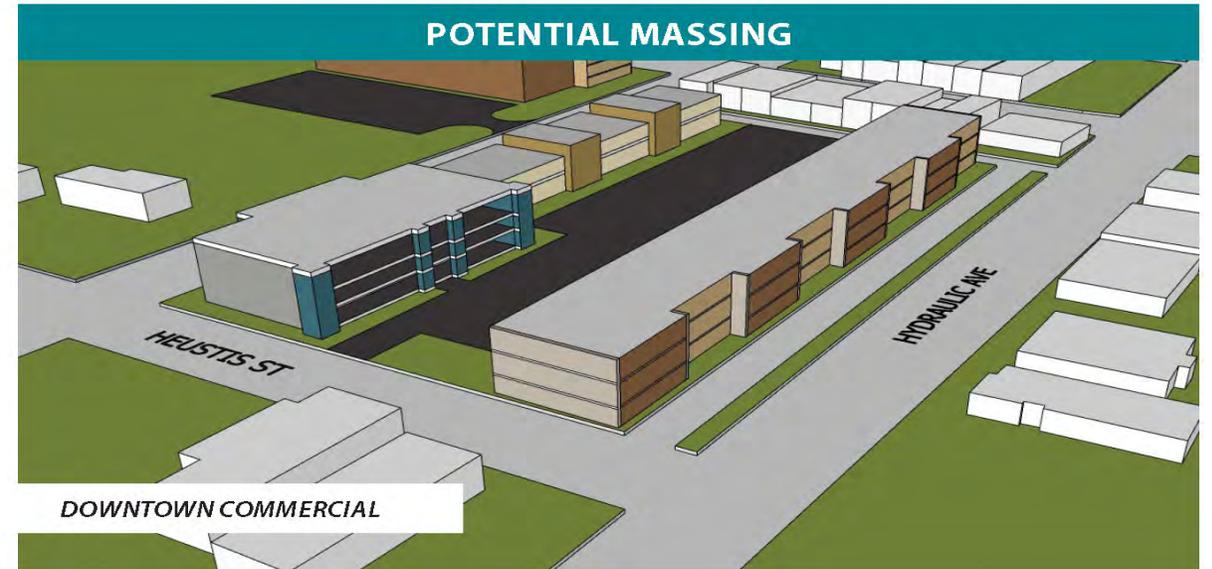
POTENTIAL LAYOUT



EXISTING MASSING

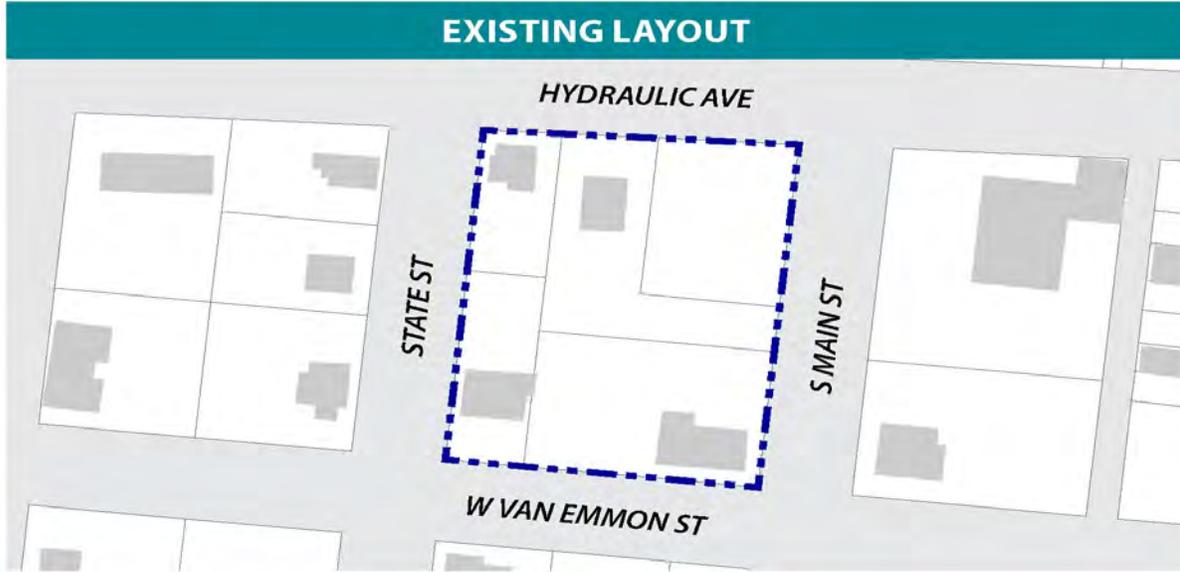


POTENTIAL MASSING

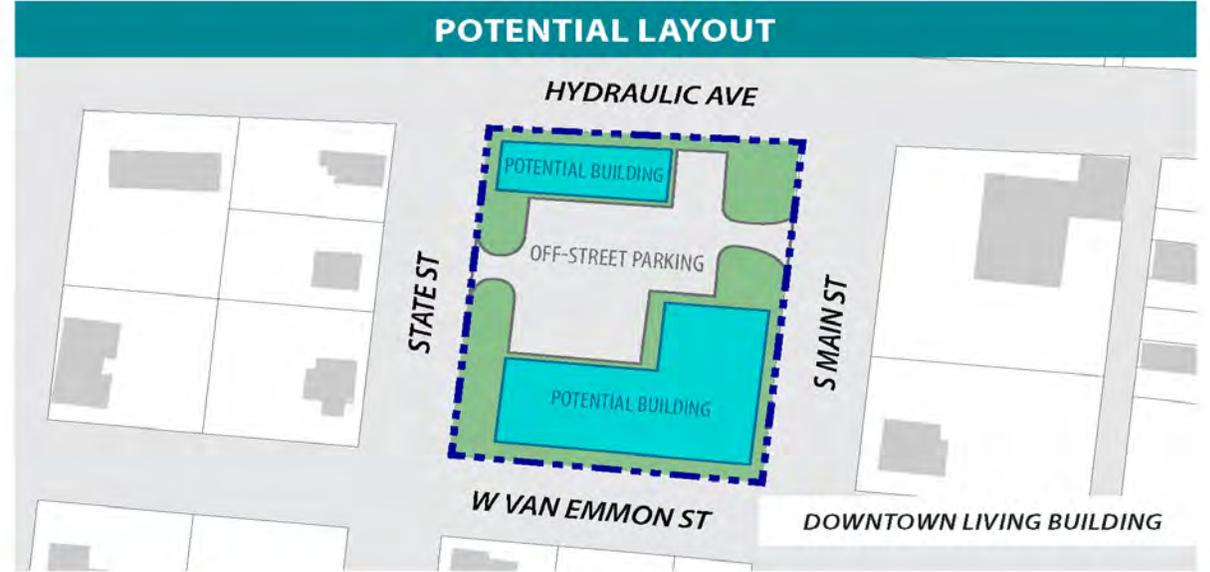


WEST BLOCK DEVELOPMENT EXHIBIT

EXISTING LAYOUT



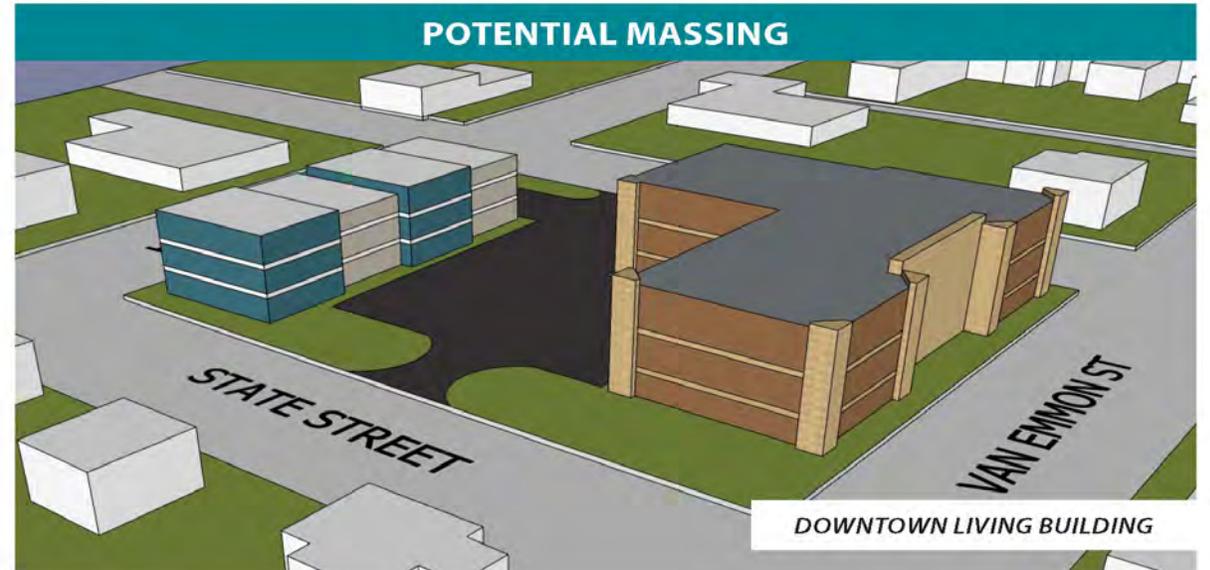
POTENTIAL LAYOUT



EXISTING MASSING



POTENTIAL MASSING



QUESTIONS?



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 #3

Tracking Number

PZC 2019-20 and EDC 2019-64

Agenda Item Summary Memo

Title: 208 E. Main Street – Variance Request

Meeting and Date: City Council – September 24, 2019

Synopsis: Reduction in front yard setback from 30 feet to 20 feet for the purpose of rebuilding a previously existing porch.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Vote

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

Agenda Item Notes:



Memorandum

To: Planning and Zoning Commission
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: August 7, 2019
Subject: **PZC 2019-20 208 E. Main Street – Front Yard Setback Variance**

SUMMARY:

The petitioners, Charles and Gayle Ashley, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in the front yard setback from the required minimum 30 feet from the property line to the building to 20 feet for a residential parcel located at 208 E. Main Street. The property is zoned R-2 Traditional Family Residence District and purpose of the request is to allow for the reconstruction of an attached covered porch, as was part of the original home, to be located within the required front yard. The proposed porch will reflect the established neighborhood character and forward the goals of the recently adopted Neighborhood Design Manual.

Section 10-7-1 of the City's Zoning Ordinance requires all buildings located in the R-2 Single-Family Traditional Residence District to maintain a minimum front yard setback of thirty feet (30'). Although the current home does not maintain this setback, it is non-conforming to this standard, Section 10-15-3-B-3 states the non-conforming structure can be maintained, repaired or altered but cannot expand or create any additional nonconformities. Therefore, the petitioner is seeking the variance so that they are legally allowed to encroach, expand and alter their home to the newly requested setback of 20 feet and not constrained, now or in the future, by the current non-conforming status.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission held a public hearing for the proposed variance to the Yorkville Zoning Ordinance. 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 Front Yard Setback Variance

In consideration of testimony presented during a Public Hearing on September 11, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a requested reduction in the front yard setback in the R-2 Single-Family Traditional Residence District regulations from the required minimum 30 feet from the property line to the building to 20 feet for a residential parcel located at 208 E. Main Street:

Vote:

Olson-aye; Williams-aye; Millen-aye; Marcum-aye; Vinyard-aye
5 ayes; 0 nay

ATTACHMENTS:

1. Planning & Zoning Commission Memorandum dated August 7, 2019
2. Petitioner Application (with attachments)
3. Public Hearing Notice

Ordinance No. 2019-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS, GRANTING A FRONT YARD SETBACK VARIANCE FOR THE
PROPERTY LOCATED AT 208 E. MAIN STREET
(Front Porch)**

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, Charles and Gayle Ashley (the “Applicants”), requested to reduce the required minimum front yard setback in the R-2 Single-Family Traditional Residence District from thirty feet (30’) to twenty feet (20’) for the purposes of constructing an attached porch on their residential property in the front yard that is not permitted pursuant to Section 10-07-01 of the Zoning Ordinance; and,

WHEREAS, A notice of a public hearing on said application was published and pursuant to said notice the Planning and Zoning Commission of the City conducted a public hearing on September 11, 2019, on said application in accordance with the State statutes and the ordinances of the City; and,

WHEREAS, the Planning and Zoning Commission made the required written Findings of Fact finding that the variation met the standards in Section 10-4-7C 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:

LOT 9 AND THAT PART OF LOTS 5, 6 AND 10 IN BLOCK 22 OF MCCLELLAN'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 9 AND SAID EASTERLY LINE EXTENDED, 320.0 FEET TO THE SOUTHERLY LINE OF LOT 6; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE, 100.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EASTERLY LINE EXTENDED AND SAID EASTERLY LINE, 320.0 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, 100.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

Commonly known as 208 E. Main Street, Yorkville, Illinois,
Property Index Number: 02-33-109-006

Section 2: That a variation pursuant to Section 10-07-01 of the Zoning Ordinance to reduce the required minimum front yard setback in the R-2 Single-Family Traditional Residence District from thirty feet (30') to twenty feet (20') of the Subject Property is hereby granted.

Section 3: That the front porch shall be constructed, operated and maintained in accordance with the requirements of the Yorkville City Code and generally located as shown on the attached plat of survey prepared by Phillip D. Young and Associates, Inc. dated May 23, 2005 and made a part hereof as Exhibit A.

Section 4: 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



Memorandum

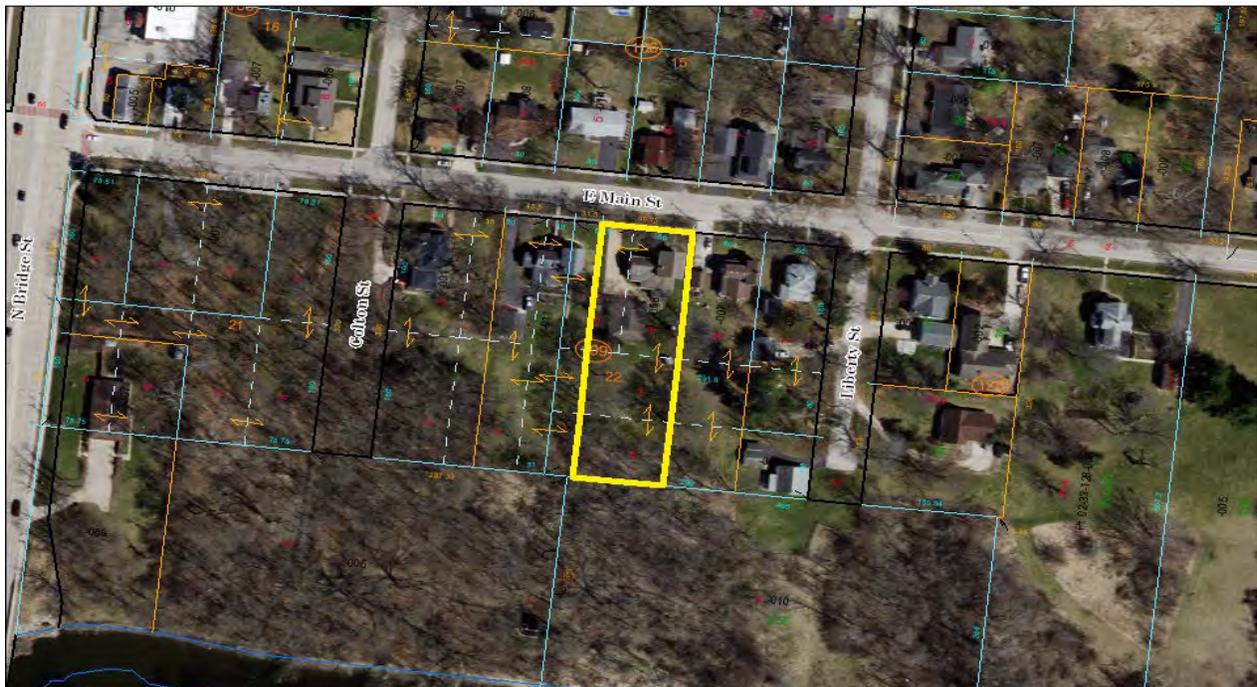
To: Planning and Zoning Commission
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: August 7, 2019
Subject: **PZC 2019-20 208 E. Main Street – Front Yard Setback Variance**

SUMMARY:

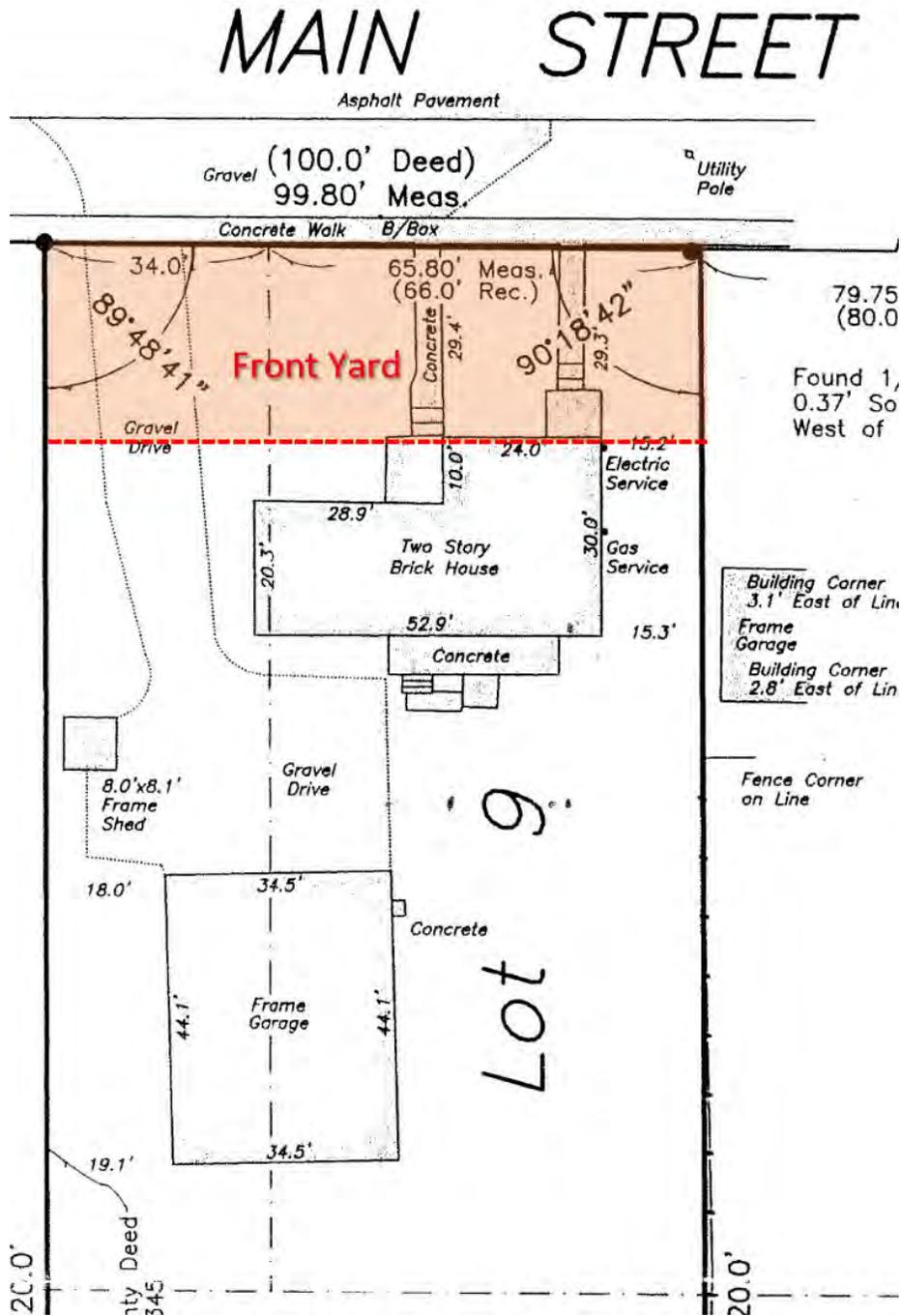
The petitioners, Charles and Gayle Ashley, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in the front yard setback from the required minimum 30 feet from the property line to the building to 20 feet for a residential parcel located at 208 E. Main Street. The property is zoned R-2 Traditional Family Residence District and purpose of the request is to allow for the reconstruction of an attached covered porch, as was part of the original home, to be located within the required front yard. The proposed porch will reflect the established neighborhood character and forward the goals of the recently adopted Neighborhood Design Manual.

PROPERTY BACKGROUND:

The property, a two-story is located approximately 2 blocks east of IL Rte. 47 (N. Bridge Street) on Main Street surrounded by similar single-family homes in the older residential part of Yorkville. This parcel, as well as the adjacent parcels, was platted as a narrow, deep lot which backs up to wooded open space and the Fox River. This area of the City was developed prior to any modern zoning regulations existed in Yorkville and therefore the structures and parcels in the area may or may not conform to current code standards.



As currently situated, the nearest distance from the property line to the edge of the home is approximately 29.4'. However, the existing front stoop extends an additional eight feet (8') into the yard, effectively rendering the front setback at 21.4', less than the required minimum 30 feet for the R-2 zoning district. Therefore, this property is considered "legally non-conforming" since its non-conformity existed prior to the adoption of the current ordinance. The exhibit below illustrates where the house is located on the parcel. The required front yard is shaded and shows the existing stoop.



PROJECT DESCRIPTION:

The two-story brick residence, as seen in the picture to the right, was originally built circa 1860 with architectural features common to Victoria Stick Style homes. These features include steep gable and side gable rooflines; rectangular windows in a simple pattern of one-over-one; and unusually announced porches with large brackets that form curved diagonal braces. At some point, the front façade of the home was altered to remove the covered porch and the current homes exterior is depicted in the images below.



As proposed, the petitioners are seeking to rebuild the one-story porch to the existing front façade of the home in its original location. The porch would extend approximately thirty-two (32) feet across the front plane of the house and project out about eight (8) feet into the front yard, following the line of the existing front stoop. The covered roof of the porch would be approximately ten (10) feet in height and the floor material will be a one inch (1”) thick composite deck. The overall setback will essentially remain at its current distance of 21’-4” if the variance is approved.

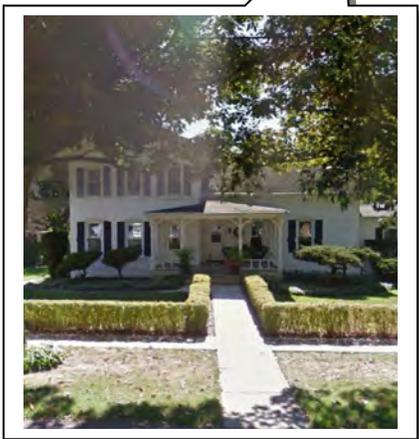
VARIANCE REQUEST:

Section 10-7-1 of the City’s Zoning Ordinance requires all buildings located in the R-2 Single-Family Traditional Residence District to maintain a minimum front yard setback of thirty feet (30’). Although the current home does not maintain this setback, it is non-conforming to this standard, Section 10-15-3-B-3 states the non-conforming structure can be maintained, repaired or altered but cannot expand or create any additional nonconformities. Therefore, the petitioner is seeking the variance so that they are legally allowed to encroach, expand and alter their home to the newly requested setback of 20 feet and not constrained, now or in the future, by the current non-conforming status.

NEIGHBORHOOD DESIGN:

In February 2019, the City Council adopted the Neighborhood Design Manual, which is geared towards retaining and enhancing the character and livability of Yorkville’s traditional neighborhoods. As part of this non-binding manual, guidelines were established for renovation and new construction with the goal of any repair or reconstruction blending into the fabric of the surrounding neighborhood. Specifically, regarding porches, the Neighborhood Design Manual acknowledges that “the front porch can be a great place to relax and enjoy the breeze on a cool summer evening” and therefore recommends when renovating an existing home in the older parts of town, “care should be taken to preserve or replicate the styling of historic elements...into the new design.” Additionally, the Comprehensive Plan designates this area as “Traditional Neighborhood Residential” which encourages the current residential character.

The petitioners main purpose is to replace the previous porch feature onto their home as it was originally built. They also desire to enhance the character of their home with the addition of this architectural element and “bring back some old-time touches” to the neighborhood, as other homes also have front porches. Furthermore, the variance for the front yard setback is consistent with the established neighborhood frontage and the addition of the requested porch would maintain that line, as illustrated in the aerial below.



STANDARDS FOR GRANTING A VARIANCE:

The Planning and Zoning Commission must base its decision to vary, or recommend varying, the Petitioner's request for relief of the Zoning Ordinance regulation upon the following standards (Section 10-4-7-C):

1. Because of the particular physical 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 the regulations was carried out.
2. The conditions upon which the petition 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.
3. 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.
4. 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.
5. 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.
6. The proposed variation is consistent with the official comprehensive plan and other development standards and policies of the city.

The petitioners have provided responses to these standards in their application materials which they request to be entered into the record.

STAFF COMMENTS

Staff is supportive of the request for front yard setback reduction as proposed by the petitioners. The original architecture of the home was designed with a Victorian Stick Style porch, similar to the surrounding residences. Additionally, the property, and most properties within the neighborhood, are legally non-conforming with regards to front yard setbacks, as they were built prior to the modern zoning code. Finally, the proposed porch would not change the character of the street line and is consistent with the recently adopted Neighborhood Design Manual and Comprehensive Plan.

PROPOSED MOTIONS:

In consideration of testimony presented during a Public Hearing on September 11, 2019 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a requested reduction in the front yard setback in the R-2 Single-Family Traditional Residence District regulations from the required minimum 30 feet from the property line to the building to 20 feet for a residential parcel located at 208 E. Main Street and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

ATTACHMENTS:

1. Petitioner Application (with attachments)
2. Public Hearing Notice



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 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 4, Section 7 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. The Kendall County Soil and Water Conservation District requires Natural Resource Inventory (NRI) applications from petitioners seeking variances. A copy of this application can be found on the District's website (www.KendallSWCD.org).

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 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.

If the Planning and Zoning Commission decides that the requested variance adheres to the standards set forth by the Illinois municipal code, then the variance may be granted under these instances and no others:

- To permit any yard or setback less than the yard or setback required by the applicable regulations, but by no more than twenty-five percent (25%).
- To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient area or widths of the lot or lots but in no event shall the respective area and width of the lot or lots be less than ninety percent (90%) of the required area and width. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot width and area set forth in this title.
- To permit the same off street parking facility to qualify as required facilities for two (2) or more uses provided the substantial use of such facility by each use does not take place at approximately the same hours of the same days of the week.
- To reduce the applicable off street parking or loading facilities required by not more than one (1) parking space or loading space, or twenty percent (20%) of the applicable regulations, whichever number is greater.
- To increase by not more than twenty five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- To allow for the deferment, or land banking, of required parking facilities for a reasonable period of time, such period of time to be specified in the variance.
- To increase by not more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- To exceed any of the authorized variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located.

If the Planning and Zoning Commission decides the requested variance follows the Illinois standards but is not included in the list of instances above, then the variance must be approved by City Council.

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 other than those listed above 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.



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APPLICATION FOR VARIANCE

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 VARIANCE

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 _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ <small># of Acres Acres over 5 Amount for Extra Acres Total Amount</small>		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ <small># of Acres Acres over 5 Amount for Extra Acres Total Amount</small>		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ <small># of Acres Acres over 5 Amount for Extra Acres Total Amount</small>		Total: \$
ZONING VARIANCE	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$ 585
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 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	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 <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
TOTAL AMOUNT DUE:			\$ 585



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APPLICATION FOR VARIANCE

DATE: 6-20-19	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: CHUCK & BOYLE ASHLEY	COMPANY:	
MAILING ADDRESS: 208 E. MAIN		
CITY, STATE, ZIP: YORKVILLE, IL 60560	TELEPHONE: 630-553-6414	
EMAIL: ASHLEY4649@SBCGLOBAL.NET	FAX:	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: CHARLES & BOYLE ASHLEY		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: N/A		
PROPERTY STREET ADDRESS: 208 E. MAIN YORKVILLE		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: SAME AS ABOVE		
CURRENT ZONING CLASSIFICATION: R2		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: R2		
EAST: R2		
SOUTH: R1		
WEST: R2		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
0233109000		



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 VARIANCE

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS: <i>N/A</i>	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS: <i>N/A</i>	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS: <i>N/A</i>	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>Petitioner must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".</p>	
VARIANCE STANDARDS	
<p>PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.</p> <p><i>YES</i></p>	



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

REQUEST A VARIANCE OF THE FRONT YARD SET BACK IN THE R-2 DISTRICT FROM 30' TO 20' TO ACCOMMODATE A FRONT PORCH
TITLE 10, CH. 11 - ARTICLE C - SECTION 10-11 C-3.

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:

WE WOULD NOT BE ABLE TO CONSTRUCT A FRONT PORCH AS WAS ORIGINALLY PART OF THE HOME

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:

HOME WAS CONSTRUCTED BEFORE THIS RULES WERE ESTABLISHED CREATING SET BACKS.

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:

HOME WAS CONSTRUCTED BEFORE THESE RULES WERE CREATED.
MANY OTHER HOMES IN THIS NEIGHBORHOOD HAVE PORCHES THAT WOULD NOT MEET TODAY'S STANDARDS.



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Yorkville, Illinois, 60560
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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

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:

THIS PORCH WILL MATCH OTHERS IN THE NEIGHBORHOOD, ENHANCE THE HOME, AND BRING BACK SOME OLD TIME TOUCHES TO THE NEIGHBORHOOD

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:

THIS PORCH WILL HAVE NO ADVERSE EFFECT ON ANY SURROUNDING 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.

Charles R. Ashley

PETITIONER SIGNATURE

6-20-19

DATE

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

Charles R. Ashley

OWNER SIGNATURE

6-20-19

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:



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

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	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>CHUCK & GAYLE ASHLEY</u>	COMPANY:
MAILING ADDRESS: <u>208 E. MAIN ST</u>	
CITY, STATE, ZIP: <u>YORKVILLE, IL 60560</u>	TELEPHONE: <u>630-553-6414</u>
EMAIL:	FAX:

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

_____ PRINT NAME	_____ TITLE
_____ SIGNATURE	_____ DATE

ACCOUNT CLOSURE AUTHORIZATION

DATE REQUESTED: _____

PRINT NAME: _____

SIGNATURE: _____

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.
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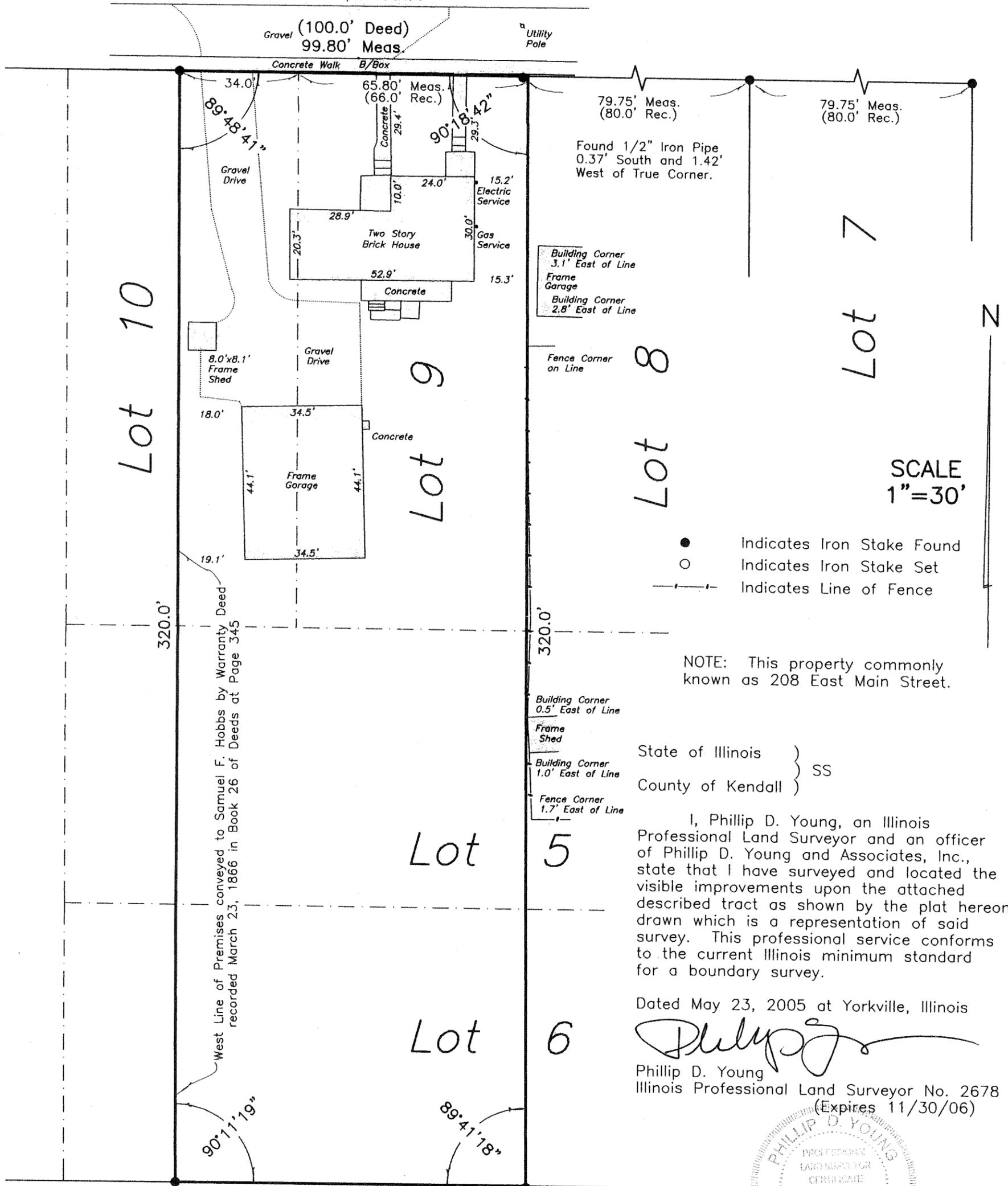




PLAT OF SURVEY OF
 LOT 9 AND PART OF LOTS 5, 6 AND 10 - BLOCK 22 - McCLELLAN'S ADDITION
 YORKVILLE KENDALL COUNTY ILLINOIS

MAIN STREET

Asphalt Pavement



SCALE
 1"=30'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

NOTE: This property commonly known as 208 East Main Street.

State of Illinois }
 County of Kendall } SS

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

Dated May 23, 2005 at Yorkville, Illinois

Phillip D. Young
 Phillip D. Young
 Illinois Professional Land Surveyor No. 2678
 (Expires 11/30/06)



LEGAL DESCRIPTION:

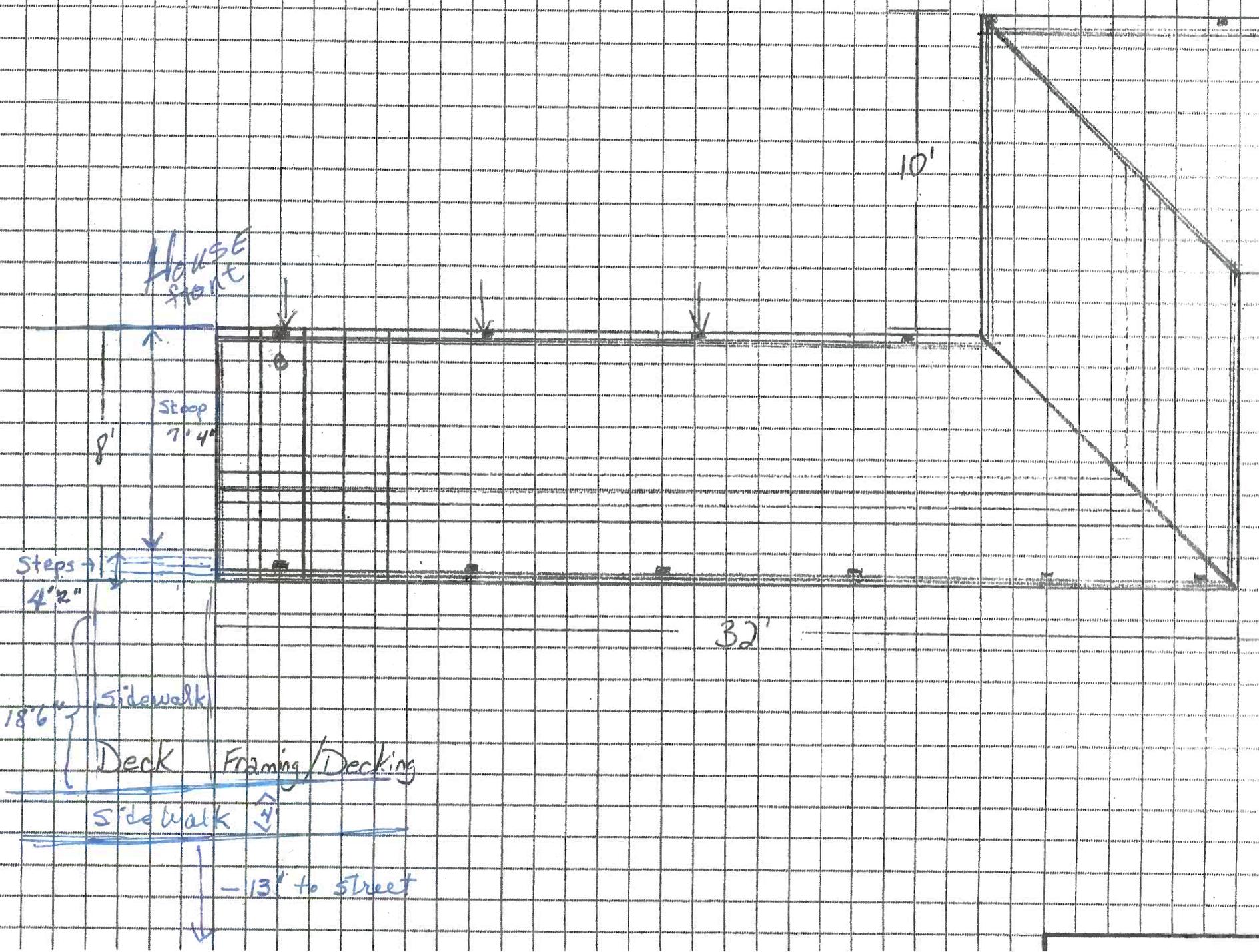
Lot 9 and that part of Lots 5, 6 and 10 in Block 22 of McClellan's Addition to Bristol described as follows: Beginning at the Northeast Corner of said Lot 9; thence Southerly, along the Easterly Line of said Lot 9 and said Easterly Line extended, 320.0 feet to the Southerly Line of Lot 6; thence Westerly, along said Southerly Line, 100.0 feet; thence Northerly, parallel with said Easterly Line extended and said Easterly Line, 320.0 feet to the Northerly Line of said Lot 10; thence Easterly, along said Northerly Line, 100.0 feet to the point of beginning in the United City of the Village of Yorkville, Kendall County, Illinois.

JOB NO.	05062
JOB NAME	ASHLEY
DWG FILE	05062

Phillip D. Young and Associates, Inc.
 LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
 Yorkville, Illinois 60560
 Telephone (630)553-1580

- 1" Thick composite decking



House front

8'
Stoop
7' 4"

Steps
4' 2"

32'

10'

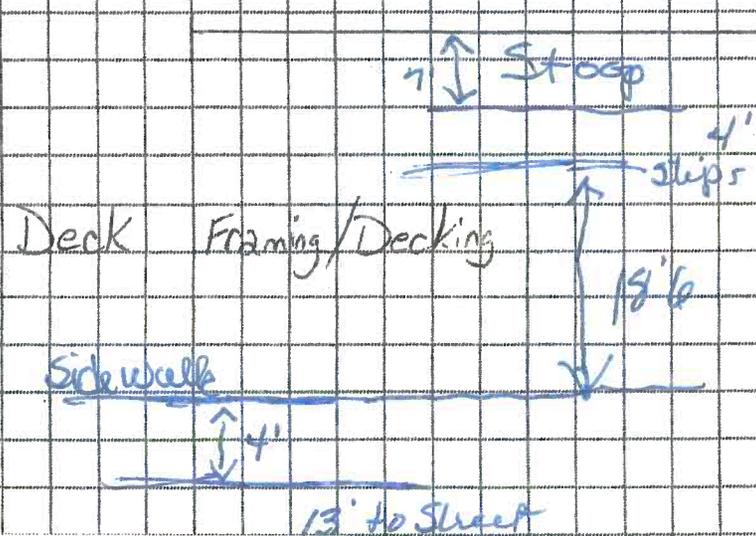
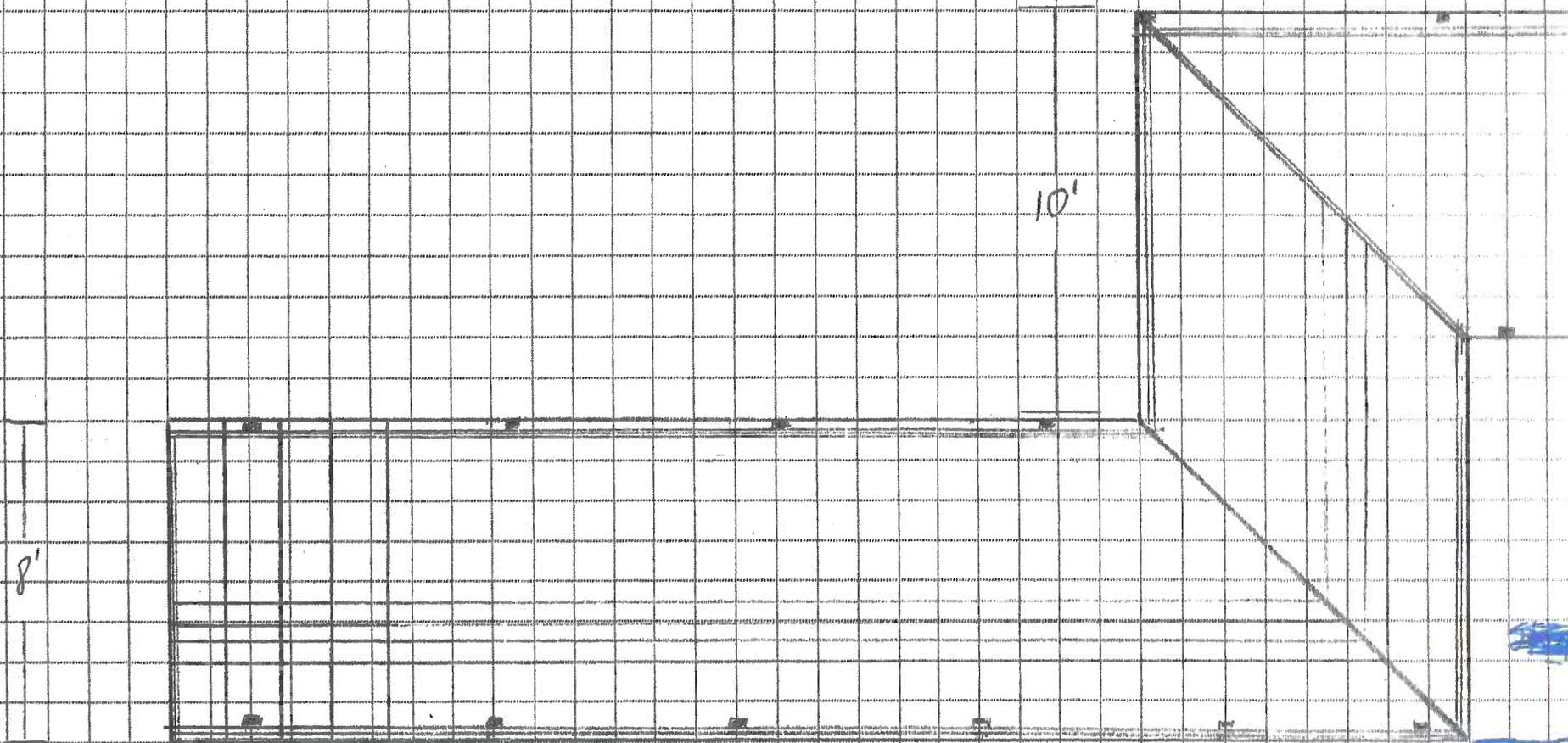
18' 6" } sidewalk

Deck Framing/Decking

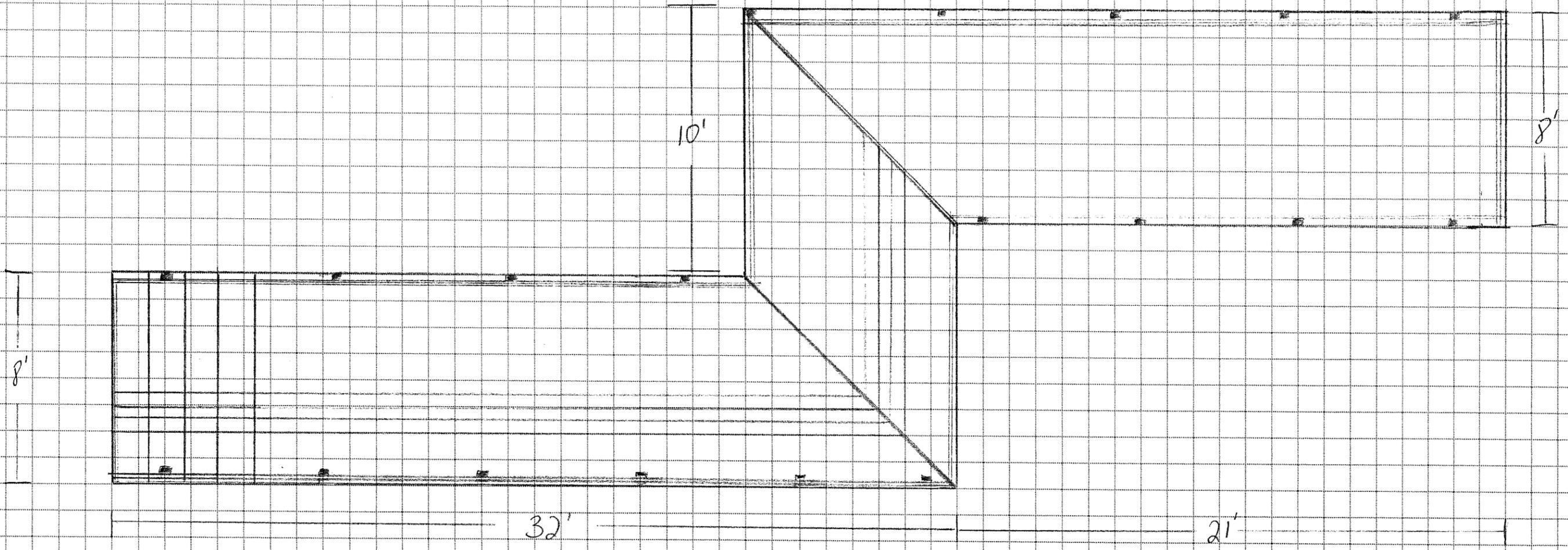
sidewalk

13' to street

- 1" Thick composite decking



- 2" x 6" Floor Joists - Pressure Treated 16" O.C. Typical
- 2) 2" x 6" Beams with Joist Hangers
- 1" Thick composite decking



Deck Framing/Decking

Deck
Plan

JOB _____

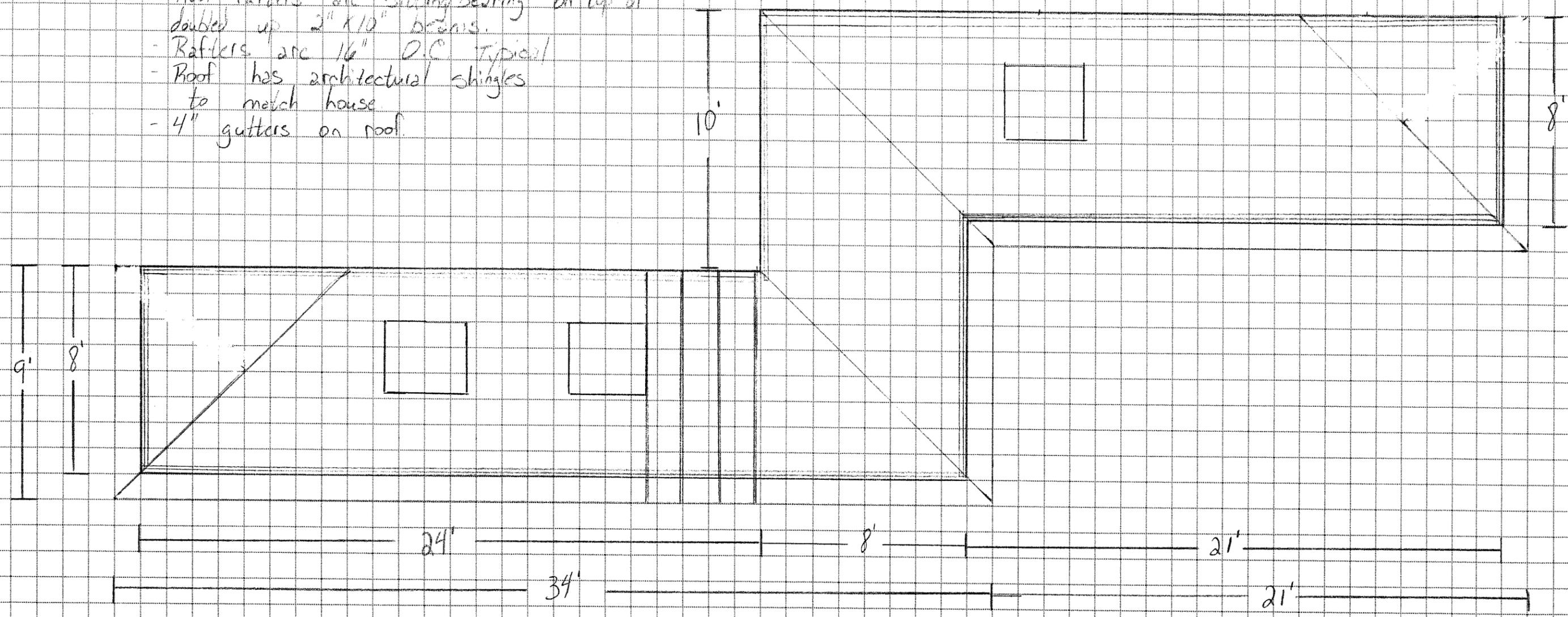
SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

- Red lines indicate roof outline
- There is a 12" overhang past the lower deck.
- There are 3 hips and 1 valley
- Roof rafters are sitting/bearing on top of doubled up 2" x 10" beams.
- Rafters are 16" O.C. Typical
- Roof has architectural shingles to match house
- 4" gutters on roof



- 8" Ground Level Deck
- 9" Roof covering Deck
- 16" O.C. Typical spacing for 2" x 6" Floor joists and 2" x 6" Roof rafters
- 3 - 33 1/2 x 33 1/2" Skylights lined up with windows below
- 2) 2" x 10" Beams Carrying roof rafters

Roof Plan

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

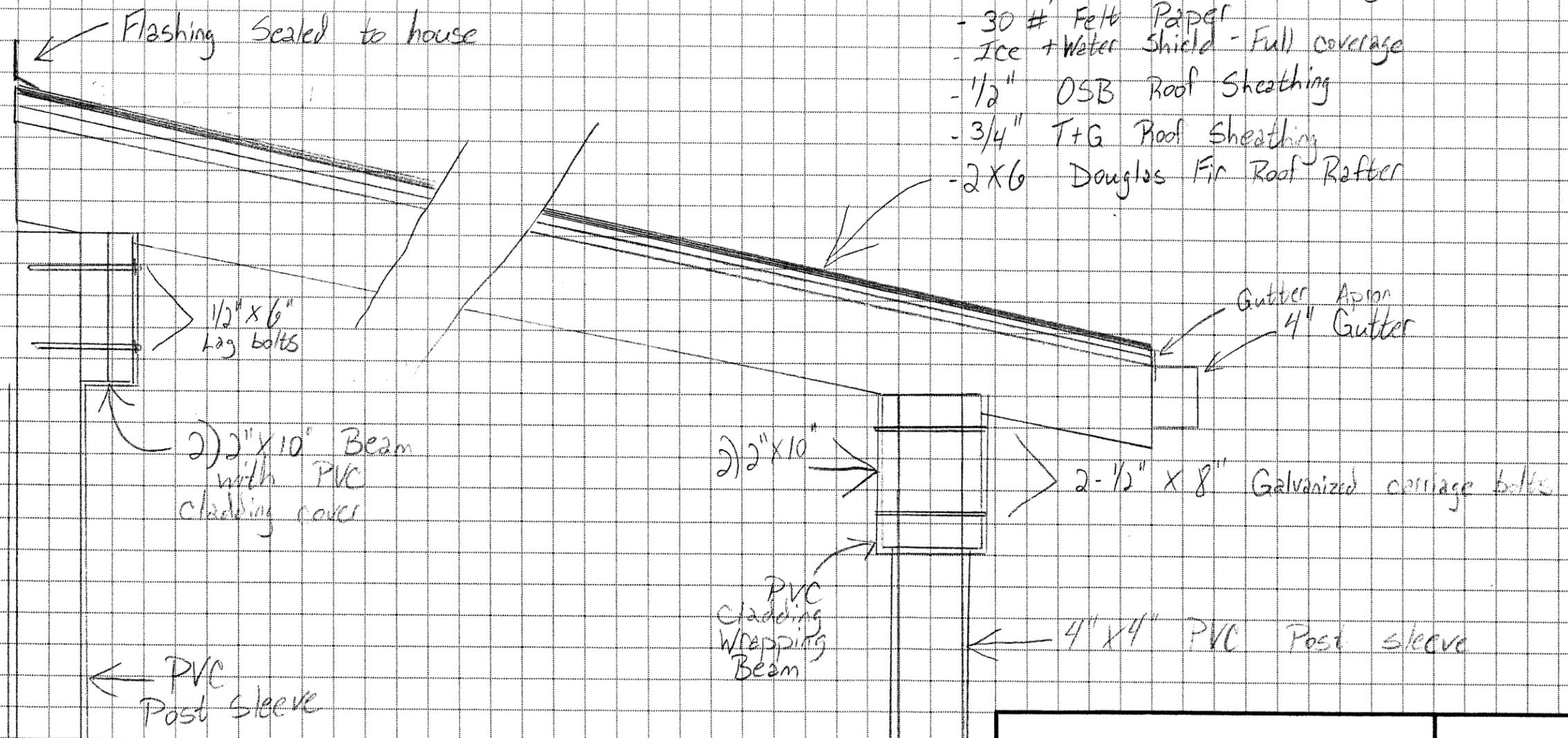
CHECKED BY _____ DATE _____

SCALE 1/4" = 1'

2/12 Roof Pitch

- 2x6 Douglas Fir Roof Rafters with pine 1"x6" tongue and groove cersiding on top.
- Exposed rafters and 1"x6" trim underneath

- 25 year Architectural Shingle
- 30 # Felt Paper
- Ice + Water Shield - Full coverage
- 1/2" OSB Roof Sheathing
- 3/4" T+G Roof Sheathing
- 2x6 Douglas Fir Roof Rafter



Roof Details

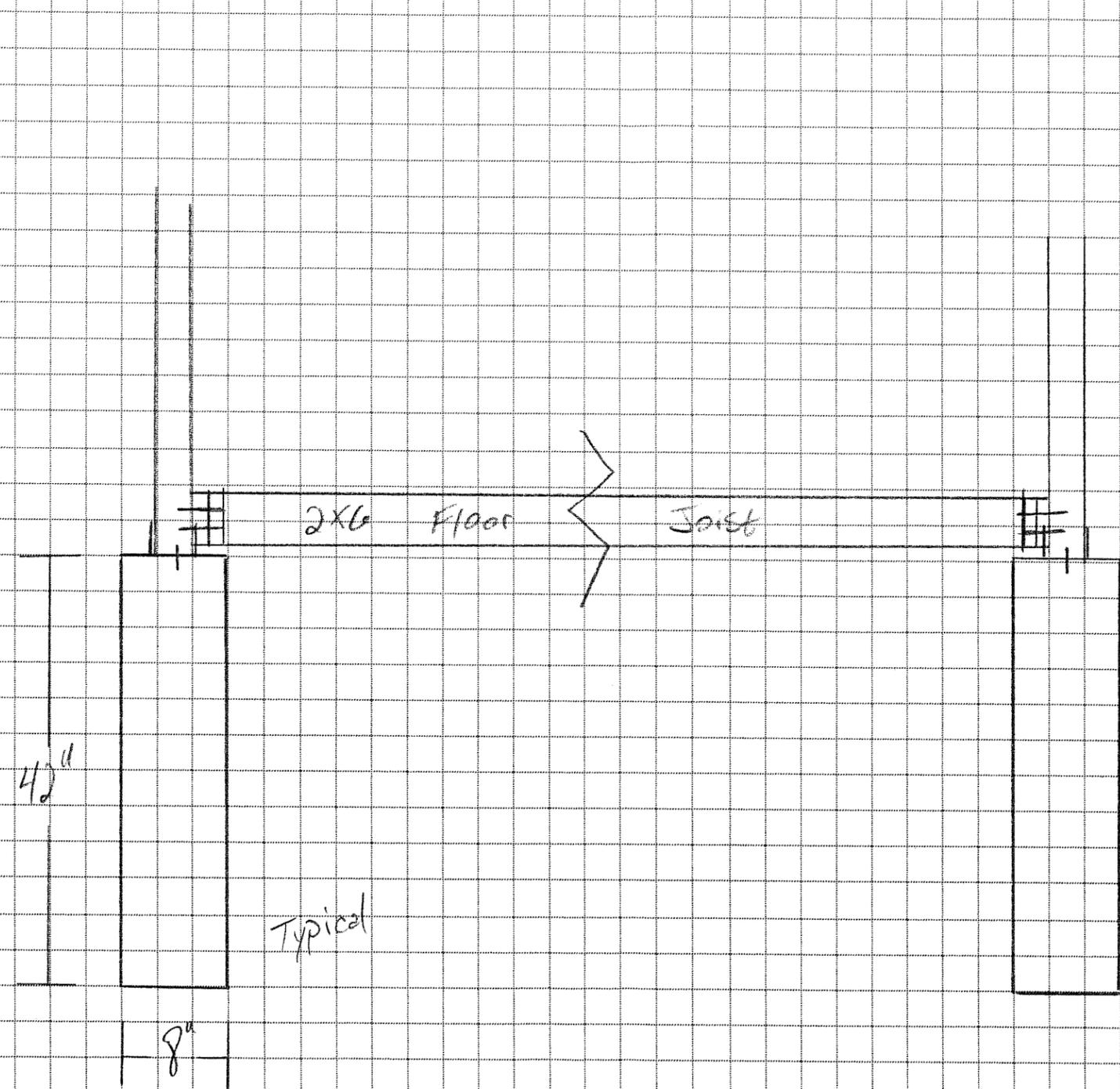
JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



4" x 4" post
fastened to
post bracket.
Post bracket
fastened to
concrete pile with
wedge anchor.

2-2" x 6" Beam
lag bolted to
4" x 4" post.

2-2" x 6" Beam
Joist hangers
with joists
1/2" O.C. Typical

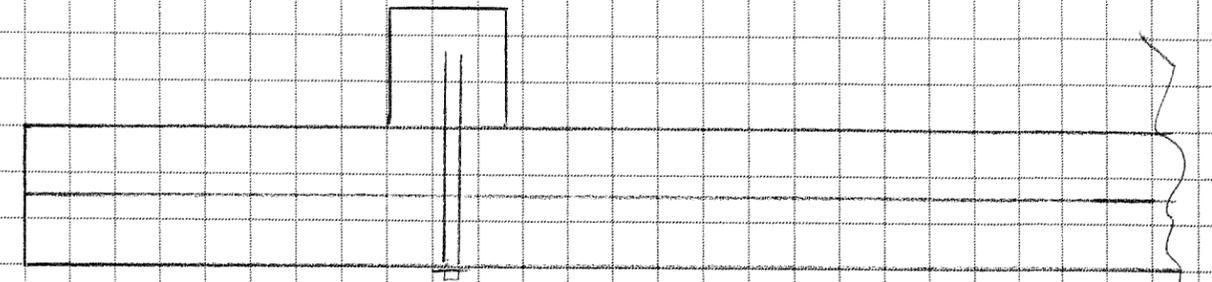
Deck is ground
level deck

All 2" x 6" beams,
floor joists, and
4" x 4" posts
are pressure treated

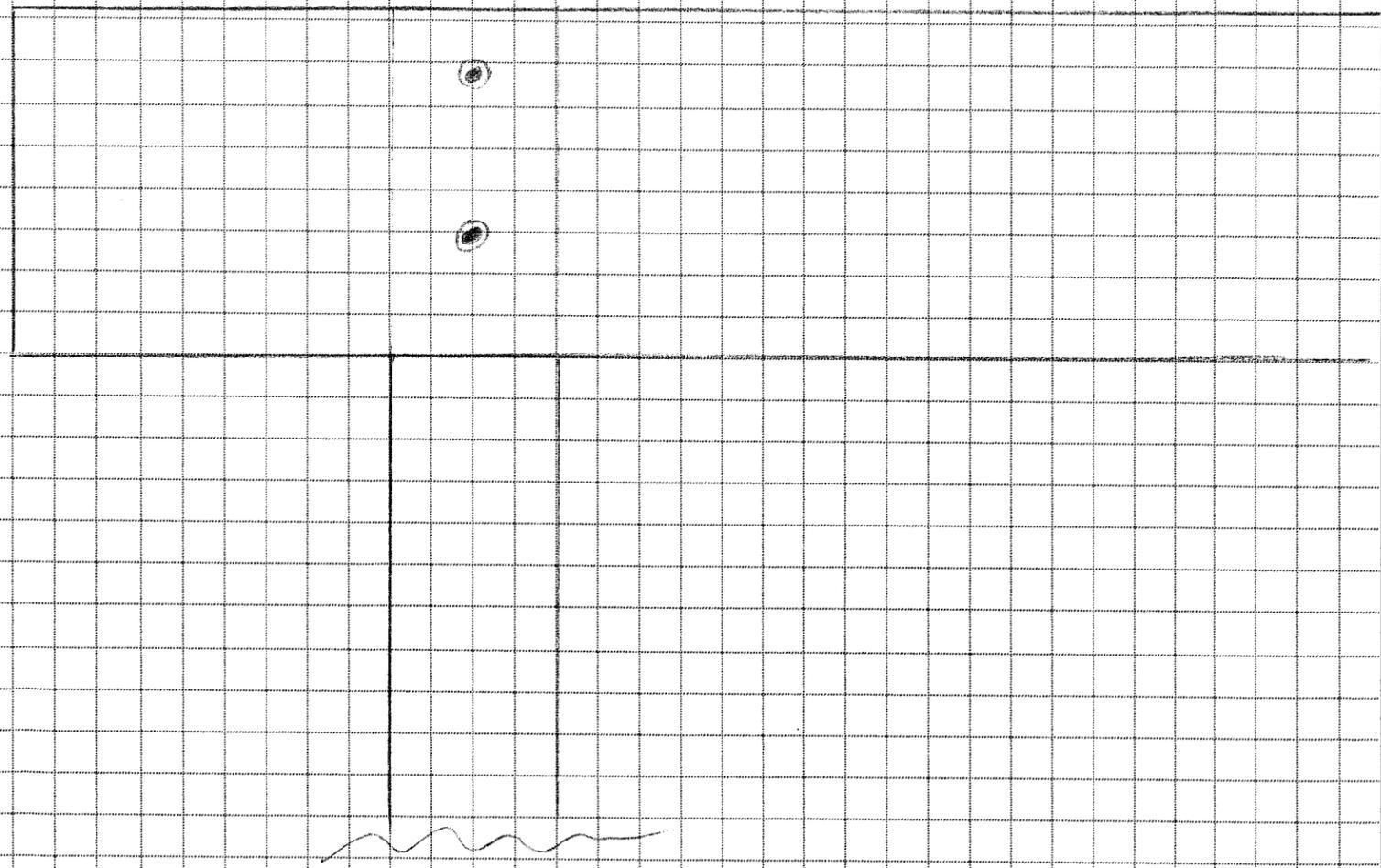
Post + Beam
Details

JOB _____
 SHEET NO. _____ OF _____
 CALCULATED BY _____ DATE _____
 CHECKED BY _____ DATE _____
 SCALE _____

- Doubled up 2"x10" Beam Fastened with 2 - 1/2"x6" Lag bolts into 4"x4".



- Doubled up 2"x10" beam supports roof rafters.



- 4"x4" Post bracket anchored into concrete pier. 4"x4" post fastened to post bracket.

- 4"x4's are pressure treated

42"

8"
Concrete Pier

Roof Beams
Details

JOB _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING & ZONING COMMISSION
PZC 2019-20

NOTICE IS HEREWITH GIVEN THAT Charles and Gayle Ashley, petitioners, have filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a reduction in front yard setback from 30 feet to 20 feet for a residential parcel located at 208 E. Main Street. The purpose of this request is to allow for the reconstruction of an attached covered porch, as was part of the original home, to be located within the required front yard. The real property, zoned R-2 Traditional Family Residence District, is located east of South Bridge Street (IL Route 47) and immediately south of East Main Street in Yorkville, Illinois.

The legal description is as follows:

LOT 9 AND THAT PART OF LOTS 5, 6 AND 10 IN BLOCK 22 OF MCCLELLAN'S ADDITION TO BRISTOL DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 9 AND SAID EASTERLY LINE EXTENDED, 320.0 FEET TO THE SOUTHERLY LINE OF LOT 6; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE, 100.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EASTERLY LINE EXTENDED AND SAID EASTERLY LINE, 320.0 FEET TO THE NORTHERLY LINE OF SAID LOT 10; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, 100.0 FEET TO THE POINT OF BEGINNING IN THE UNITED CITY OF THE VILLAGE OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 02-33-109-006

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on **Wednesday, September 11, 2019 at 7:00 p.m.** at the United City of Yorkville, City Council Chambers, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

Application and information materials regarding this notice are available for public review and any questions or written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

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

Lisa Pickering
City Clerk