



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, November 5, 2019

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: October 1, 2019

New Business:

1. EDC 2019-85 Building Permit Report for September 2019
2. EDC 2019-86 Building Inspection Report for September 2019
3. EDC 2019-87 Property Maintenance Report for September 2019
4. EDC 2019-88 Economic Development Report for October 2019
5. EDC 2019-89 Kendall Marketplace Unit 1 – Final Plat of Resubdivision
6. EDC 2019-90 Downtown Hill Landscape Bid Update
7. EDC 2019-91 Art Program
8. EDC 2019-92 TIF Inducement Resolution – Farm Bureau Property

Old Business:

Additional Business:

2019/2020 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Downtown and Riverfront Development”	5	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Metra Extension”	7	Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett
“Manufacturing and Industrial Development”	8 (tie)	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Expand Economic Development Efforts”	10	Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	13	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	17	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 5, 2019
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 1, 2019

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

NEW BUSINESS:

1. EDC 2019-85 Building Permit Report for September 2019

- ☐ Informational Item
- ☐ Notes _____
- _____
- _____

2. EDC 2019-86 Building Inspection Report for September 2019

☐ Informational Item

☐ Notes _____

3. EDC 2019-87 Property Maintenance Report for September 2019

☐ Informational Item

☐ Notes _____

4. EDC 2019-88 Economic Development Report for October 2019

☐ Informational Item

☐ Notes _____

5. EDC 2019-89 Kendall Marketplace – Final Plat of Resubdivision

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2019-90 Downtown Hill Landscape Bid Update

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2019-91 Art Program

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

8. EDC 2019-92 TIF Inducement Resolution – Farm Bureau Property

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – October 1, 2019

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 1, 2019, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Jackie Milschewski
Alderman Joel Frieders

Alderman Ken Koch
Alderman Jason Peterson

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Lynn Dubajic, City Consultant

The meeting was called to order at 6:01pm by Chairman Jackie Milschewski.

Citizen Comments: None

Minutes for Correction/Approval: September 3, 2019

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2019-78 Building Permit Report for August 2019

Mr. Ratos reported 7 single-family, 7 commercial and 361 miscellaneous/storm damage permits issued.

2. EDC 2019-79 Building Inspection Report for August 2019

There were over 300 inspections done, most of which were roofs. The fire inspector is also assisting.

3. EDC 2019-80 Property Maintenance Report for August 2019

Seven cases were heard, most of them being for weeds. Some properties are bank-owned and it has been difficult to get the properties mowed. Alderman Peterson suggested calling the real estate broker for more swift action. Mr. Ratos said 'trading' of foreclosed homes often occurs between the banks making the process more difficult. The mowing cost is applied to the home liens.

4. EDC 2019-81 Economic Development Report for September 2019

Ms. Dubajic highlighted the following activity:

1. Parma Pizza Bar soft opens about October 10th.

2. Perfection property (13 acres) under contract for an assisted living facility, front lot is zoned B-3 and complimentary business is desired there.
3. Kendall Marketplace applied for a division of front lot.

5. EDC 2019-82 Meeting Schedule for 2020

No discussion, approved as presented.

6. EDC 2019-83 Facade Program

Mr. Engberg said this is another component of the downtown improvement plan. It is an incentive program to revitalize this area for commercial and residential. The city would offer a 50% match on any project over \$1,000 with a maximum of \$15,000 matching funds. The boundaries of the program are where TIF #1 and #2 meet, minus Kendallwood Estates. Exteriors and landscaping are eligible. The application process is January 1 to March 1 and applications would need City Council approval. Ms. Noble said \$25,000 per TIF is budgeted. Administrator Olson noted that the program may change and that other projects might take precedence over private ones. He said the Mayor is OK with the program details, but wishes to not proceed since both TIF's are in deficit.

The committee briefly discussed a prior facade program which had similar details. Any applications would either be recommended or rejected by staff, then moved to EDC and to City Council for approval. The ordinance will be drafted by staff and moved to City Council at the end of October.

7. EDC 2019-84 Plano Boundary Agreement

Ms. Noble said the boundary agreement between Yorkville and Plano expired on June 24th and it can be extended, amended or ended. Staff proposes a 20-year extension with updates. In 2011 an Inter-Governmental Agreement was executed between Yorkville, Plano and the County that gave the County jurisdiction over Eldamain Rd. for the ability to extend it to Walker Rd. Eldamain will continue to be the boundary. She also noted a couple other changes. She handed out a boundary agreement map with nearby municipalities. Agreements with Plainfield and Oswego will expire in 2021. There are no agreements with Millbrook and Newark which will be addressed at a later date. Staff is proposing a Public Hearing at the November 12th City Council meeting. It was noted that the schools do not follow the boundaries. Industrial uses on Eldamain mainly fall in the Plano jurisdiction.

Old Business

Ms. Noble reported on the downtown landscape hill project. It was budgeted and went out to bid, but no bids were received. It will be re-bid as 2 separate jobs at the end of the month and there will be a pre-bid conference with contractors. Alderman Frieders had conversations with 3 interested parties who questioned the price and he said splitting it up would be better.

Additional Business None

There was no further business and the meeting adjourned at 6:34pm
Minutes respectfully submitted by Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2019-85

Agenda Item Summary Memo

Title: Building Permit Report for September 2019

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: All permits issued in September 2019.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

September 2019

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
September 2019	288	6	0	5	0	11	0	266	4,595,855.00	121,196.70
Calendar Year 2019	1718	107	0	15	0	90	0	1506	44,283,648.00	1,417,551.09
Fiscal Year 2020	1437	59	0	10	0	47	0	1321	26,813,668.00	806,421.37
September 2018	72	14	0	0	0	5	0	53	4,404,065.00	125,664.18
Calendar Year 2018	830	161	14	36	0	106	0	513	46,638,474.00	2,111,570.90
Fiscal Year 2019	523	120	0	0	0	50	0	353	30,403,282.00	1,032,661.79
September 2017	93	5	4	0	0	18	0	66	2,528,690.00	109,034.78
Calendar Year 2017	772	54	74	0	1/51 Units	120	0	523	54,958,183.00	2,094,010.18
Fiscal Year 2018	539	38	46	0	1/51 Units	76	0	378	44,364,839.00	1,504,600.65
September 2016	95	15	12	0	0	15	0	53	4,756,837.00	263,394.20
Calendar Year 2016	707	43	84	0	0	96	0	484	30,430,072.00	1,481,039.58
Fiscal Year 2017	486	36	54	0	0	55	0	341	21,947,896.00	1,016,638.24



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2019-86

Agenda Item Summary Memo

Title: Building Inspection Report for September 2019

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: All inspections scheduled in September 2019.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 10/01/2019
TIME: 12:12:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 012-WKS PUBLIC & SERVICE WALKS	20170926	3146 MATLOCK DR	672		09/24/2019
		Comments1: UPLAND					
PR	_____	009-RFR ROUGH FRAMING	20170927	3142 MATLOCK DR	673		09/17/2019
PR	_____	010-REL ROUGH ELECTRICAL					09/17/2019
PR	_____	011-RMC ROUGH MECHANICAL					09/17/2019
PR	_____	012-PLR PLUMBING - ROUGH					09/17/2019
PR	_____	013-INS INSULATION					09/19/2019
BC	_____	AM 014-WKS PUBLIC & SERVICE WALKS					09/24/2019
		Comments1: UPLAND					
BF	_____	AM 007-RMC ROUGH MECHANICAL	20180093	1357 CAROLYN CT	3		09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
PBF	_____	008-PLR PLUMBING - ROUGH					09/06/2019
BF	_____	AM 009-REL ROUGH ELECTRICAL					09/16/2019
		Comments1: ABBY PROPERTIES, PLEASE CALL BEFORE YOU					
		Comments2: ARRIVE 630-273-2528					
BF	_____	010-RFR ROUGH FRAMING					09/16/2019
BF	_____	007-RMC ROUGH MECHANICAL	20180094	1359 CAROLYN CT	3		09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
PBF	_____	008-PLR PLUMBING - ROUGH					09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
BF	_____	AM 009-REL ROUGH ELECTRICAL					09/16/2019
		Comments1: ABBY PROPERTIES, PLEASE CALL BEFORE YOU					
		Comments2: ARRIVE 630-273-2528					
BF	_____	010-RFR ROUGH FRAMING					09/16/2019
PBF	_____	007-PLR PLUMBING - ROUGH	20180095	1361 CAROLYN CT	3		09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
BF	_____	008-RMC ROUGH MECHANICAL					09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	009-REL ROUGH ELECTRICAL					09/16/2019
		Comments1: ABBY PROPERTIES, PLEASE CALL BEFORE YOU					
		Comments2: ARRIVE 630-273-2528					
BF	_____	010-RFR ROUGH FRAMING					09/16/2019
BF	_____	007-RMC ROUGH MECHANICAL	20180096	1363 CAROLYN CT	3		09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
PBF	_____	008-PLR PLUMBING - ROUGH					09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
BF	_____	009-REL ROUGH ELECTRICAL					09/16/2019
		Comments1: ABBY PROPERTIES, PLEASE CALL BEFORE YOU					
		Comments2: ARRIVE 630-273-2528					
BF	_____	010-RFR ROUGH FRAMING					09/16/2019
BF	_____	007-RMC ROUGH MECHANICAL	20180097	1365 CAROLYN CT	3		09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
PBF	_____	008-PLR PLUMBING - ROUGH					09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
BF	_____	009-REL ROUGH ELECTRICAL					09/16/2019
		Comments1: ABBY PROPERTIES, PLEASE CALL BEFORE YOU					
		Comments2: ARRIVE 630-273-2528					
BF	_____	010-RFR ROUGH FRAMING					09/16/2019
PBF	_____	006-PLR PLUMBING - ROUGH	20180098	1367 CAROLYN CT	3		09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
BF	_____	007-RMC ROUGH MECHANICAL					09/06/2019
		Comments1: ABBY PROP, 630-273-2528 6 UNIT TOWN HOME					
		Comments2: S					
BF	_____	008-REL ROUGH ELECTRICAL					09/16/2019
		Comments1: ABBY PROPERTIES, PLEASE CALL BEFORE YOU					
		Comments2: ARRIVE 630-273-2528					
BF	_____	009-RFR ROUGH FRAMING					09/16/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

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BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20180330	3126 MATLOCK DR	677		09/03/2019
		Comments1: GR - UPLAND					
PR	_____	016-FIN FINAL INSPECTION					09/20/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/20/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					09/24/2019
PR	_____	014-FIN FINAL INSPECTION	20180331	3122 MATLOCK DR	679		09/10/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/10/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					09/10/2019
BF	_____	007-UGE UNDERGROUND ELECTRIC	20180842	579 E KENDALL DR			09/05/2019
		Comments1: BANQUET HALL, PETE 219-775-5829					
PR	_____	009-RFR ROUGH FRAMING	20180848	3112 MATLOCK DR	680		09/25/2019
PR	_____	010-REL ROUGH ELECTRICAL					09/25/2019
PR	_____	011-RMC ROUGH MECHANICAL					09/25/2019
PR	_____	012-PLR PLUMBING - ROUGH					09/25/2019
BC	_____	013-INS INSULATION					09/27/2019
BC	_____	AM 014-WKS PUBLIC & SERVICE WALKS					09/24/2019
		Comments1: UPLAND					
BF	_____	001-FTG FOOTING	20180958	2401 ANNA MARIA LN	703		09/23/2019
		Comments1: UPLAND					
BC	_____	002-FOU FOUNDATION					09/27/2019
		Comments1: UPLAND					
BF	_____	001-FTG FOOTING	20180959	2421 ANNA MARIA LN	704		09/23/2019
BC	_____	002-FOU FOUNDATION				09/30/2019	
		Comments1: UPLAND					
BF	_____	001-FTG FOOTING	20180960	2431 ANNA MARIA LN	705		09/23/2019
		Comments1: UPLAND					
BF	_____	001-FTG FOOTING	20180962	2451 ANNA MARIA LN	707		09/23/2019
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20180965	3102 REHBEHN CT	650		09/20/2019
		Comments1: UPLAN D					

DATE: 10/01/2019
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20180967	3108 REHBEHN CT	649		09/20/2019
		Comments1: UPLAND					
BC	_____	015-WKS PUBLIC & SERVICE WALKS	20180970	3122 REHBEHN CT	648		09/20/2019
		Comments1: UPLAND					
PR	_____	014-FIN FINAL INSPECTION	20180977	3137 REHBEHN CT	644		09/10/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/10/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					09/10/2019
BC	14:00	001-PPS PRE-POUR, SLAB ON GRADE	20180985	113 APPLETREE CT			09/04/2019
PR	_____	014-PLU PLUMBING - UNDERSLAB	20190028	1652 N BEECHER RD	54		09/03/2019
		Comments1: BAKERY, DELI SCOTT 812-603-6190					
BF	_____	015-UGE UNDERGROUND ELECTRIC					09/09/2019
		Comments1: BAKERY DELI, AND OPTICAL SCOTT 812-603-					
		Comments2: 6190					
PR	_____	016-ABC ABOVE CEILING					09/12/2019
PR	_____	017-REL ROUGH ELECTRICAL					09/12/2019
PR	_____	018-FIN FINAL INSPECTION				09/30/2019	
		Comments1: SCOTT 812-603-6190					
PR	_____	017-FIN FINAL INSPECTION	20190040	2577 LYMAN LOOP	36		09/09/2019
PR	_____	018-PLF PLUMBING - FINAL OSR READ					09/09/2019
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					09/17/2019
PR	_____	004-RFR ROUGH FRAMING	20190065	1508 N BRIDGE ST			09/04/2019
PR	_____	005-PLR PLUMBING - ROUGH					09/04/2019
BF	_____	006-RMC ROUGH MECHANICAL					09/05/2019
		Comments1: CARL 630-300-8127 ARBY'S					
BF	14:00	007-INS INSULATION					09/06/2019
		Comments1: CARL 630-300-8127 ARBY'S					
PR	_____	008-REI REINSPECTION					09/09/2019
PR	_____	AM 009-UGE UNDERGROUND ELECTRIC					09/23/2019
		Comments1: DRIVE UP WAY SENSOR CARL 630-300-8127					

DATE: 10/01/2019
TIME: 12:12:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	010-RMC ROUGH MECHANICAL Comments1: HOOD FAN & VENTING					09/26/2019
PR	_____	003-FIN FINAL INSPECTION	20190069	103 W VAN EMMON ST			09/23/2019
BF	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK 5 UNIT BUILDING, RSS, Comments2: AUTUMN CREEK	20190108	1431 CRIMSON LN	223-1		09/04/2019
PR	_____	015-FIN FINAL INSPECTION					09/20/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/20/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP					09/23/2019
BF	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK 5 UNIT BUILDING, RSS, Comments2: AUTUMN CREEK	20190109	1433 CRIMSON LN	223-2		09/04/2019
PR	_____	015-FIN FINAL INSPECTION					09/20/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ				09/20/2019	
EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP					09/23/2019
BF	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK 5 UNIT BUILDING, RSS, Comments2: AUTUMN CREEK	20190110	1435 CRIMSON LN	223-3		09/04/2019
BF	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK 5 UNIT BUILDING, RSS, Comments2: AUTUMN CREEK	20190111	1437 CRIMSON LN	223-4		09/04/2019
BF	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK 5 UNIT BUILDING, RSS, Comments2: AUTUMN CREEK	20190112	1439 CRIMSON LN	223-5		09/04/2019
PR	_____	015-FIN FINAL INSPECTION	20190130	1112 CARLY DR	26		09/03/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/03/2019
PR	_____	PM 007-SUM SUMP	20190132	3182 BOOMBAH BLVD	132	09/13/2019	
PR	_____	008-PLR PLUMBING - ROUGH					09/19/2019
BC	_____	009-RFR ROUGH FRAMING					09/20/2019

DATE: 10/01/2019
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-REL ROUGH ELECTRICAL					09/20/2019
BC	_____	011-RMC ROUGH MECHANICAL					09/20/2019
BF	_____	012-INS INSULATION					09/24/2019
EEI	_____	017-REI REINSPECTION	20190190	4376 E MILLBROOK CIR	269		09/10/2019
PR	_____	014-FIN FINAL INSPECTION	20190193	272 WINDETT RIDGE RD	17		09/17/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/17/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					09/17/2019
BC	_____	PM 003-FIN FINAL INSPECTION	20190235	472 HONEYSUCKLE LN	159		09/12/2019
BF	_____	PM 012-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK, NORWOOD	20190279	1992 MEADOWLARK LN	143		09/04/2019
BC	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLAT WORK, NORWOOD 630-904-2288					09/25/2019
BC	_____	001-FTG FOOTING	20190297	1498 ORCHID ST	203-1	09/30/2019	
BC	_____	001-FTG FOOTING	20190301	1488 ORCHID ST	203-5	09/27/2019	
PR	_____	015-FIN FINAL INSPECTION	20190302	2037 SQUIRE CIR	208		09/20/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/20/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					09/20/2019
PR	_____	016-FIN FINAL INSPECTION	20190303	2052 SQUIRE CIR	190		09/09/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/09/2019
EEI	_____	018-REI REINSPECTION					09/10/2019
EEI	_____	017-REI REINSPECTION	20190320	2078 SQUIRE CIR	182		09/10/2019
PR	_____	014-FIN FINAL INSPECTION	20190323	1952 WREN RD	6		09/11/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/11/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE Comments1: RE FEE NEEDED, BBOX IN SW NEEDS COVER, A Comments2: UX VALVE BOX BURIED					09/11/2019

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EEI	_____	017-REI REINSPECTION				09/19/2019	
PR	_____	014-FIN FINAL INSPECTION	20190324	1921 WREN RD	15	09/30/2019	
PR	_____	015-PLF PLUMBING - FINAL OSR READ				09/30/2019	
BF	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: OUTSIDE FLATWORK, RICH 630-273-5932	20190340	976 S CARLY CIR	106		09/17/2019
PR	_____	013-PLF PLUMBING - FINAL OSR READ	20190351	834 ALEXANDRA LN	37		09/03/2019
PR	_____	014-FIN FINAL INSPECTION					09/03/2019
BF	_____	005-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK, R& J 630-885-2831	20190371	2858 CRYDER WAY	445		09/05/2019
EEI	_____	013-EFL ENGINEERING - FINAL INSPE	20190380	2684 PATRIOT CT	221		09/23/2019
PR	_____	014-FIN FINAL INSPECTION					09/27/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/27/2019
PR	_____	015-FIN FINAL INSPECTION	20190381	2792 GAINS CT	186		09/04/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/04/2019
EEI	_____	017-REI REINSPECTION					09/10/2019
BF	_____	013-WK SERVICE WALK Comments1: UPLAND	20190384	1991 WREN RD	22		09/18/2019
PR	_____	014-FIN FINAL INSPECTION					09/23/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/23/2019
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: SANITARY STRUCTURES					09/24/2019
EEI	_____	019-REI REINSPECTION					09/25/2019
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20190386	1942 WREN RD	5	09/27/2019	
PR	_____	016-FIN FINAL INSPECTION					09/27/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/27/2019
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20190417	4510 GARDINER AVE	1138		09/13/2019

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PR	_____	AM 002-RFR ROUGH FRAMING	20190419	508 CENTER PKWY	6B		09/12/2019
PR	_____	AM 003-REL ROUGH ELECTRICAL					09/12/2019
PR	_____	AM 004-RMC ROUGH MECHANICAL					09/12/2019
PR	_____	AM 005-PLR PLUMBING - ROUGH					09/12/2019
PR	_____	006-INS INSULATION					09/13/2019
PR	_____	013-FIN FINAL INSPECTION	20190438	2829 SHERIDAN CT	208		09/20/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					09/20/2019
EEI	_____	015-EFL ENGINEERING - FINAL INSPE					09/20/2019
PR	_____	013-FIN FINAL INSPECTION	20190439	2801 OWEN CT	178		09/19/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					09/19/2019
BC	_____	001-FIN FINAL INSPECTION	20190457	1520 COTTONWOOD TR	3		09/14/2019
BC	_____	012-PPS PRE-POUR, SLAB ON GRADE	20190469	824 ALEXANDRA LN	32		09/25/2019
		Comments1: EXTERIOR FLATWORK MARKER 630-553-3322					
PR	_____	001-FIN FINAL INSPECTION	20190493	1557 ORCHID STREET			09/03/2019
BC	09:30	001-OCC OCCUPANCY INSPECTION	20190496	88 W COUNTRYSIDE PKWY			09/18/2019
BF	_____	017-WKS PUBLIC & SERVICE WALKS	20190497	1555 MONTROSE CT	34		09/18/2019
		Comments1: UPLAND					
BF	_____	012-WKS PUBLIC & SERVICE WALKS	20190498	1961 WREN RD	19		09/18/2019
		Comments1: UPLAND					
BF	_____	006-RFR ROUGH FRAMING	20190515	836 ALEXANDRA LN	38		09/06/2019
		Comments1: MARKER 630-977-1868					
BF	_____	007-REL ROUGH ELECTRICAL					09/06/2019
PBF	_____	008-PLR PLUMBING - ROUGH					09/06/2019
		Comments1: MARKER 630-977-1868					
BF	_____	009-RMC ROUGH MECHANICAL					09/06/2019
PR	_____	010-INS INSULATION					09/11/2019
		Comments1: MARKER 630-9771868					

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BC	_____	011-PPS PRE-POUR, SLAB ON GRADE Comments1: EXTERIOR FLATWORK 630-977-1868					09/25/2019
BC	_____	AM 001-PHD POST HOLE - DECK	20190517	2622 BURR ST	14		09/24/2019
BC	_____	012-EPW ENGINEERING- PUBLIC WALK	20190528	4208 E MILLBROOK CIR	290		09/06/2019
PR	_____	013-FIN FINAL INSPECTION					09/25/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					09/25/2019
EEI	_____	015-EFL ENGINEERING - FINAL INSPE					09/23/2019
PR	_____	005-PLU PLUMBING - UNDERSLAB	20190544	822 ALEXANDRA LN	31		09/11/2019
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: BASEMENT & CRAWL, NORWOOD					09/13/2019
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: BRIAN 630-878-3162 FIRST AM.	20190554	406 ELM ST			09/09/2019
BF	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PHOENIX 630-677-7663	20190576	874 CANYON TR	107		09/11/2019
BF	_____	004-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY, REIVERS EDGE, MARCO 630-303-34 Comments2: 14, LATE AM	20190600	445 KELLY AVE	117		09/13/2019
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: RSS	20190643	1482 CORNERSTONE DR	17		09/09/2019
PR	_____	006-RFR ROUGH FRAMING	20190645	2677 PATRIOT CT	224		09/09/2019
PR	_____	007-REL ROUGH ELECTRICAL					09/09/2019
PR	_____	008-RMC ROUGH MECHANICAL					09/09/2019
PR	_____	009-PLR PLUMBING - ROUGH					09/09/2019
PR	_____	010-INS INSULATION					09/11/2019
PR	_____	011-SUM SUMP				09/13/2019	
BF	_____	012-WKS PUBLIC & SERVICE WALKS Comments1: MIDWEST					09/17/2019
EEI	_____	012-EFL ENGINEERING - FINAL INSPE	20190646	2806 OWEN CT	176		09/23/2019

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BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20190657	2101 IROQUOIS LN	71		09/25/2019
		Comments1: A&B EXTERIORS					
BF		001-ROF ROOF UNDERLAYMENT ICE & W	20190672	2202 HIGH RIDGE LN	99		09/11/2019
		Comments1: PHOENIX 630-677-7663					
BF		007-PPS PRE-POUR, SLAB ON GRADE	20190688	1902 WREN RD	1		09/18/2019
		Comments1: UPLAND STOOP					
PR		008-RFR ROUGH FRAMING					09/23/2019
PR		009-REL ROUGH ELECTRICAL					09/23/2019
PR		010-RMC ROUGH MECHANICAL					09/23/2019
PR		011-PLR PLUMBING - ROUGH					09/23/2019
BC		012-INS INSULATION				09/26/2019	
		Comments1: CANCELLED BY RYAN					
PR		013-INS INSULATION				09/30/2019	
		Comments1: RYAN					
BF		008-RFR ROUGH FRAMING	20190689	1972 WREN RD	8		09/05/2019
		Comments1: KHOV RYAN 630-360-6765					
PR		012-PPS PRE-POUR, SLAB ON GRADE					09/10/2019
		Comments1: UPLAND					
PR		013-INS INSULATION					09/10/2019
BF		008-STP STOOP	20190690	1523 MONTROSE CT	10		09/10/2019
		Comments1: UPLAND					
PR		009-RFR ROUGH FRAMING					09/13/2019
PR		010-REL ROUGH ELECTRICAL					09/13/2019
PR		011-RMC ROUGH MECHANICAL					09/13/2019
PR		012-PLR PLUMBING - ROUGH					09/13/2019
PR		013-INS INSULATION					09/16/2019
BC		002-REI REINSPECTION	20190712	821 CAULFIELD PT	108		09/13/2019
		Comments1: BONDING IS NOT CORRECT, ELE TOO CLOSE TO					
		Comments2: POOL, S GATE DOESNT LATCH					

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GH	_____	002-FIN FINAL INSPECTION	20190726	643 WHITE OAK WAY	13		09/26/2019
PR	_____	007-RFR ROUGH FRAMING	20190731	810 ALEXANDRA LN	15	09/30/2019	
PR	_____	008-REL ROUGH ELECTRICAL				09/30/2019	
PR	_____	009-RMC ROUGH MECHANICAL				09/30/2019	
PR	_____	010-PLR PLUMBING - ROUGH				09/30/2019	
BC	_____	001-FIN FINAL INSPECTION	20190736	2052 RAINTREE RD	86	09/13/2019	
BC	_____	003-FIN FINAL INSPECTION	20190738	1104 REDWOOD DR	51		09/13/2019
BF	11:00 Comments1: SAM LEE 847-414-2537	001-ROF ROOF UNDERLAYMENT ICE & W	20190757	1554 CORAL DR			09/04/2019
BC	_____	002-FIN FINAL INSPECTION	20190761	2311 PRAIRIE GRASS LN	298		09/19/2019
PR	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20190790	2368 TITUS DR	243		09/10/2019
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20190793	1212 SPRING ST	193		09/16/2019
BC	_____	002-BND POOL BONDING					09/23/2019
BC	_____	002-FIN FINAL INSPECTION	20190816	1836 ASTER DR	113		09/05/2019
PR	_____	001-FTG FOOTING	20190826	902 GAME FARM ROAD			09/16/2019
	Comments1: SIGN						
BC	_____	002-FIN FINAL INSPECTION				09/23/2019	
BC	_____	PM 005-STP STOOP	20190842	362 WESTWIND DR	11		09/12/2019
PR	_____	006-PLU PLUMBING - UNDERSLAB					09/19/2019
BC	_____	PM 007-BSM BASEMENT FLOOR					09/24/2019
	Comments1: RSS 630-546-0735						
BC	_____	008-GAR GARAGE FLOOR					09/25/2019
	Comments1: RSS 630-546-0735						
PR	_____	009-RFR ROUGH FRAMING				09/30/2019	
PR	_____	010-REL ROUGH ELECTRICAL				09/30/2019	
PR	_____	011-RMC ROUGH MECHANICAL				09/30/2019	

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PR	_____	012-PLR PLUMBING - ROUGH				09/30/2019	
GH	_____	002-FIN FINAL INSPECTION Comments1: NO GUTTERS ON HOUSE	20190845	483 TWINLEAF TR	90		09/09/2019
PR	11:00	002-ROF ROOF UNDERLAYMENT ICE & W	20190866	322 TWINLEAF TR	72		09/16/2019
BF	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: UPLAND	20190886	2061 WREN RD	29		09/10/2019
BF	_____	015-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND					09/20/2019
BC	_____	002-FIN FINAL INSPECTION	20190890	417 DOVER CT N			09/23/2019
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JACK 630-414-3434	20190903	1161 MIDNIGHT PL	272		09/05/2019
PR	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20190915	113 N CONOVER CT	27		09/10/2019
PR	_____	007-SUM SUMP	20190920	2824 OWEN CT	173	09/13/2019	
BF	_____	008-WKS PUBLIC & SERVICE WALKS Comments1: MIDWESTERN					09/19/2019
PR	_____	009-RFR ROUGH FRAMING					09/18/2019
PR	_____	010-REL ROUGH ELECTRICAL					09/18/2019
PR	_____	011-RMC ROUGH MECHANICAL					09/18/2019
PR	_____	012-PLR PLUMBING - ROUGH					09/18/2019
BC	_____	013-INS INSULATION					09/20/2019
BC	_____	002-FOU FOUNDATION	20190921	2809 OWEN CT	180		09/04/2019
PBF	_____	PM 003-WAT WATER Comments1: FAMILY CONST 630-492-7635, GRANDE RESERV Comments2: E, PROVIDE PROPER MATERIAL FOR DRAIN 890 Comments3: .210 A&B APPENDIX A TABLE A					09/06/2019
PR	_____	004-PLU PLUMBING - UNDERSLAB					09/12/2019
BF	_____	AM 005-BGS BASEMENT GARAGE STOOPS Comments1: MIDWEST					09/13/2019
PR	_____	006-SUM SUMP				09/13/2019	

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PR	_____	007-SUM SUMP	20190922	2020 SQUIRE CIR	199	09/13/2019	
BF	_____	PM 008-PHD POST HOLE - DECK Comments1: MIDWEST					09/18/2019
PR	_____	009-RFR ROUGH FRAMING					09/25/2019
PR	_____	010-REL ROUGH ELECTRICAL					09/25/2019
PR	_____	011-RMC ROUGH MECHANICAL					09/25/2019
PR	_____	012-PLR PLUMBING - ROUGH					09/25/2019
BC	_____	013-INS INSULATION Comments1: RYAN HOMES					09/27/2019
GH	_____	001-FIN FINAL INSPECTION	20190935	118 BLACKBERRY CT	13		09/26/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20190951	2303 OLIVE LN	283		09/04/2019
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20190955	2953 OLD GLORY DR	256		09/25/2019
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20190972	3365 RYAN DR	14		09/16/2019
PBF	_____	004-PLU PLUMBING - UNDERSLAB	20190977	2834 KETCHUM CT	214		09/06/2019
BC	_____	PM 005-BGS BASEMENT GARAGE STOOPS Comments1: MIDWEST					09/06/2019
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE					09/05/2019
PR	_____	007-SUM SUMP				09/13/2019	
PR	_____	008-RFR ROUGH FRAMING					09/25/2019
PR	_____	009-REL ROUGH ELECTRICAL					09/25/2019
PR	_____	010-RMC ROUGH MECHANICAL					09/25/2019
PR	_____	011-PLR PLUMBING - ROUGH					09/25/2019
BC	_____	012-INS INSULATION Comments1: RYAN HOMES					09/27/2019
BF	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: COLONIAL 630-554-5030	20190991	2887 CRYDER WAY			09/05/2019

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BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191030	2551 ALAN DALE LN	122		09/26/2019
BC	_____	001-FIN FINAL INSPECTION	20191033	1957 RAINTREE RD		09/16/2019	
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191056	502 FAIRHAVEN DR			09/24/2019
	_____	Comments1: ADV					
	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191071	804 CANYON TR	112		09/12/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191083	863 CANYON TR			09/03/2019
GH	_____	002-FIN FINAL INSPECTION	20191084	376 WINDHAM CIR	77		09/26/2019
BC	_____	001-FIN FINAL INSPECTION	20191094	662 OMAHA DR	54		09/19/2019
BF	_____	001-PHD POST HOLE - DECK	20191133	1737 JOHN ST	184		09/11/2019
	_____	Comments1: LATE AM CONTACT: TOM 630-669-3724					
BC	_____	AM 002-RFR ROUGH FRAMING					09/18/2019
	_____	Comments1: DECK CONTACT: TOM 630-669-3724					
PR	08:00	001-PPS PRE-POUR, SLAB ON GRADE	20191137	1906 CANDLEBERRY LN	34		09/11/2019
BC	_____	PM 001-FIN FINAL INSPECTION	20191151	1521 ORCHID ST	197		09/13/2019
	_____	Comments1: CARSON 503-953-4486					
GH	_____	002-FIN FINAL INSPECTION	20191157	2387 IROQUOIS LN			09/25/2019
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191174	2773 GOLDENROD DR	232		09/04/2019
	_____	Comments1: ROOF DEPOT 224-600-0307					
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191192	2388 IROQUOIS LN	30		09/23/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191193	3243 PINWOOD DR	23		09/05/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191194	664 DENISE CT	38		09/13/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191195	2322 HIGH RIDGE LN			09/13/2019
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191196	2157 NORTHLAND LN	92	09/30/2019	
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191206	598 HEARTLAND DR	181		09/17/2019
	_____	Comments1: BRENT 630-775-0215					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191219	1865 WILD INDIGO LN	3		09/04/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191220	864 CANYON TR	108	09/12/2019	
	_____	Comments1: PHOENIX 630-677-7663 NO WORK BEING PERFO					
	_____	Comments2: RMED					

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BC	_____	002-ROF ROOF UNDERLAYMENT ICE & W					09/13/2019
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JACK 630-414-3434	20191223	1171 MIDNIGHT PL	271		09/04/2019
PR	_____	001-FTG FOOTING	20191226	103 W KENDALL DR	3		09/09/2019
BC	_____	AM 002-RFR ROUGH FRAMING					09/27/2019
PR	15:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CANCELLED BY SHARMENE 815-722-2821	20191232	394 WINDHAM CIR	78	09/09/2019	
BC	15:00	002-ROF ROOF UNDERLAYMENT ICE & W					09/23/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191241	1427 SLATE CT	338		09/04/2019
BC	_____	001-FIN FINAL INSPECTION	20191247	120 BLACKBERRY LN	12		09/26/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: NO WORK BEING PERFORMED	20191258	863 WESTERN LN	88		09/04/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AAA: 630.553.2344 Ext 101	20191264	319 ESSEX CT	20		09/26/2019
BF	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ABC ROOFING 630-277-1359	20191265	1944 BANBURY AVE	36		09/04/2019
PR	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191268	336 TWINLEAF TR	70		09/17/2019
BC	_____	002-RFR ROUGH FRAMING	20191279	355 WINDHAM CIR	29		09/23/2019
BF	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EXTREME EXTERIORS 630-664-6793	20191284	1101 MIDNIGHT PL			09/11/2019
BF	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: XXTREME 630-664-6793	20191285	1132 MIDNIGHT PL			09/18/2019
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PIN THE PATIO TO THE FOUNDATION WALL WIT Comments2: H #4 OR LARGER REBAR APPROX EVERY 30" US Comments3: E REINFORCING WIRE OR FIBER CEMENT	20191292	1172 MIDNIGHT PL	301		09/24/2019
BC	_____	002-REI REINSPECTION					09/26/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191302	531 REDHORSE LN	129		09/04/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ABC KENT 630-631-9379	20191303	1617 COTTONWOOD TR			09/05/2019

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PR	_____	AM 001-FTG FOOTING	20191309	2808 OWEN CT	175		09/12/2019
PR	_____	002-FOU FOUNDATION					09/13/2019
PR	_____	PM 003-PLR PLUMBING - ROUGH					09/24/2019
PR	13:30	004-WAT WATER					09/19/2019
BF	_____	005-BGS BASEMENT GARAGE STOOPS Comments1: MIDWEST					09/25/2019
BF	_____	PM 001-FTG FOOTING Comments1: MIDWEST	20191324	4355 E MILLBROOK CIR	210		09/18/2019
BF	_____	AM 002-FOU FOUNDATION Comments1: MIDWEST					09/20/2019
PR	_____	003-BKF BACKFILL Comments1: MIDWEST					09/25/2019
PR	13:30	004-WAT WATER Comments1: ALL FAMILY 630-492-7635				09/25/2019	
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191327	302 CANDLEBERRY CT	27		09/24/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191334	2302 EMERALD LN			09/13/2019
BC	_____	AM 002-FTG FOOTING	20191335	459 NORWAY CIR	81		09/13/2019
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191339	932 CANYON TR	101		09/20/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191342	605 ANDREA CT	1		09/05/2019
PR	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B EXT 815-786-3100	20191343	1361 CANNONBALL TR	5		09/10/2019
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191345	2384 IROQUOIS LN	28		09/26/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191348	2312 HIGH RIDGE LN	133		09/18/2019
_____	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191354	603 RIVER BIRCH RD			09/12/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191356	422 TWINLEAF TR	144	09/30/2019	
GH	_____	002-FIN FINAL INSPECTION	20191360	2033 WILD INDIGO LN	12		09/13/2019
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PTO, DRIVE	20191362	410 BRUELL ST	41		09/24/2019

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BC	11:00 PM	001-FTG FOOTING	20191368	1969 MEADOWLARK LN	123		09/03/2019
		Comments1: NORWOOD, COUNTRY HILLS 11-11:30AM					
BC		002-FOU FOUNDATION					09/12/2019
		Comments1: NORWOOD - BEFORE 11AM					
BF		AM 003-BKF BACKFILL					09/18/2019
		Comments1: NORWOOD					
PR		PM 004-ESW ENGINEERING - SEWER / WAT					09/18/2019
GH		001-FIN FINAL INSPECTION	20191382	1603 CYPRESS LN	30	09/13/2019	
		Comments1: ROOF, C&H NO ICE AND WATER INSPECTION NO					
		Comments2: PHOTOS					
GH		002-FIN FINAL INSPECTION	20191386	2942 CRYDER WAY			09/26/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191387	1454 VIOLET CT	368	09/30/2019	
		Comments1: ADVANCED ROOFING 630-553-2344					
BF	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191388	2898 MCMURTRIE COURT	219		09/10/2019
		Comments1: EXTREME EXTERIORS 630-664-6793					
BF	11:45	001-ROF ROOF UNDERLAYMENT ICE & W	20191390	2601 LILAC WAY	309		09/16/2019
		Comments1: RANDY 630-854-7957					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191391	2062 RAINTREE RD	87		09/19/2019
		Comments1: RANDY 630-854-7957					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191394	806 HEARTLAND DR	170		09/05/2019
		Comments1: NRC, DAVID 630-901-7266					
GH		002-FIN FINAL INSPECTION					09/25/2019
BC		001-FIN FINAL INSPECTION	20191395	383 FONTANA DR	61		09/06/2019
BF		AM 001-FTG FOOTING	20191400	3252 LAUREN DR	119		09/18/2019
		Comments1: MIDWEST					
BC		PM 002-FOU FOUNDATION					09/23/2019
PR		AM 004-ESW ENGINEERING - SEWER / WAT					09/27/2019
BC		005-BKF BACKFILL					09/26/2019
PR	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191408	1369 CANNONBALL TR	5		09/10/2019
		Comments1: A&B EXT 815-786-3100 THIS IS A DUPLEX PA					
		Comments2: RT OF 1361 CANNONBALL TR					

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BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191409	297 WINDHAM CIR	36		09/18/2019
		Comments1: ABC 815-520-3589					
BF		001-FIN FINAL INSPECTION	20191411	4565 GARDINER AVE	1101	09/30/2019	
		Comments1: SOLAR FREEDOM 201-835-6737					
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191417	2195 NORTHLAND LN	95		09/04/2019
BF		002-FOU FOUNDATION	20191418	2002 WREN RD	33		09/04/2019
		Comments1: UPLAND					
BF		AM 003-BKF BACKFILL					09/10/2019
PR		004-PLU PLUMBING - UNDERSLAB					09/16/2019
BF		005-BGS BASEMENT GARAGE STOOPS					09/18/2019
		Comments1: UPLAND					
PR		006-ESW ENGINEERING - SEWER / WAT					09/23/2019
BF	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191419	2256 LAVENDAR WAY	60		09/26/2019
		Comments1: PHOENIX 636-219-0295					
PR		001-OCC OCCUPANCY INSPECTION	20191421	1155 N BRIDGE ST			09/16/2019
		Comments1: FIRE MARSHAL APPROVAL 9-16-19					
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191422	510 RED TAIL LN	21		09/06/2019
PR		001-FIN FINAL INSPECTION	20191423	508 CENTER PKWY	6B		09/23/2019
		Comments1: FENCE					
BF	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191425	845 PRAIRIE CROSSING DR	174		09/24/2019
		Comments1: EXPERT 815-403-7991					
BC		001-FIN FINAL INSPECTION	20191426	361 TWINLEAF TR	80		09/06/2019
BF	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191427	1577 CORAL DR	164		09/06/2019
		Comments1: READY ROOF 815-323-2069					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191432	638 YELLOWSTONE LN	69		09/24/2019
		Comments1: A&B 815-786-3100					
BC		001-TRN TRENCH - (GAS, ELECTRIC,	20191436	1153 TAUS CIR	110		09/20/2019
PR	09:00	002-PPS PRE-POUR, SLAB ON GRADE					09/27/2019
PR	09:00	003-BND POOL BONDING					09/27/2019

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PR	13:30	001-RFR ROUGH FRAMING	20191446	2358 EMERALD LN	32		09/11/2019
PR	_____	002-REL ROUGH ELECTRICAL					09/11/2019
PR	_____	003-RMC ROUGH MECHANICAL					09/11/2019
PR	_____	004-PLR PLUMBING - ROUGH					09/11/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: NO WORK BEING PERFORMED	20191450	114 BLACKBERRY CT	15		09/19/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GREEN BRIAR, JOHN 630-335-1072	20191453	595 W BARBERRY CIR	57		09/06/2019
BC	_____	002-FIN FINAL INSPECTION	20191456	2724 ELDEN DR	276		09/20/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191457	2438 SAGE CT	28		09/04/2019
BC	09:00	001-FIN FINAL INSPECTION Comments1: WINDOWS	20191462	124 COLONIAL PKWY			09/19/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GND, ARMANDO 847-254-7550	20191463	1319 WILLOW WAY	222		09/05/2019
BC	_____	001-PHD POST HOLE - DECK	20191472	2394 HOLLENBACK CT	423	09/30/2019	
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191481	273 WINDHAM CIR	40		09/20/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191482	103 CENTER PKWY	14		09/06/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191484	505 HEARTLAND DR	82		09/05/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191485	402 WINTERBERRY DR	105		09/06/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191486	602 BLUESTEM DR	89		09/04/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: STAN 708-259-1462	20191494	972 CANYON TRAIL CT	44		09/04/2019
GH	_____	002-FIN FINAL INSPECTION	20191496	2842 MCMURTRIE WAY	209		09/25/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191499	2548 EMERALD LN	4		09/18/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ABC ROOFING 630-631-9379	20191502	2209 MEADOWVIEW LN	58		09/11/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A.R. ROOFING 630-554-3317	20191503	2935 ELLSWORTH DR	411		09/04/2019

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BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20191505	406	TWINLEAF TR	145		09/10/2019
		Comments1: AR ROOFING 630-554-3317					
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W 20191507	3132	LAUREN DR	110	09/30/2019	
		Comments1: PLATINUM 708-236-1763					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20191512	964	HAYDEN DR		09/06/2019	
		Comments1: CANCELLED BY JESSICA					
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191514	2242	IROQUOIS LN	22		09/05/2019
		Comments1: ALL STO SOLU 723-9264					
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191515	1201	WILLOW WAY	202		09/05/2019
		Comments1: ALL STO SOL 630-723-9264					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20191516	1143	WESTERN LN			09/04/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191517	464	WINTERBERRY DR	95		09/04/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191521	2444	ALAN DALE LN	168		09/04/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191523	2605	OVERLOOK CT	25		09/13/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20191525	107	E SOMONAUK ST			09/05/2019
		Comments1: AMERICAN QUALITY HOME IMPROV 630-741-858					
		Comments2: 6					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20191526	2568	LYMAN LOOP	66		09/04/2019
		Comments1: AMERICAN QUALITY HOME IMPROV 630-741-858					
		Comments2: 6					
BF	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20191527	104	COUNTRYSIDE PKWY	2		09/17/2019
		Comments1: RICHIE, ABC 815-520-3589					
PR		001-ROF ROOF UNDERLAYMENT ICE & W 20191529	504	FAIRHAVEN DR	56		09/17/2019
BC	11:15	001-ROF ROOF UNDERLAYMENT ICE & W 20191531	532	REDBUD DR	31		09/05/2019
		Comments1: VALDEX BOBBY 630-888-9461					
BF		001-ROF ROOF UNDERLAYMENT ICE & W 20191532	656	ARROWHEAD DR	9		09/16/2019
		Comments1: ABC 630-631-9379					
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191533	2142	MEADOWVIEW LN	18		09/16/2019
BF		001-ROF ROOF UNDERLAYMENT ICE & W 20191534	1971	BANBURY AVE	27		09/06/2019
		Comments1: ABC KENT 630-631-9379, RAINTREE VILLAGE					
BC		001-ROF ROOF UNDERLAYMENT ICE & W 20191535	2392	IROQUOIS LN	31		09/18/2019

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BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191536	1922 COUNTRY HILLS DR	123		09/06/2019
		Comments1: ELITE 630-823-8580					
BF	11:00	002-REI REINSPECTION					09/10/2019
		Comments1: ELITE 312-343-6709					
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191544	306 MCHUGH RD	3		09/05/2019
		Comments1: ABP, WILL 630-824-8668					
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191547	893 BLUESTEM DR	32		09/20/2019
		Comments1: NO WORK BEING PERFORMED					
PHO		001-ROF ROOF UNDERLAYMENT ICE & W	20191553	443 POPLAR DR	23		09/13/2019
		Comments1: BC APPROVED PHOTOS					
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191558	955 HAYDEN DR	121		09/19/2019
		Comments1: TY 630-774-4270 NO WORK BEING PERFORMED					
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191559	4536 GARDINER AVE	1134		09/12/2019
		Comments1: NICK 630-827-2019					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191563	525 CHESHIRE CT	44		09/06/2019
BF		001-ROF ROOF UNDERLAYMENT ICE & W	20191567	357 TIMBALIER ST	1015		09/25/2019
		Comments1: CARMODY ALEX 630-554-0880					
PR		001-ROF ROOF UNDERLAYMENT ICE & W	20191568	403 TWINLEAF TR	82		09/10/2019
BF		001-ROF ROOF UNDERLAYMENT ICE & W	20191569	2584 MADDEN CT	9		09/16/2019
		Comments1: 630-701-4003					
PR	12:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191570	4451 PLEASANT CT	1206		09/11/2019
BC		001-PHD POST HOLE - DECK	20191583	2667 EMERALD LN	385		09/13/2019
BC		002-RFR ROUGH FRAMING					09/19/2019
BF		001-ROF ROOF UNDERLAYMENT ICE & W	20191585	2449 ALAN DALE LN	127		09/11/2019
		Comments1: ALL STORM 723-9264					
BC	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191590	1394 CORALBERRY CT	116		09/19/2019
BF		001-ROF ROOF UNDERLAYMENT ICE & W	20191592	1942 WESTON AVE	56		09/19/2019
		Comments1: ABC 630-631-9379					
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191593	206 HILLCREST AVE			09/19/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191594	633 YELLOWSTONE LN	109		09/16/2019
		Comments1: ABC 630-631-9379					

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BF		001-ROF ROOF UNDERLAYMENT ICE & W	20191595	721 PARKSIDE LN	116		09/16/2019
		Comments1: ABC 630-631-9379					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191602	2292 HIGH RIDGE LN	131	09/12/2019	
		Comments1: STA 630-370-0442 NO WORK BEING PERFORMED					
BC		002-ROF ROOF UNDERLAYMENT ICE & W					09/13/2019
GH		002-FIN FINAL INSPECTION	20191605	912 HAYDEN DR	53		09/25/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191612	2668 LILAC WAY	378		09/13/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191614	2851 MCLELLAN BLVD			09/13/2019
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191616	824 CANYON TR	111		09/12/2019
		Comments1: ALL STORM 723-9264					
BF		AM 001-ROF ROOF UNDERLAYMENT ICE & W	20191618	1555 CORAL DR	168		09/20/2019
		Comments1: 10-11AM ARMANDO 773-510-2361					
BF		001-ROF ROOF UNDERLAYMENT ICE & W	20191619	2241 PRAIRIE GRASS LN	296		09/26/2019
		Comments1: CH 630-551-1195					
BC	11:15	001-ROF ROOF UNDERLAYMENT ICE & W	20191624	1019 JOHN ST			09/18/2019
		Comments1: JUSTIN AAA 630-300-4436					
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191626	2201 MEADOWVIEW DR	57		09/12/2019
		Comments1: MATT 630-649-2806					
BC	10:45	001-ROF ROOF UNDERLAYMENT ICE & W	20191629	921 STONY CREEK LN	63		09/20/2019
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191634	419 DOVER CT N	31		09/23/2019
BC		001-PPS PRE-POUR, SLAB ON GRADE	20191637	2584 MADDEN CT	9		09/25/2019
		Comments1: PATIO					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191639	1161 HAMPTON LN			09/20/2019
		Comments1: ABC 630-631-9379 I/2 OF DUPLEX					
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20191642	2184 NORTHLAND LN	79		09/13/2019
BF	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191652	1001 STILLWATER CT	99		09/25/2019
		Comments1: GLOBAL 630-770-4106					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191655	322 BLACKBERRY LN			09/18/2019
		Comments1: JOSEPH JAMES 224 523 5554 NO WORK BEING					
		Comments2: PERFORMED					

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BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191658	2848 CRYDER WAY	447		09/20/2019
		Comments1: SCANDIA 331-208-8366 NO WORK BEING PERFO					
		Comments2: RMED					
BC	_____ AM	001-PHD POST HOLE - DECK	20191659	486 WINTERBERRY DR	93		09/19/2019
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191661	2758 GOLDENROD DR	251	09/30/2019	
		Comments1: JARVIS 815-788-9850					
PR	09:45	001-ROF ROOF UNDERLAYMENT ICE & W	20191663	1306 EVERGREEN LN			09/16/2019
BC	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191668	2106 MEADOWVIEW LN	20		09/19/2019
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191672	1184 WESTERN LN	72		09/17/2019
		Comments1: ALL STORM 723-9264					
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191675	2164 MEADOWVIEW LN	17		09/17/2019
		Comments1: M&M MARCIN 773-931-9498					
BF	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191683	2326 HOBBS LN	142		09/18/2019
		Comments1: ALL STORM 723-9264					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191684	491 HONEYSUCKLE LN	156		09/18/2019
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191687	1437 CHESTNUT LN	78		09/18/2019
		Comments1: TIM 630-802-7440					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191688	2233 KINGSMILL ST	75		09/23/2019
		Comments1: ABC 630-631-9379					
PR	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191689	2464 ALAN DALE LN	166		09/17/2019
		Comments1: 11 AM ADVANCED ROOFING 630-553-2344					
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191690	2584 ALAN DALE LN	117		09/25/2019
BF	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191691	2909 OLD GLORY DR	247		09/19/2019
		Comments1: 4 SEASONS 630-546-2811 INSPECTOR NOTES:					
		Comments2: BACK AND LEFT SIDE OF HOUSE TODAY					
BC	_____	002-ROF ROOF UNDERLAYMENT ICE & W					09/24/2019
BF	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191692	2508 LYMAN LOOP	75		09/25/2019
		Comments1: FOUR SEASONS 630-546-2811					
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191696	798 ARROWHEAD DR	18		09/20/2019
BF	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191701	2945 CRYDER WAY			09/24/2019
		Comments1: RCH 630-918-9935					

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BC	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191706	509 FAIRHAVEN DR	38		09/26/2019
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191709	1510 N BRIDGE ST		09/23/2019	
		Comments1: AR 630-688-5671					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191711	1159 HAMPTON LN	219		09/20/2019
		Comments1: ABC 630-631-9379 I/2 OF DUPLEX					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191724	108 W MAIN ST		09/27/2019	
BC	08:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191726	1092 STILLWATER CT	95		09/24/2019
BF	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191731	479 E KENNEDY RD		09/20/2019	
		Comments1: DIAMOND 773-802-1360					
BF	12:00	002-ROF ROOF UNDERLAYMENT ICE & W					09/23/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191733	2387 SUMAC DR	189		09/23/2019
BC	10:45	001-ROF ROOF UNDERLAYMENT ICE & W	20191734	482 TWINLEAF TR	138		09/25/2019
		Comments1: ALL STORM 630-723-9264					
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191741	643 BLUESTEM DR	22		09/23/2019
		Comments1: EXTREME					
BF	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191759	2563 LYMAN LOOP	32		09/26/2019
		Comments1: FOUR SEASONS 630-546-2811 PARTIAL					
BF	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191767	1554 CRIMSON LN	3	09/30/2019	
		Comments1: A & E 630-264-1533					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191773	2361 IROQUOIS LN	11	09/30/2019	
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191783	921 CANYON TR	127		09/25/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191785	2305 HOBBS LN	159		09/26/2019
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191786	2241 IROQUOIS LN	17		09/26/2019
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191787	1084 WESTERN LN	77	09/30/2019	
BC	15:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191793	1625 COTTONWOOD TR	17		09/26/2019
BF	10:45	001-ROF ROOF UNDERLAYMENT ICE & W	20191801	510 W BLAINE ST	11	09/30/2019	
		Comments1: SOLARES 630-401-0028					
BF	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191802	1131 BLACKBERRY SHORE LN	47	09/30/2019	
		Comments1: SOLARES 630-401-0028					

DATE: 10/01/2019
TIME: 12:12:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

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

BF	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20191803	208 WINDHAM CIR	53	09/30/2019	
		Comments1: SOLARES 630 401 0028					
BF	10:30	001-ROF ROOF UNDERLAYMENT	ICE & W 20191808	594 W BARBERRY CIR	58	09/30/2019	
		Comments1: ADVOCATE 630-398-4600					
BF	10:30	001-ROF ROOF UNDERLAYMENT	ICE & W 20191819	591 W BARBERRY CIR	56	09/30/2019	
		Comments1: ADVOCATE 630-398-4600					

DATE: 10/01/2019
TIME: 12:12:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

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

PERMIT TYPE SUMMARY:		ADD ADDITION			2		
		AGP ABOVE-GROUND POOL			2		
		BDO COMMERCIAL BUILD-OUT			5		
		BSM BASEMENT REMODEL			4		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		COM COMMERCIAL BUILDING			1		
		CRM COMMERCIAL REMODEL			12		
		DCK DECK			8		
		DRV DRIVEWAY			4		
		FNC FENCE			3		
		IGP IN-GROUND POOL			6		
		MIS MISCELLANEOUS			1		
		PTO PATIO / PAVERS			6		
		ROF ROOFING			149		
		RS ROOFING & SIDING			26		
		SFA SINGLE-FAMILY ATTACHED			37		
		SFD SINGLE-FAMILY DETACHED			190		
		SGN SIGN			2		
		SHD SHED/ACCESSORY BUILDING			1		
		SID SIDING			2		
		SOL SOLAR PANELS			3		
		WIN WINDOW REPLACEMENT			6		
INSPECTION SUMMARY:		ABC ABOVE CEILING			1		
		BGS BASEMENT GARAGE STOOPS			4		
		BKF BACKFILL			4		
		BND POOL BONDING			2		
		BSM BASEMENT FLOOR			1		
		EFL ENGINEERING - FINAL INSPECTION			15		
		EPW ENGINEERING- PUBLIC WALK			1		
		ESW ENGINEERING - SEWER / WATER			3		
		FIN FINAL INSPECTION			53		
		FOU FOUNDATION			8		
		FTG FOOTING			13		
		GAR GARAGE FLOOR			1		
		INS INSULATION			14		
		OCC OCCUPANCY INSPECTION			2		
		PHD POST HOLE - DECK			6		
		PLF PLUMBING - FINAL OSR READY			20		
		PLR PLUMBING - ROUGH			22		
		PLU PLUMBING - UNDERSLAB			6		
		PPS PRE-POUR, SLAB ON GRADE			26		
		REI REINSPECTION			10		
		REL ROUGH ELECTRICAL			21		
		RFR ROUGH FRAMING			26		
		RMC ROUGH MECHANICAL			22		
		ROF ROOF UNDERLAYMENT ICE & WATER			161		

DATE: 10/01/2019
TIME: 12:12:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 09/01/2019 TO 09/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		STP STOOP			2		
		SUM SUMP			6		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		
		UGE UNDERGROUND ELECTRIC			3		
		WAT WATER			3		
		WK SERVICE WALK			1		
		WKS PUBLIC & SERVICE WALKS			13		
INSPECTOR SUMMARY:					2		
		BC BOB CREADEUR			159		
		BF B&F INSPECTOR CODE SERVICE			121		
		EEI ENGINEERING ENTERPRISES			21		
		GH GINA HASTINGS			11		
		PBF BF PLUMBING INSPECTOR			9		
		PHO PHOTOS			1		
		PR PETER RATOS			148		
STATUS SUMMARY:	C				1		
	C	BC			24		
	C	BF			7		
	C	EEI			17		
	C	GH			10		
	C	PR			37		
	I				1		
	I	BC			135		
	I	BF			112		
	I	EEI			2		
	I	GH			1		
	I	PBF			9		
	I	PHO			1		
	I	PR			107		
	T	BF			2		
	T	EEI			2		
	T	PR			4		
REPORT SUMMARY:					472		



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2019-87

Agenda Item Summary Memo

Title: Property Maintenance Report for September 2019

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: October 2, 2019
Subject: September Property Maintenance

Property Maintenance Report September 2019

Adjudication:

15 Property Maintenance Cases heard in September

9/4/2019

N 4166	206 Heustis St	Weeds	Liabe \$750
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9/9/2019

N 4183	1032 S Carly Cir	Weeds	Liabe \$500
N 4184	1032 S Carly Cir	Junk, trash	Liabe \$500
N 4185	1023 S Carly Cir	Weeds	Liabe \$500
N 4186	983 S Carly Cir	Weeds	Liabe \$500
N 4187	983 S Carly Cir	Junk, trash	Dismissed

9/16/2019

N 4181	1901-1965 S Bridge St	Exterior Property	Dismissed
N 4188	1569 Walsh Dr	Weeds	Dismissed
N 4189	706 Heustis St	Weeds	Liabe \$750
N 4190	Lot 2 Fountainview Sub	Weeds	Liabe \$75
N 4191	203 Center Pkwy	Motor Vehicles	Liabe \$150

9/23/2019

N 4192	204 A Hillcrest Ave	Motor Vehicles	Dismissed
N 4193	204 A Hillcrest Ave	Motor Vehicles	Continued
N 4194	112 Conover Ct	Fencing Standards	Dismissed
N 4195	112 Conover Ct	Weeds	Dismissed



Case Report

09/01/2019 - 09/30/2019

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20190645	9/30/2019	1100 W Veterans Pkwy	Weeds	IN VIOLATION	9/30/2019				9/30/2019		
20190644	9/30/2019	1004 Sunset Ave	Weeds	DUPLICATE		COMPLIANT			9/30/2019		
20190643	9/27/2019	210 E Van Emmon St	Junk, Trash & Refuse	IN VIOLATION	9/27/2019						
20190642	9/26/2019	596 W Barberry Cir	Garage Sale Sign	CLOSED	9/27/2019						
20190641	9/25/2019	1541-1561 Sycamore Rd	Weeds	IN VIOLATION	9/25/2019						
20190640	9/25/2019	877 Greenfield Turn	Grass Height	IN VIOLATION					9/25/2019		
20190639	9/24/2019	109 Center Pkwy	Vehicle	IN VIOLATION	9/25/2019						
20190638	9/24/2019	PT LT 1 Kendall Marketplace	Junk, Trash & Refuse	IN VIOLATION	9/24/2019						
20190637	9/23/2019	10292 Galena Rd	Temp Storage Unit - Off Site Advertising	IN VIOLATION	9/24/2019						
20190636	9/23/2019	2322 High Ridge Ln	Tree Logs Placed on Street	CLOSED	9/23/2019	COMPLIANT					
20190635	9/23/2019	109 Conover Ct	Vehicle Parking	IN VIOLATION	9/23/2019						
20190634	9/23/2019	204 B Hillcrest Ave	Vehicle	IN VIOLATION	9/23/2019						
20190633	9/23/2019	1085 Auburn Dr	Grass & Weeds	CLOSED		COMPLIANT			9/23/2019		
20190632	9/20/2019	1004 Sunset Ave	Weeds & Grass	IN VIOLATION							
20190631	9/20/2019	1202 Willow Way	Grass & Weeds	CLOSED		COMPLIANT			9/20/2019		
20190630	9/20/2019	802 S Bridge St	Grass & Weeds	CLOSED		COMPLIANT			9/20/2019		
20190629	9/20/2019	231 Greenbriar Rd	Grass & Weeds	IN VIOLATION					9/20/2019		
20190628	9/20/2019	1496 Sycamore Rd	Grass & Weeds	IN VIOLATION					9/20/2019		
20190627	9/19/2019	109 Center Pkwy	Vehicle & Boat Parking	IN VIOLATION	9/19/2019						
20190626	9/19/2019	203 Center Pkwy	Vehicle	IN VIOLATION	9/19/2019		10/1/2019	11/4/2019			

20190625	9/19/2019	Vacant Lot next to 1104 Redwood Dr	Dumping	IN VIOLATION	9/19/2019						
20190624	9/19/2019	2605 Overlook Ct	Grass Height	CLOSED		COMPLIANT			9/19/2019		
20190623	9/19/2019	2896 McLellan Blvd	Trash & Weeds	CLOSED		COMPLIANT					
20190622	9/18/2019	1463 Orchid St	Junk, Trash & Refuse	CLOSED	9/19/2019	COMPLIANT					
20190621	9/18/2019	Prairie Meadows	Grass & Weeds	CLOSED		COMPLIANT					
20190620	9/16/2019	Bldg 2 Lot 3044 Grande Reserve Unit 15	Grass & Weeds	IN VIOLATION					9/16/2019		
20190618	9/16/2019	373 Bertram Dr	GRASS & WEEDS	CLOSED	9/16/2019	COMPLIANT			9/16/2019		
20190617	9/16/2019	307 Bertram Dr	Vehicle	CLOSED	9/17/2019	COMPLIANT					
20190616	9/16/2019	175 Corneils	Vehicle	IN VIOLATION	9/17/2019						
20190615	9/16/2019	2200 Rt 47	Signs, Vehicles, Items for Sale	CLOSED		COMPLIANT					
20190614	9/13/2019	2753 Goldenrod Dr	Weeds, Garbage Cans & Boat	COMPLIANT		COMPLIANT					
20190613	9/13/2019	2754 Alan Dale Ln	Grass & Weeds	IN VIOLATION			9/27/2019	10/28/2019	9/13/2019		
20190612	9/12/2019	119 Strawberry Ln	Vehicle Parking	CLOSED	9/13/2019	COMPLIANT					
20190611	9/12/2019	1008 Sunset Ave	Vehicle	IN VIOLATION	9/13/2019		9/27/2019	10/28/2019			
20190610	9/12/2019	Blackberry Woods Vacant Lots	Grass, Weeds & Refuse	DUPLICATE							
20190609	9/11/2019	Lt 16 Yorkville Business Center Unit 2	Fence in Disrepair	IN VIOLATION	9/12/2019						
20190608	9/11/2019	702 Heustis St	Grass & Weeds	CLOSED	9/12/2019	COMPLIANT					
20190607	9/11/2019	521 W. Ridge Street	Grass & Weeds	IN VIOLATION	9/12/2019						
20190606	9/11/2019	706 Heustis St	Grass Height	IN VIOLATION			9/23/2019	10/28/2019	9/11/2019		YES
20190605	9/11/2019	1133 Taus Cir Lot 108 Heartland Circle	Grass & Weeds	CLOSED		COMPLIANT			9/11/2019		
20190604	9/11/2019	1331 E Spring St	Grass & Weeds	CLOSED		COMPLIANT			9/11/2019		
20190603	9/11/2019	402 Liberty St	Grass & Weeds	IN VIOLATION	9/11/2019		9/23/2019	10/28/2019	9/11/2019		YES
20190602	9/11/2019	983 S Carly Cir	Grass & Weeds	IN VIOLATION	9/11/2019		9/23/2019	10/28/2019	9/11/2019		
20190601	9/11/2019	1023 S Carly Cir	Grass & Weeds	IN VIOLATION	9/11/2019		9/23/2019	10/28/2019	9/11/2019		

20190600	9/11/2019	1032 S Carly Cir	Grass & Weeds	IN VIOLATION	9/11/2019		9/23/2019	10/28/2019	9/11/2019		
20190599	9/11/2019	947 N Carly Cir	Grass & Weeds	CLOSED	9/11/2019	COMPLIANT			9/11/2019		
20190598	9/11/2019	15 CANNONBALL TR	SEPTIC TANK DAMAGED	TO BE INSPECTED							
20190597	9/10/2019	805 S Bridge St	Grass Height	CLOSED		COMPLIANT			9/10/2019		
20190596	9/10/2019	1308 Game Farm Rd	Dead Tree	CLOSED							
20190595	9/9/2019	1427 Chestnut Ln	Weeds	CLOSED	9/10/2019	COMPLIANT					
20190594	9/9/2019	2385 Iroquois Ln	Trailer Parking	CLOSED	9/10/2019	COMPLIANT					
20190593	9/9/2019	2322 Iroquois Ln	Vehicle	CLOSED	9/10/2019	COMPLIANT					
20190592	9/9/2019	Blackberry Woods Vacant Lots	Grass, Weeds & Refuse	IN VIOLATION				9/9/2019			

Total Records: 53

10/2/2019



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2019-88

Agenda Item Summary Memo

Title: Economic Development Report for October 2019

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: See attached.

Council Action Previously Taken:

Date of Action: N/A Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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

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

October 2019 Activity

Downtown Redevelopment:

- Working with Donna Wood who is in the process of open **“Paradise Cove 220”**, which will be a full restaurant with a tropical island theme. More information, including menu items will be available shortly. Opening will also take place around December 1st.
- Working with contract purchaser of the former **Farm Bureau Building**, Shawn LaBrasseur and Alexander Reich. They are developing a plan to create apartments on the first and second floor of the building, and to create a commercial space on the lower level. Information to follow.
- Working with existing restaurants that are rebranding their existing concepts...Casa Santiago is transitioning from a Mexican restaurant concept to a Farm to Table concept in the beginning of 2020. The Jimenez Family are teaming up with Yorkville resident, Mario Palaggi, to develop **“Butcher Block 360”**, which will include locally sourced meat and produce and all types of cuisines.

Development south of Fox River:

- Working with a number of businesses that are looking at **“Fountain Village”** for leased space.
- Working with a development group who has put the former **“Par-Fection”** property under contract. Company has hired HR Green to develop the plan.
- Working with a development group, who is looking to begin a commercial project at the northeast corner of Route 47 & 71.

Development north of the Fox River:

- **Kendall Crossing**...Construction is in full swing for the **“Hacienda Real”** building (opening January 2020), the **“Flight Tasting Room & Bottle Shoppe”** (now open) building, and of course the **“Holiday Inn Express & Suites”** (opening November 22, 2019) and **“The Opal Banquet and Event Center”** (opening Summer 2020). **“Burnt Barrel Social”** (opening Fall 2019) with 2,300 square feet and **“Chicago Title”** (now open) with 1,600 square feet will complete the remainder of the multi-tenant building. **“Burnt Barrel Social”** is a new local gathering place with great food, and small batch whiskey and will be owned and operated by Yorkville resident, Matt Strong.
- **Kendall Marketplace**...Continue to work perspective inline tenants, tenants for a future multi-tenant out lot building, and a national restaurant for new construction on an out lot and with Alex's broker, Jason Pesola. **“Kendall Holdings”** has officially applied to subdivide the large lot #1. They will be creating 5 new outlots, and one large internal lot. This is being done, as there is interest in development in that area of the center, and this is a necessary step. As soon as the subdivision is completed, we will be announcing new developments on two of the outlots.
- **“Arby's”** officially opened on Tuesday, October 29th.
- Working with a variety of retail and service-based businesses that are exploring opportunities in Yorkville.

Industrial Development:

- Continue to work with **“Morton Buildings”** as they begin building their construction center in Yorkville Business Center.
- Attended meeting with BNSF to complete process to receive Site Certification for 225 acres of Lincoln Prairie, including hosting of luncheon.

Recreation:

- **“Go for it Sports”**...continue working with the center. **“Go For It Sports”** continues to develop exciting new programs such as **“Special Olympics Basketball”** and **“Family Sports Night”**.

Other Activity:

- Personally, met with 38 existing Yorkville businesses in October.

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2019-89

Agenda Item Summary Memo

Title: PZC 2019-26 Kendall Marketplace Unit 1 (Final Plat)

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: Details proposed final plat of resubdivision request for Kendall Marketplace Unit 1

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

See attached memo.

PROPERTY SUMMARY:

The subject property is currently zoned as B-3 General Business District as part of the Kendall Marketplace Planned Unit Development. The following are the current immediate surrounding zoning and land uses:

Zoning		Land Use
North	B-3 General Business District	Kendall Marketplace
East	B-3 General Business District	Kendall Marketplace
	R-4 General Multi-Family Residence District	Cedarhurst Senior Living Facility
	R-3 One-Family (Kendall County)	Oak Knolls Subdivision
South	B-1 Local Business District O Office District	Kendall County Government Center
West	B-3 General Business District	Kendall Marketplace

The following building setbacks are for the commercial parcels located in the B-3 District within the Kendall Marketplace Development Agreement:

Building Setback	Required Minimum	Proposed Setback
Front	50'	50'
Side (Interior)	20'	20'
Side (Corner)	30'	20'
Rear	20'	20'

EXISTING DEVELOPMENT AGREEMENT:

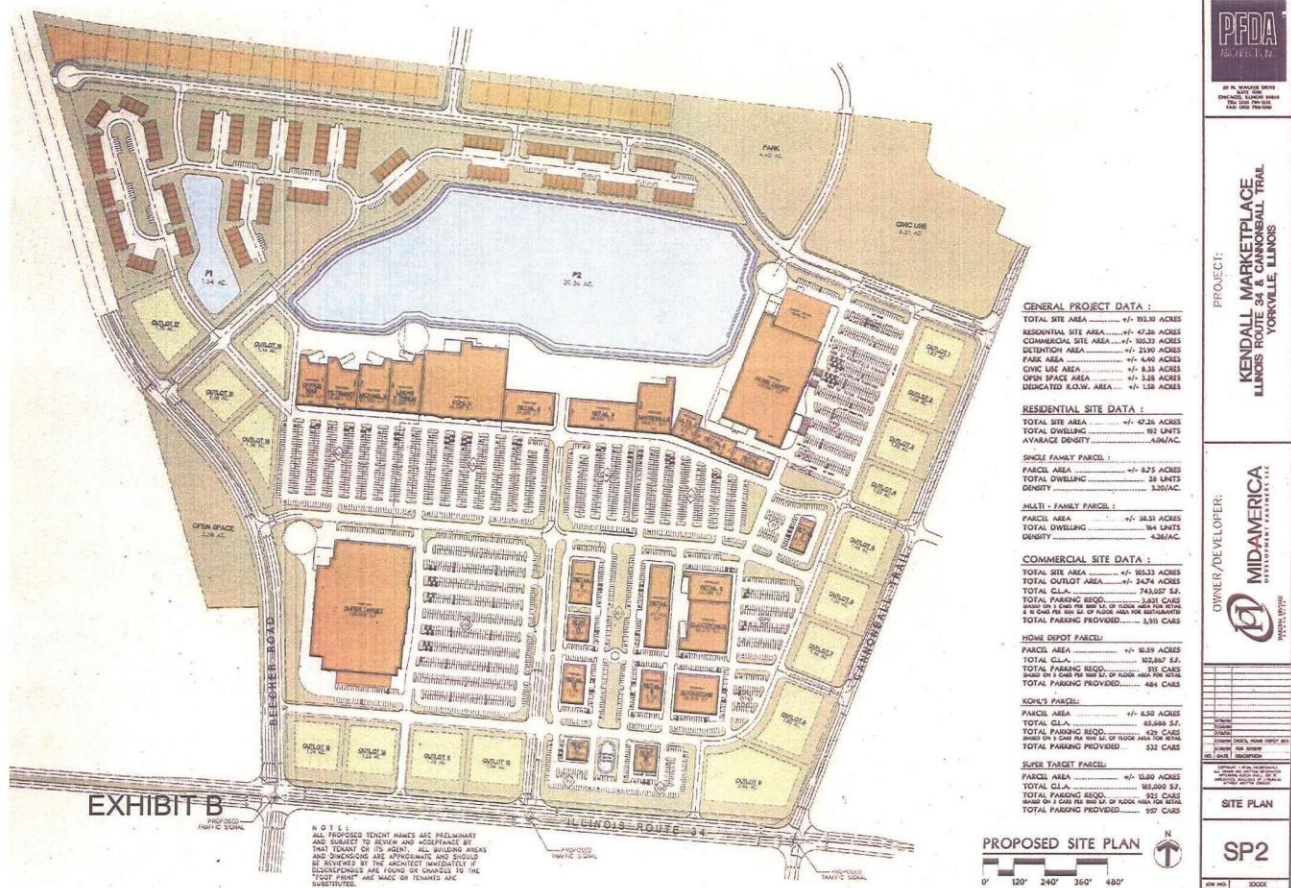
The Development Agreement (Ord. 2006-125) for Kendall Marketplace states per Article II of the Development Agreement (Ord. 2006-125) for Kendall Marketplace, “[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit B” (shown on the next page).

The original conceptual plan illustrates the southern most lots to contain two retail buildings and a reflection pond where the current proposed resubdivision shows 5 lots. While the layout is different, the proposed final plat of resubdivision generally keeps with the intent of the original concept plan as the square footage of the retail stores will be similar to the concept plan and does not deviate from the plan’s original intent.

STAFF COMMENTS:

The proposed Final Plat of Resubdivision has been reviewed by the City’s engineering consultant, Engineering Enterprises Inc., for compliance with the Subdivision Control Ordinance’s Standards for Specification. Comments dated October 8, 2019 were provided to the applicant (see attached) and these comments are being addressed in a revised Final Plat which is attached to this memorandum.

Based upon the review of the proposed Final Plat of Subdivision of Kendall Marketplace Unit 1, staff believes the submitted plans are consistent with the approved conceptual site plan and the current subdivision control regulations. The proposed final plat is scheduled for Planning and Zoning Commission review on November 13, 2019. A recommendation will be forwarded to the City Council for consideration at the December 10, 2019 regularly scheduled meeting. Staff is seeking input and comments from the Economic Development Committee.



ATTACHMENTS:

1. Final Plat of Subdivision Application
2. Initial EEI Comments, October 8, 2019
3. Updated Final Plat October 30, 2019



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 LOT REPLATTING

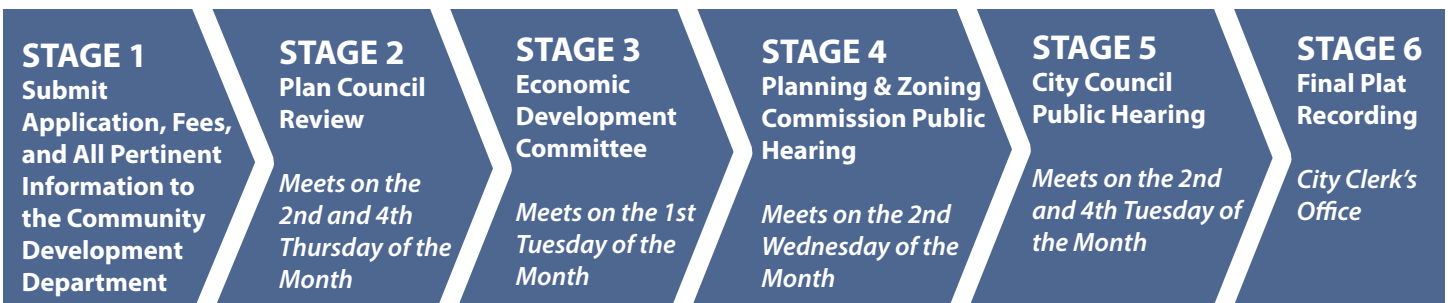
INTENT AND PURPOSE:

The purpose of the Subdivision Control Ordinance is to regulate the orderly division of land into two (2) or more lots or parcels by protecting the interests of the landowner, the city and the general public. The process for applying for lot re-platting or "re-subdividing" land allows for the review of a proposed layout of the divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements. However, there are some instances where an application for replatting is not required as the type of resubdivision is deemed exempt. Refer to Section 11-1-4 of the Subdivision Control Ordinance for those circumstances.

This packet explains the process to successfully submit and complete an Application for Replatting a Lot. It includes a detailed description of the process and the actual application itself. Please type the required information in the application on your computer. The application will need to be printed and signed by the petitioner. The only item that needs to be submitted 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 Replatting process, please refer to "Title 11 Subdivision Control" 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.
- Two (2) 11" x 17" copies each of the proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of forty five (45) days prior to the targeted Planning and Zoning Commission meeting. An incomplete submittal could delay the scheduling of the project. Petitioner is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

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/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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

APPLICATION FOR LOT REPLATTING

STAGE 2: PLAN COUNCIL REVIEW

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

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

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

STAGE 4: PLANNING & ZONING COMMISSION PUBLIC HEARING

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

STAGE 5: CITY COUNCIL PUBLIC HEARING

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

STAGE 6: FINAL PLAT RECORDING

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



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APPLICATION FOR LOT REPLATTING

DORMANT APPLICATIONS

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

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

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

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



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APPLICATION FOR LOT REPLATTING

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 # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = \$ Total Amount		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> # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$200 = \$ Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = \$ Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input checked="" type="checkbox"/> \$500.00		Total: \$ 500
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 checked="" type="checkbox"/> Over 10 acres		Total: \$ 5,000
TOTAL AMOUNT DUE:			\$5,500



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APPLICATION FOR LOT REPLATTING

DATE: 9/19/2019	PZC NUMBER:	DEVELOPMENT NAME: Kendall Marketplace
PETITIONER INFORMATION		
NAME: Kendall Holdings I, LLC COMPANY:		
MAILING ADDRESS: 707 Skokie Blvd #600		
CITY, STATE, ZIP: Northbrook, IL 60062 TELEPHONE: 312 915 0690		
EMAIL: aberman@gwdglobal.com FAX:		
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Kendall Holdings I, LLC		
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: Lot 2 of Kendall Marketplace, Yorkville, IL		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Lot 2 of Kendall Marketplace, Yorkville, IL		
CURRENT ZONING CLASSIFICATION: Planned Unit Development District		
TOTAL LOT ACREAGE:		TOTAL NUMBER OF LOTS TO BE CREATED: 9
PROPOSED LOT AREAS AND DIMENSIONS		
LOT NUMBER	LOT DIMENSIONS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
LOT 101	REMAINDER OF LOT 1 - IRREGULAR	729,284
LOT 102	IRREGULAR - SEE ATTACHED PLAT	540,479
LOT 103	IRREGULAR - SEE ATTACHED PLAT	41,653
LOT 104	100 FT X 280 FT	28,000
LOT 105	100 FT X 280 FT	28,000
LOT 106	100 FT X 280 FT	28,000
LOT 107	IRREGULAR - SEE ATTACHED PLAT	47,950
LOT 108	IRREGULAR - SEE ATTACHED PLAT	56,701
LOT 109	IRREGULAR - SEE ATTACHED PLAT	73,143
LOT 110	IRREGULAR - SEE ATTACHED PLAT	72,221



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APPLICATION FOR LOT REPLATTING

ATTORNEY INFORMATION

NAME: Jamie - Romick COMPANY: Mason Wenker Berman, LLC
MAILING ADDRESS: 630 Dundee Rd #220, Northbrook, IL 60062
CITY, STATE, ZIP: Northbrook, IL 60062 TELEPHONE: 847 656 6099
EMAIL: jromick@mablewfirm.com FAX:

ENGINEER INFORMATION

NAME: Same as Below (Planner/Surveyor) COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: TELEPHONE:

EMAIL: FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: David Schultz COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Drive, #101
CITY, STATE, ZIP: Aurora, IL 60506 TELEPHONE: 630-708-5002
EMAIL: dschultz@hrgreen.com FAX:

ATTACHMENTS

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

AGREEMENT

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

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

PETITIONER SIGNATURE

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

OWNER SIGNATURE



United City of Yorkville
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PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: <u>Lot 1 of Kendal Marketplace</u>
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"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input checked="" 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>Alex Berman, president</u>	COMPANY: <u>Kendall Holdings I, LLC</u>	
MAILING ADDRESS: <u>707 Skokie Blvd #600</u>		
CITY, STATE, ZIP: <u>Northbrook, IL 60062</u>	TELEPHONE: <u>312-915-0690</u>	
EMAIL: <u>aberman@gwdglobal.com</u>	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.		
<u>Alex Berman</u> PRINT NAME	<u>President of Kendall Holdings I, LLC</u> TITLE	
<u>AB</u> SIGNATURE	<u>9/19/2019</u> DATE	
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____	<input type="checkbox"/> COMPLETED	<input type="checkbox"/> INACTIVE
PRINT NAME: _____	<input type="checkbox"/> WITHDRAWN	<input type="checkbox"/> COLLECTIONS
SIGNATURE: _____	<input type="checkbox"/> OTHER	
DEPARTMENT ROUTING FOR AUTHORIZATION:	<input type="checkbox"/> COM. DEV.	<input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.

EXHIBIT A TO APPLICATION FOR LOT REPLATTING

LOT 1 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER [200700014779](#) IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION DATED JANUARY 30, 2017 AS DOCUMENT [201700001779](#).



Engineering Enterprises, Inc.

October 8, 2019

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

**Re: *Lot 1 Kendall Marketplace Resubdivision
Final Plat of Resubdivision Review
United City of Yorkville, Kendall County, Illinois***

Dear Krysti:

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

- Final Plat of Resubdivision (5 sheets) dated September 17, 2019 and prepared by HR Green.
- Final Plat of Resubdivision with AB&Aerial (5 sheets) dated September 17, 2019 and prepared by HR Green.
- Application for Lot Replatting dated September 19, 2019.

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

General

1. There are no engineering plans included in the submittal. It is our understanding that the public improvements for Kendall Marketplace have been constructed. If any public improvements are required, engineering plans and an engineer's estimate of construction cost should be provided.
2. The Plat with As-Built and Aerial information only shows water main valves and hydrants. Please provide the water main line work to confirm that service is provided to all proposed lots in the resubdivision.

3. Each lot in the resubdivision will have to submit individual final engineering plans and go through the City's Site Plan review and approval process prior to building permit issuance.


Plat of Resubdivision

4. The document number for the Kendall Marketplace subdivision should be listed.
5. List the document number on the plat that granted the ingress egress easement referenced in the Kendall Marketplace subdivision. If no easement exists, as stated on the plat, then one needs to be granted on this plat.
6. The owner/developer's name, address and phone number should be added to the plat.
7. Show where the concrete monuments will be set.
8. Unaltered City certificates must be used.
9. The leader line for the 200.00 radius at the southeast corner of the subdivision needs to be moved to the line.
10. The document numbers and road widths need to be added for Route 34 and Cannonball Trail for the portions that are adjacent to the subdivision.
11. The area for Lots 102 and 103 listed in the area table on sheet 1 do not match the lot areas listed on the individual lots.

The Developer should make the necessary revisions and re-submit the Plat and supporting documents along with a disposition letter for further review. If you have any questions or require additional information, please contact our office.

Sincerely,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/nls

pc: Mr. Bart Olson, City Administrator (Via e-mail)
Ms. Erin Willrett, Assistant City Administrator (Via e-mail)
Mr. Jason Engberg, Senior Planner (Via e-mail)
Mr. Eric Dhuse, Director of Public Works (Via e-mail)
Mr. Pete Ratosh, Building Department (Via e-mail)
Ms. Dee Weinert, Admin Assistant (Via e-mail)
Ms. Lisa Pickering, City Clerk (Via e-mail)
Mr. David Schultz, P.E., HR Green (Via e-mail)
TNP, JAM, EEI (Via e-mail)



▷ 2363 Sequoia Drive | Suite 101 | Aurora, IL 60506
Main 630.553.7560 + Fax 630.553.7646

▷ HRGREEN.COM

October 30, 2019

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

RE: Kendall Marketplace – Lot 1 Development Resubdivision Preliminary Engineering Review
United City of Yorkville
Response to Comments No. 1
HR Green Job No.: 190390.01

Dear Ms. Barksdale-Noble:

Please see below our responses to Engineering Enterprises, Inc. review letter dated October 8, 2019. Responses to each comment are shown in **bold** following the comment.

General

1. There are no engineering plans included in the submittal. It is our understanding that the public improvements for Kendall Marketplace have been constructed. If any public improvements are required, engineering plans and an engineer's estimate of construction cost should be provided.

RESPONSE:

Noted.

2. The Plat with As-Built and Aerial information only shows water main valves and hydrants. Please provide the water main line work to confirm that service is provided to all proposed lots in the resubdivision.

RESPONSE:

Noted, for reference the proposed linework will be turned on since no underground routing was verified in the field and would yield the approximate location of the existing main. Private building utility services are to be provided by the Owner or during Lot Development at a later date. Attached is summary of utility services to each of the reconfigured lots for reference.

3. Each lot in the resubdivision will have to submit individual final engineering plans and go through the City's Site Plan review and approval process prior to building permit issuance.

RESPONSE:

Noted and under the same understanding.

Plat of Resubdivision

4. The document number for the Kendall Marketplace subdivision should be listed

RESPONSE:

Document number added to the title caption and within the notes on sheet 1.

5. List the document number on the plat that granted the ingress egress easement referenced in the Kendall Marketplace subdivision. If no easement exists, as stated on the plat, then one needs to be granted on this plat.

RESPONSE:

Note appearing on the face of Kendall Marketplace Subdivision, including document recording info has been added to the notes on sheet 1.



6. The owner/developer's name, address and phone number should be added to the plat.

RESPONSE:

Owner's contact info added to sheet 1.

7. Show where the concrete monuments will be set.

RESPONSE:

Location of concrete monuments have been added to sheet 1.

8. Unaltered City certificates must be used.

RESPONSE:

Certificates revised as necessary.

9. The leader line for the 200.00 radius at the southeast corner of the subdivision needs to be moved to the line.

RESPONSE:

Revised as requested.

10. The document numbers and road widths need to be added for Route 34 and Cannonball Trail for the portions that are adjacent to the subdivision.

RESPONSE:

Revised as requested.

11. The area for Lots 102 and 103 listed in the area table on sheet 1 do not match the lot areas listed on the individual lots.

RESPONSE:

Lot areas have been checked and revised as necessary.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

HR GREEN, INC.

A handwritten signature in black ink, appearing to read 'David Schultz'.

David Schultz, PE, LEED AP
Project Manager

DS/cm

J:\2019\190390\190390.01\Corr\ltr-103019-Prelim-Eng_Review_Comment_Responses_No.1.docx



Summary of utility services per reconfigured buildable lots for reference:

Lot 101 = Remainder of the original platted Lot 1 – N/A Existing Buildings and Future Buildout per user demands
(No services are assumed for this lot at this time)

Lot 102 – depending how this lot develops, this lot has several sanitary services located throughout the lot and would need a water service (or services) but water main is available on the lot in several locations.

Lot 103 – requires both sanitary and water service

Lot 104 – has both (existing stubs provided, see record drawings)

Lot 105 – requires both sanitary and water service

Lot 106 – has both services (existing stubs provided, see record drawings)

Lot 107 – requires both sanitary and water service

Lot 108 – requires both sanitary and water service (has water main on two sides of lot) – Install sanitary service across Edward Lane.

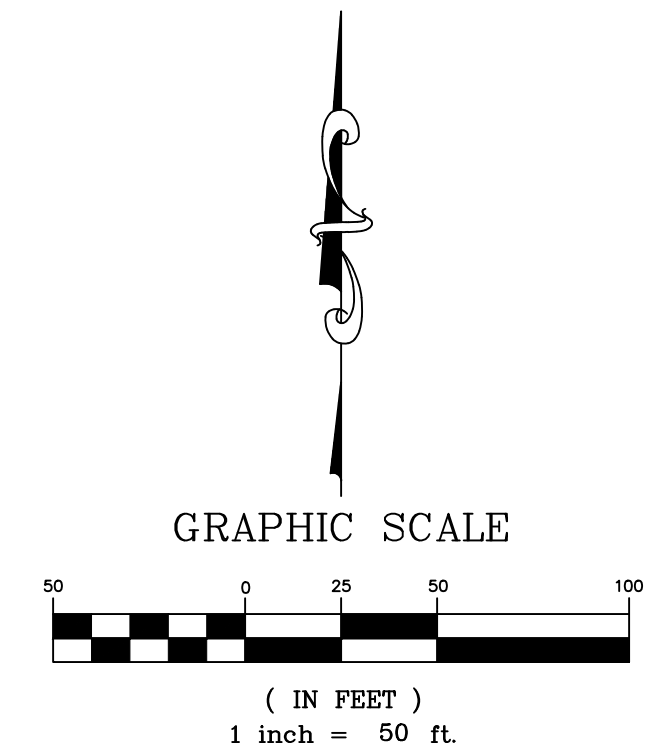
Lot 109 – requires both sanitary and water service (has water main on two sides of lot) – Install sanitary service across Edward Lane.

Lot 110 – requires a water service only (has water main on two sides of lot)

**LOT 1 FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
RESUBDIVISION**

A RESUBDIVISION OF LOT 1 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 20 AND PART OF THE NORTHWEST 1/4 OF SECTION 29, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 20007 AS DOCUMENT 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 02-20-353-008
02-29-131-006



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
KENDALL HOLDINGS I, LLC
C/O ALEXANDER L. BERMAN
707 SKOKIE BOULEVARD, SUITE 600
NORTHBROOK, ILLINOIS 60062, USA
TELEPHONE: 1-312-915-0690

- LEGEND**
- | | |
|-----------------|------------------------|
| _____ | CENTERLINE |
| ===== | BOUNDARY LINE |
| _____ - - - | RIGHT OF WAY LINE |
| _____ - - - - - | UNDERLYING PARCEL LINE |
| _____ - - - - - | BUILDING SETBACK LINE |
| _____ - - - - - | EASEMENT LINE |

- NOTES**
- ANNOTATION ABBREVIATIONS —
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
L.S.B.E. = LANDSCAPE BUFFER EASEMENT
S.M.E. = STORMWATER MANAGEMENT EASEMENT
(M&R) = MEASURED AND RECORD DIMENSION
 - SURVEY IS BASED IN PART ON COMMITMENT FOR TITLE INSURANCE NCS-977147-CH12, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING A COMMITMENT DATE OF 08/23/2019.
 - EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR EASEMENT PROVISIONS.
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE INCLUDED WITHIN THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-113 AND ARE SUBJECT TO AN ANNUAL TAX LEVY IN ACCORDANCE WITH THE PROVISIONS OF CITY ORDINANCE NO. 2007-2006, "AN ORDINANCE ESTABLISHING UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-113" ADOPTED BY THE CITY COUNCIL ON MARCH 13TH, 2007 AND FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY ON APRIL 27, 2007 AS DOCUMENT NUMBER 200700013896.
 - A RECIPROCAL EASEMENT FOR THE BENEFIT OF THE OWNERS OF LOTS 1-15, 17-20 & 54-56 IN KENDALL MARKETPLACE SUBDIVISION, AND THEIR ASSIGNS, FOR INGRESS AND EGRESS OVER THE PAVED AREAS OF SAID LOTS 1-15, 17-20, & 54-56 EXISTS PER OPERATION AND EASEMENT AGREEMENT, RECORDED MAY 24, 2007 AS DOCUMENT NO. 200700016695.
 - SUBDIVIDED LANDS MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - MEMORANDUM OF AGREEMENT — DOC. 2100700016696, REC. 5/24/2007
 - MEMORANDUM OF DEVELOPMENT AGREEMENT — DOC. 200700016698, REC. 5/24/2007
 - ORDINANCE NO. 2006-88 AUTHORIZING EXECUTION OF DEVELOPMENT AGREEMENT — DOC. 00700001155, REC. 1/10/2007
 - ORDINANCE NO. 2006-125 AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT — DOC. 200700002839, REC. 10/24/2006
 - ORDINANCE NO. 2018-29 APPROVING AMENDED FREESTANDING SIGN CONDITIONS — DOC. 201800007713, REC. 6/7/2018
 - OPERATION AND DEVELOPMENT AGREEMENT — DOC. 00700016695, REC 5/24/19 AS AMENDED BY DOC. 200800000363, REC. 1/7/2008
 - PER KENDALL MARKET PLACE SUBDIVISION (DOC. 2007000014779), A SIDE YARD SETBACK VARIANCE WAS GRANTED ALONG THE WEST SIDE OF LOT, WHERE NO MINIM SIDE YARD SHALL BE REQUIRED BETWEEN BUILDINGS.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS B-3 (PUD) IN THE UNITED CITY OF YORKVILLE.
- LOT 55

FND. MAG NAIL
AT CORNER

FND. 5" I.R.
AT CORNER

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

5. This Survey and Plat of Survey is a RECORDED PLAT OF SUBDIVISION.

* No distance should be assumed by scaling.

* No underground improvements have been located unless shown and noted.

* No representation as to ownership, use, or possession should be hereon implied.

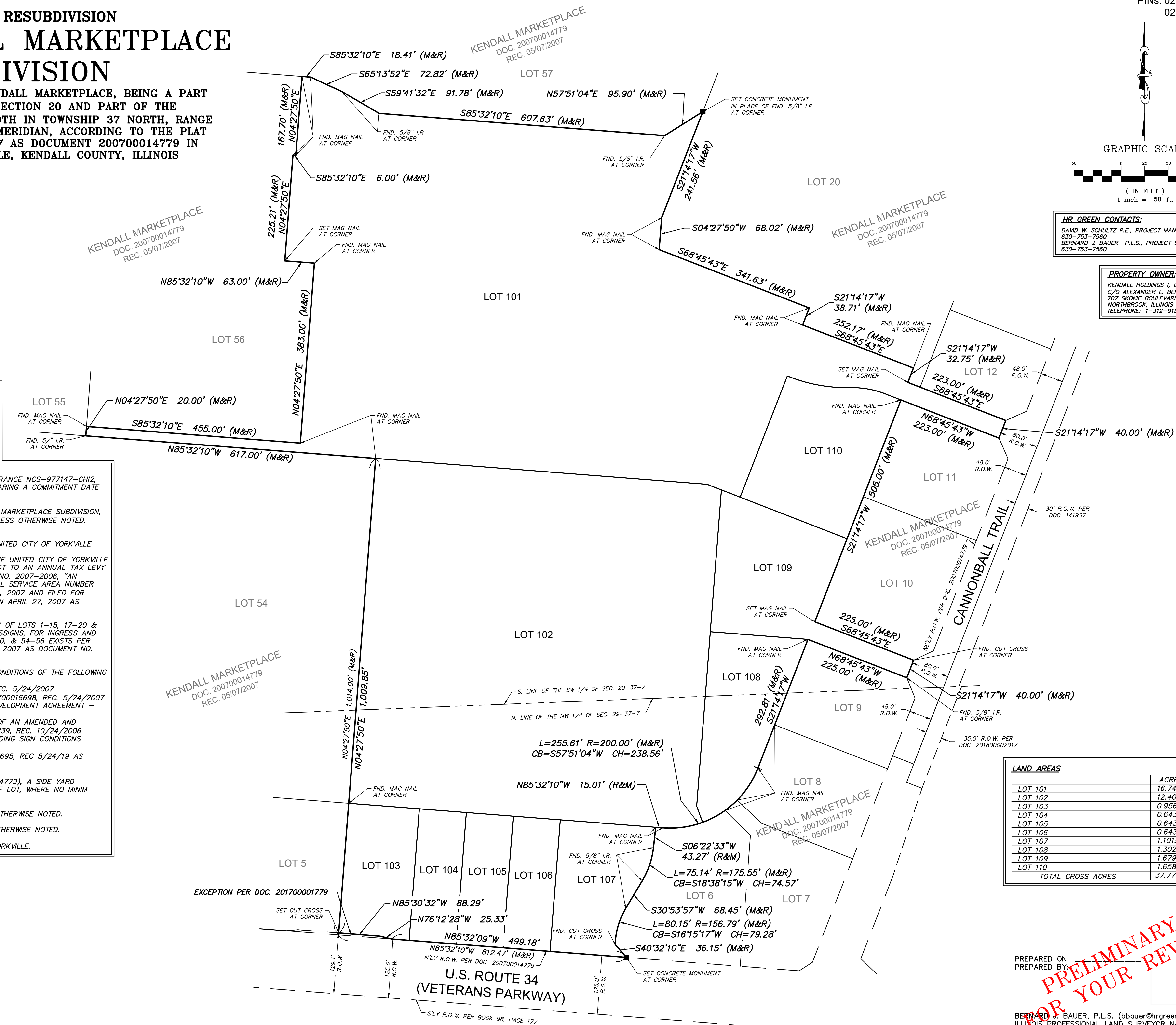
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.

* This plat for this survey was completed on 09/17/19.

* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

KENDALL HOLDINGS I, LLC
Compare your description and site markings with this plat and
AT ONCE report any discrepancies which you may find.

10/30/2019 11:00:05 AM
J:\2019\190390\190390.01\Survey\Drawgs\190390-FP.dwg



<i>LAND AREAS</i>	
	<i>ACREAGE</i>
<i>LOT 101</i>	<i>16.742± ac.</i>
<i>LOT 102</i>	<i>12.408± ac.</i>
<i>LOT 103</i>	<i>0.956± ac.</i>
<i>LOT 104</i>	<i>0.643± ac.</i>
<i>LOT 105</i>	<i>0.643± ac.</i>
<i>LOT 106</i>	<i>0.643± ac.</i>
<i>LOT 107</i>	<i>1.101± ac.</i>
<i>LOT 108</i>	<i>1.302± ac.</i>
<i>LOT 109</i>	<i>1.679± ac.</i>
<i>LOT 110</i>	<i>1.658± ac.</i>
<i>TOTAL GROSS ACRES</i>	<i>37.775± ac.</i>

**FINAL PLAT OF RESUBDIVISION
LOT 1 KENDALL MARKETPLACE
RESUBDIVISION**

BAR IS ONE INCH ON
OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH,
JUST SCALE ACCORDINGLY

AWN BY: BJB
 PROVED: MRF
 B DATE: 09/17/19
 B NO: 190390

SHEET

OF 5

PREPARED ON:
PREPARED BY:

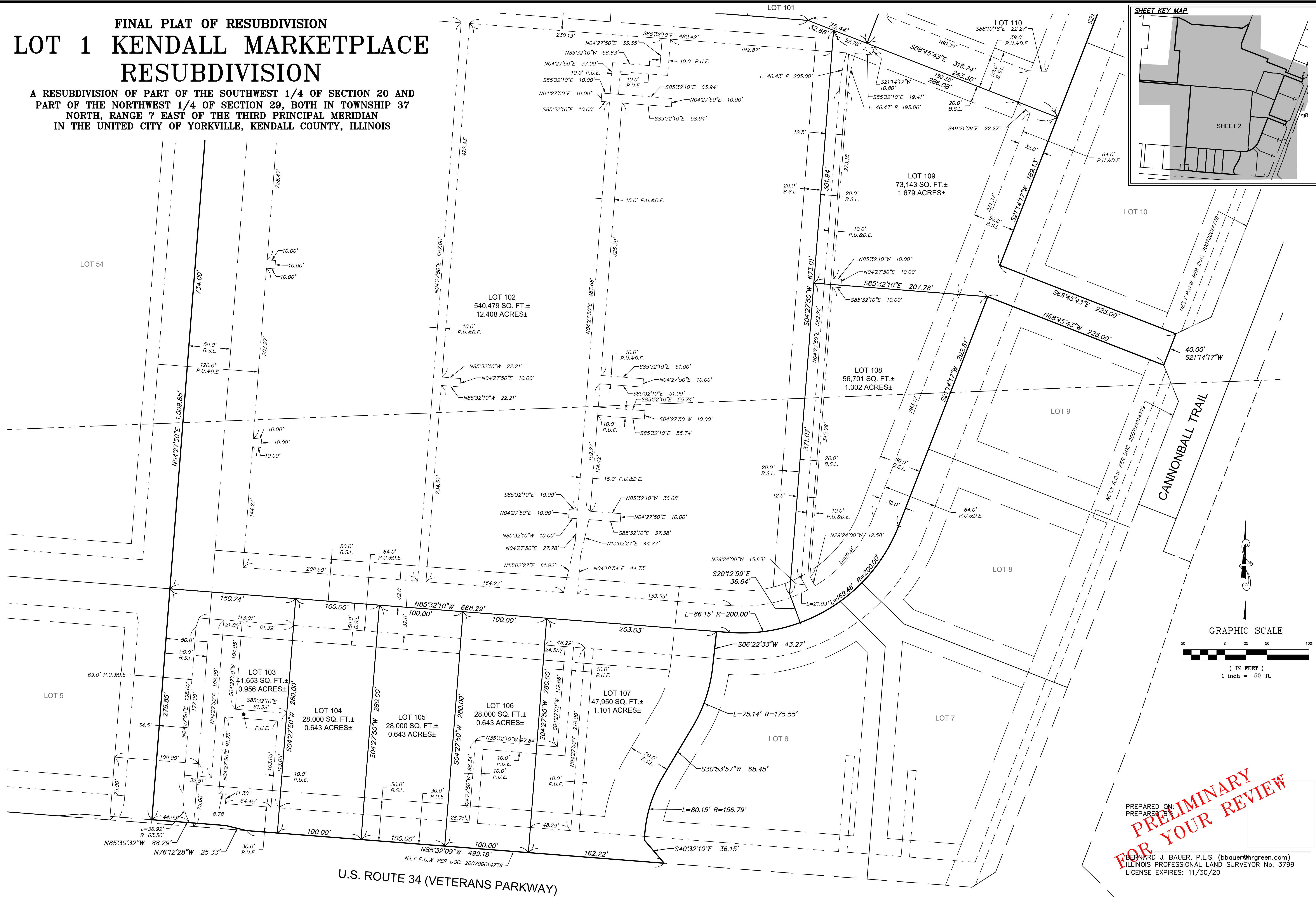
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/20

PREPARED ON: _____
PREPARED BY: _____

**PRELIMINARY
YOUR REVIEW**

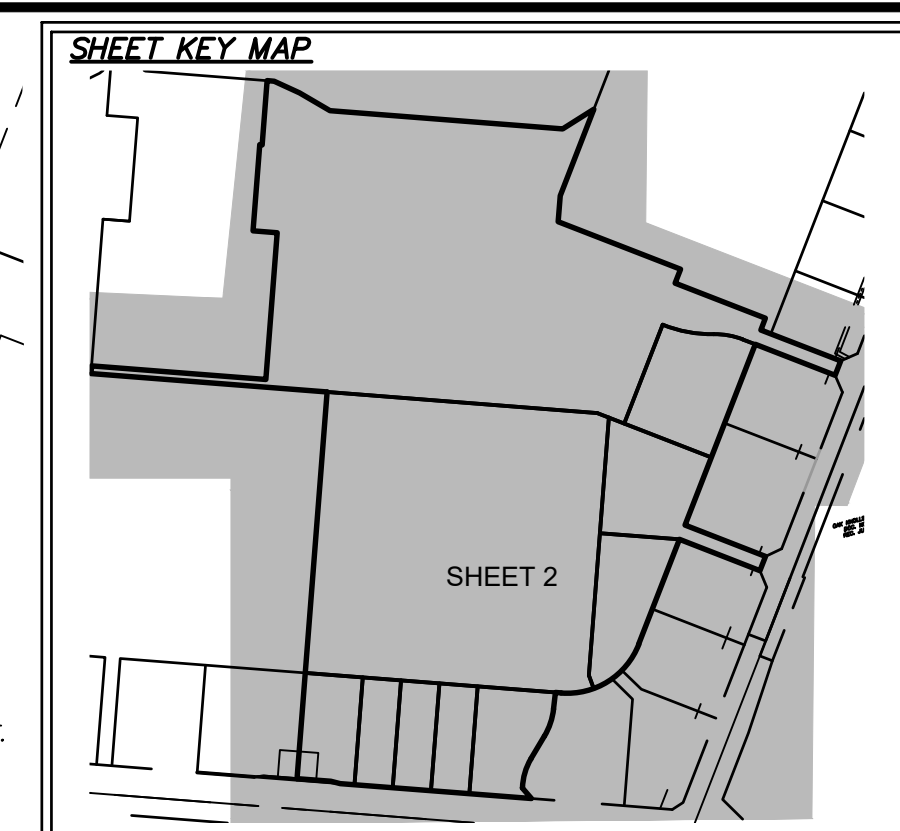
FINAL PLAT OF RESUBDIVISION LOT 1 KENDALL MARKETPLACE RESUBDIVISION

A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20 AND
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NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



PREPARED BY: BJB
PREPARED BY: MRF
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/20

**PRELIMINARY
FOR YOUR REVIEW**



NO.	DATE	BY	REVISION DESCRIPTION
1	10/18/19	BJB	PER ECI & CITY COMMENTS
2	10/30/19	BJB	PER PLAN COUNCIL COMMENTS

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Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
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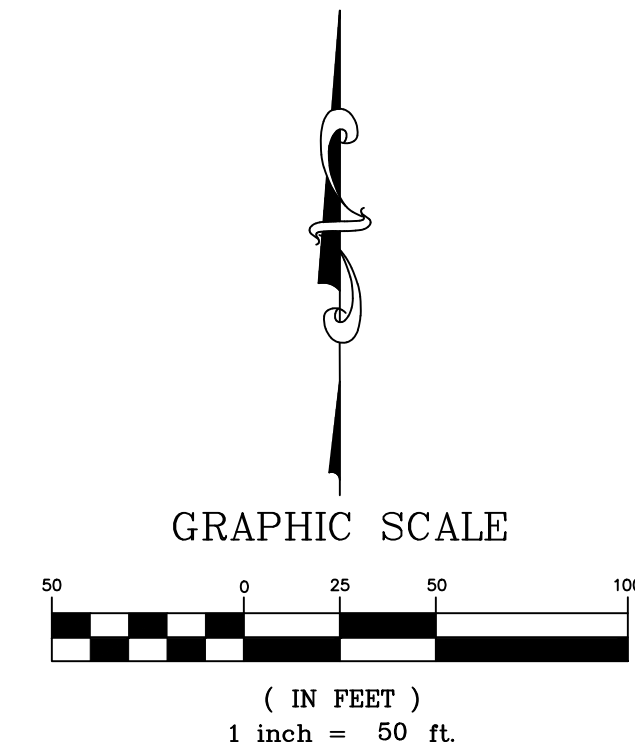
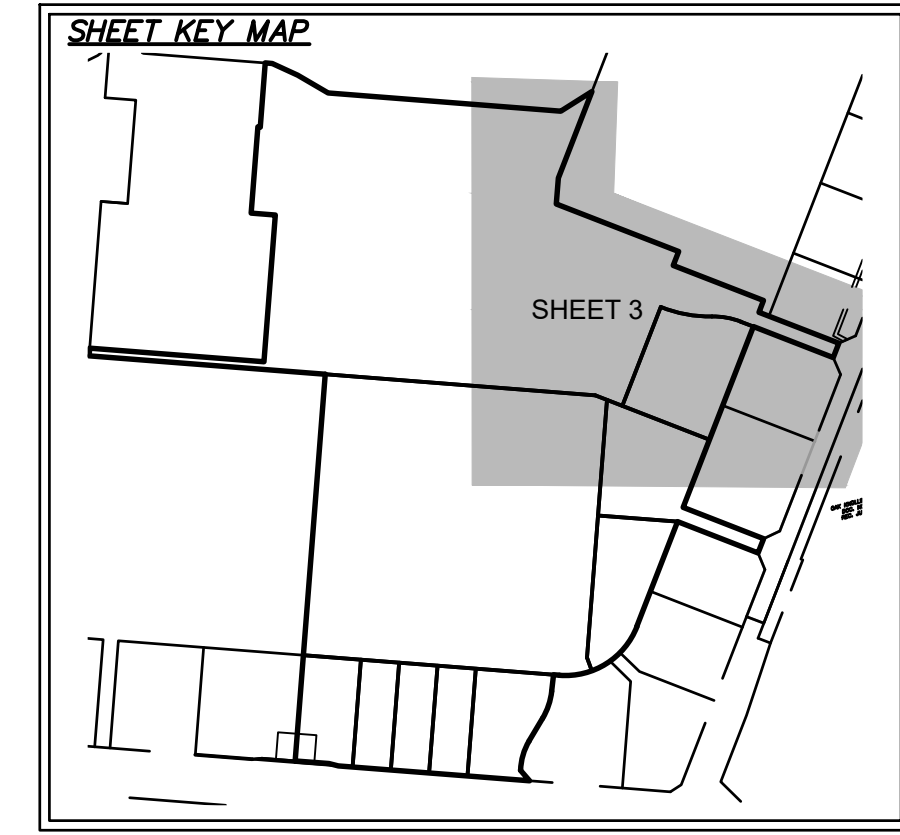
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APPROVED: MRF
JOB DATE: 09/17/19
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SHEET
2 OF 5

Xrefs: 871-AS-BUILT-DWS-CURRENT2017, 190390-cc-Concept-Plan-01, 190390-FP_Base

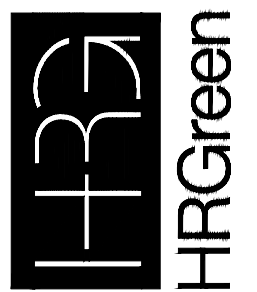
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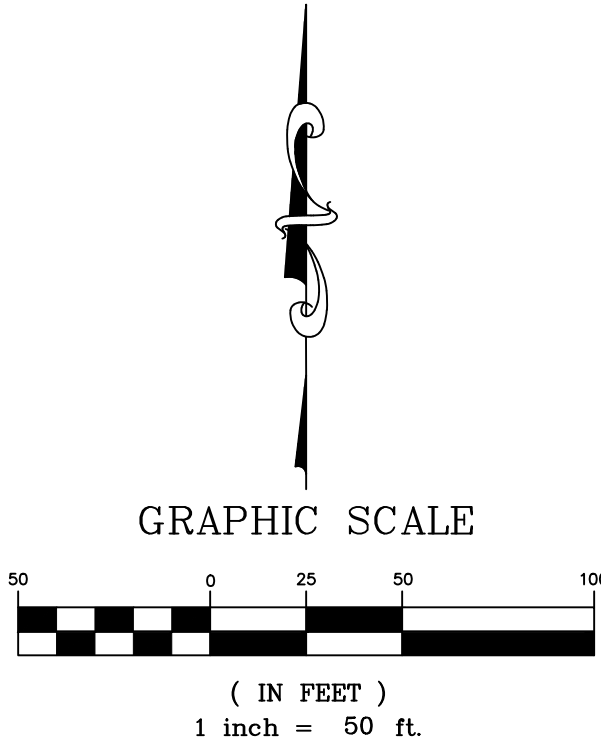
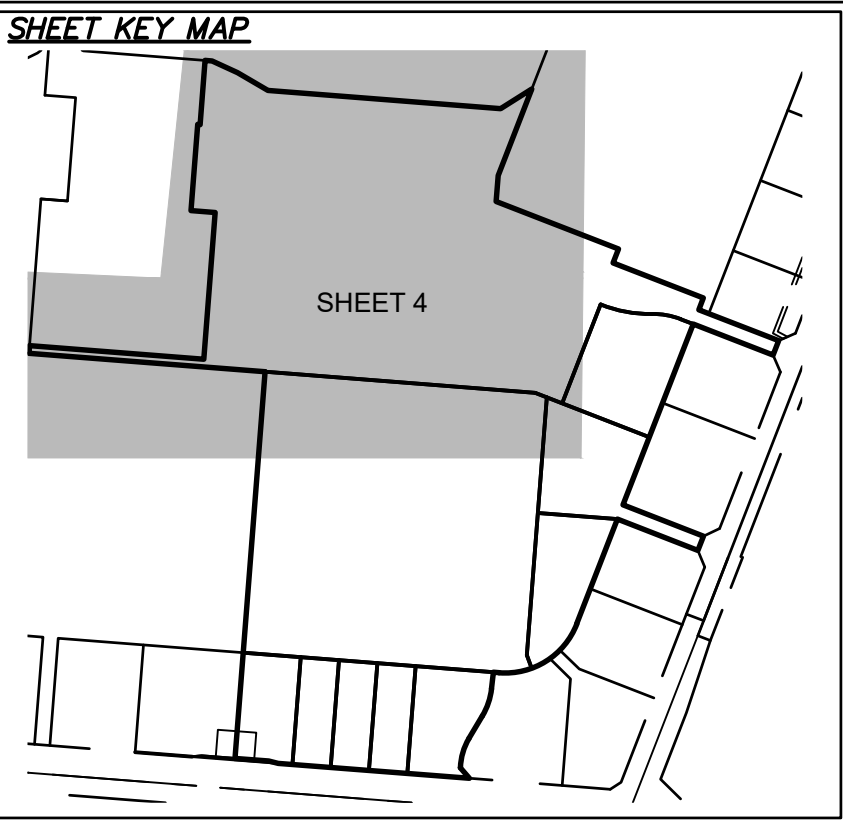
PRELIMINARY
FOR YOUR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/20



FINAL PLAT OF RESUBDIVISION
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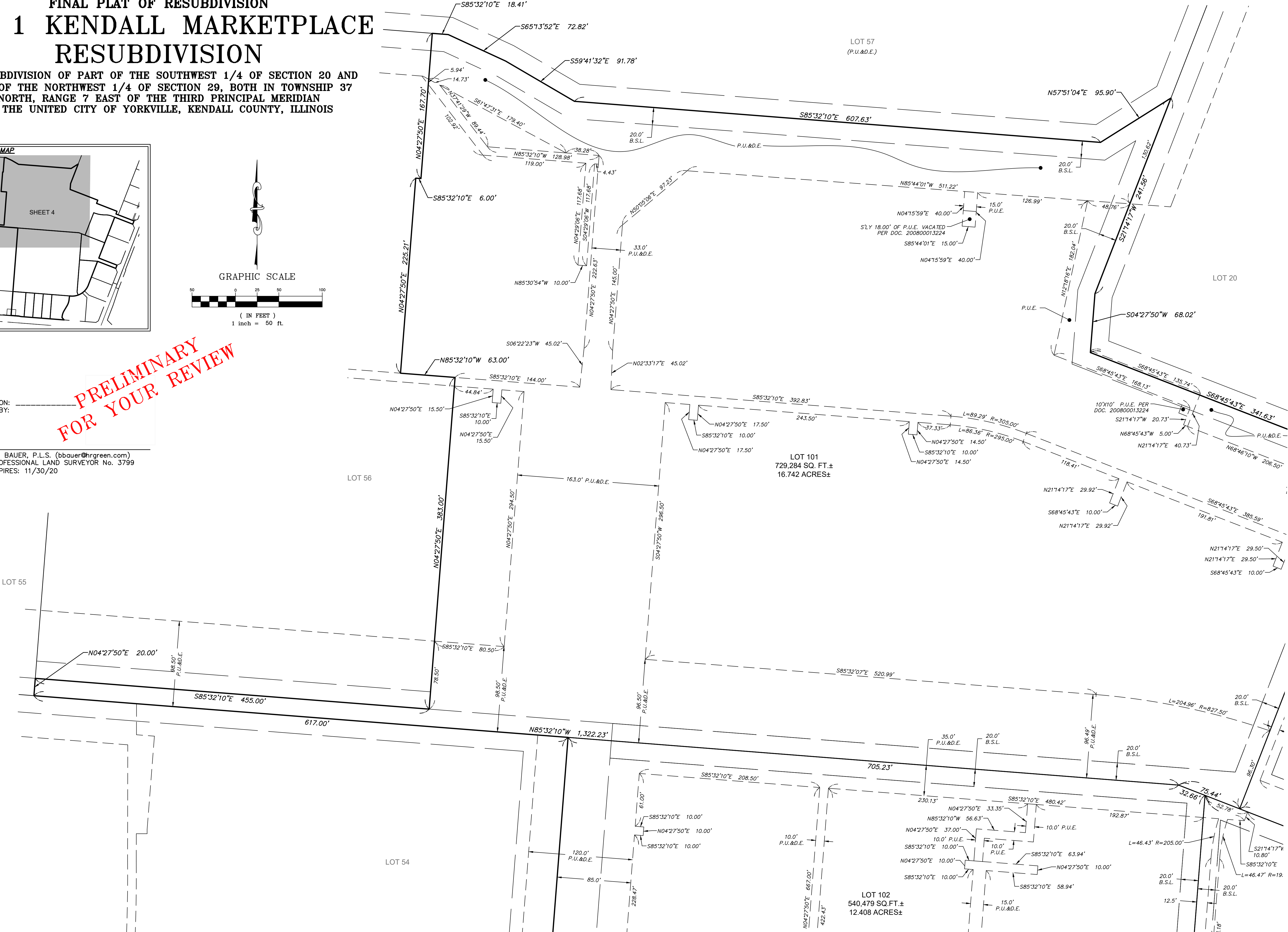
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PRELIMINARY
FOR YOUR REVIEW

PREPARED ON: _____
PREPARED BY: _____

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IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

STATE OF _____)
COUNTY OF _____) S.S.

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

DATED AT _____, _____, THIS _____ DAY OF _____, 20____.

COMPLETE ADDRESS

PRINTED NAME _____ PRINTED NAME _____

STATE OF _____)
COUNTY OF _____) S.S.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

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

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

ILLINOIS, THIS _____ DAY OF _____ 20____

COUNTY CLERK

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

CHAIRMAN

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

CITY ADMINISTRATOR

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

CITY CLERK

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

MAYOR _____

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

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____

CITY ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2, AS AMENDED. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATE: _____

KEVIN MARCHEK
REGION 2 ENGINEER

NOTICE:
KANDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

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

KENDALL COUNTY RECORDER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

DATED THIS _____ DAY OF _____, 20____.

OWNER (OR DULY AUTHORIZED ATTORNEY) _____ REGISTERED PROFESSIONAL ENGINEER _____

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

LOT 1 IN KENDALL MARKETPLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20 AND 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 2007 AS DOCUMENT NUMBER 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

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

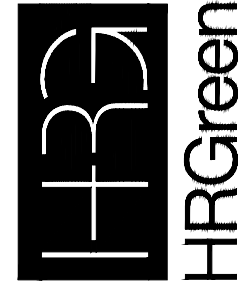
I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

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


GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS ____ DAY OF _____, 20____

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/20

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



**FINAL PLAT OF RESUBDIVISION
LOT 1 KENDALL MARKETPLACE
RESUBDIVISION**

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0  1"
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ADJUST SCALE ACCORDINGLY

DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 09/17/19
JOB NO: 190390

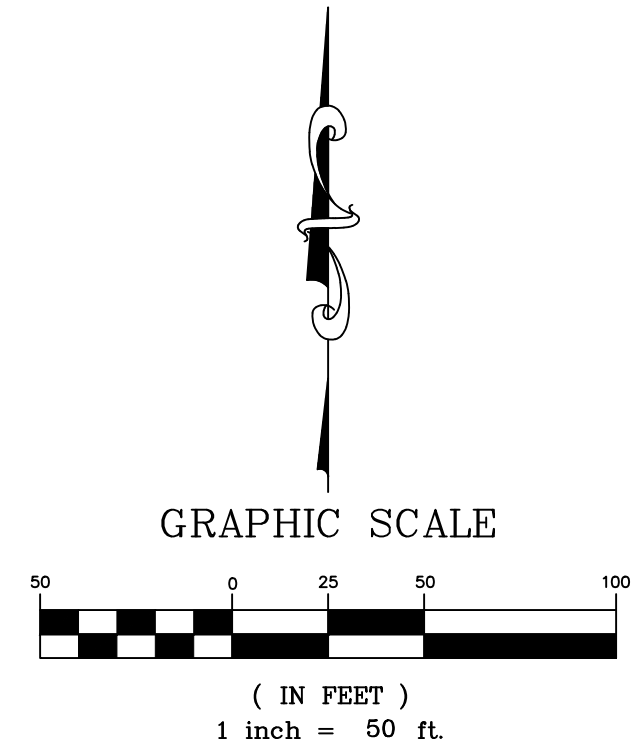
SHEET

5 OF 5

FINAL PLAT OF RESUBDIVISION LOT 1 KENDALL MARKETPLACE RESUBDIVISION

A RESUBDIVISION OF LOT 1 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 20 AND PART OF THE NORTHWEST 1/4 OF SECTION 29, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 20007 AS DOCUMENT 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 02-20-353-008
02-29-131-006



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
KENDALL HOLDINGS I, LLC
C/O ALEXANDER L. BERMAN
707 SKOKIE BOULEVARD, SUITE 600
NORTHBROOK, ILLINOIS 60062, USA
TELEPHONE: 1-312-915-0690

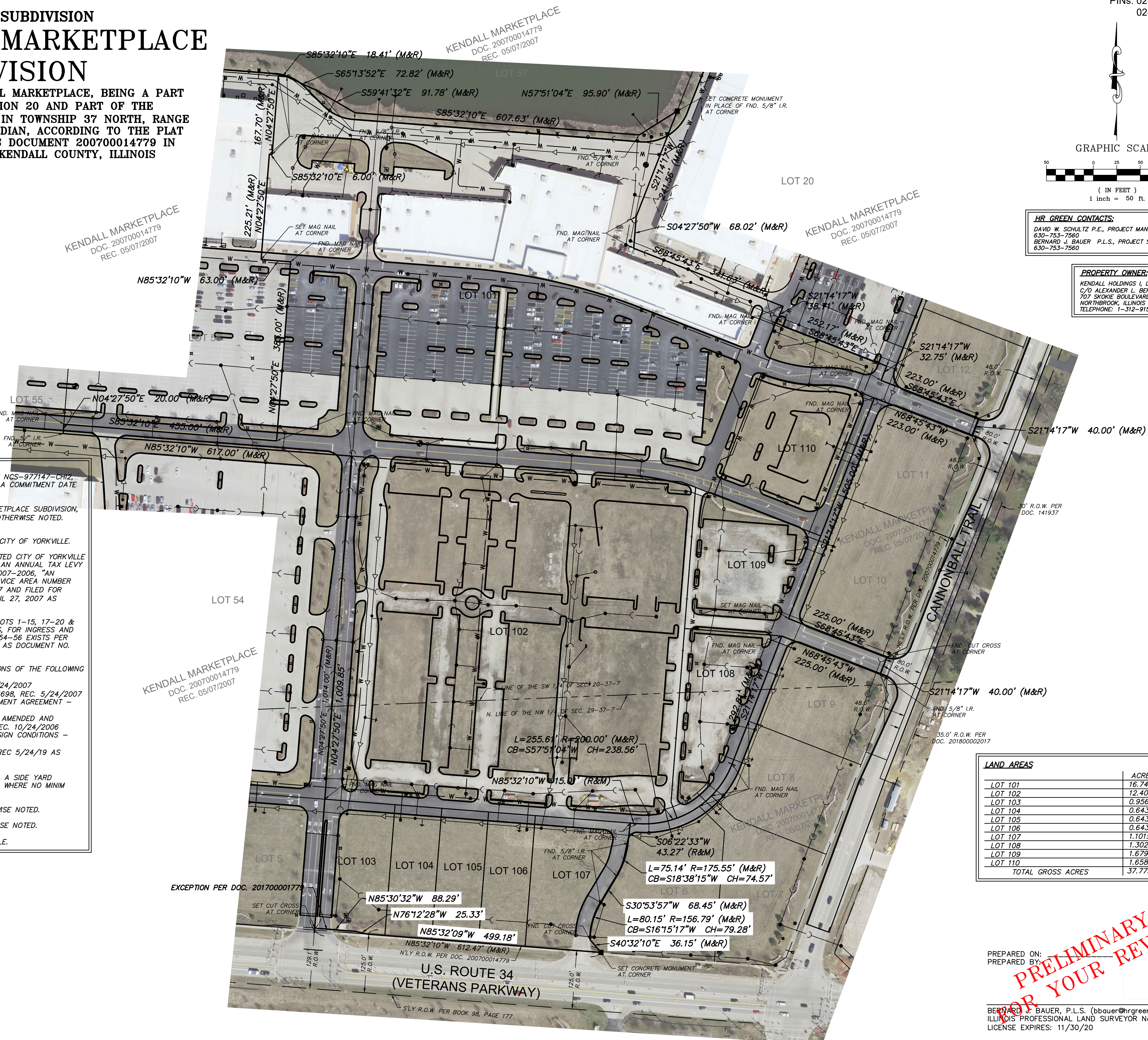
LEGEND	
---	CENTERLINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	UNDERLYING PARCEL LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE

- NOTES**
- ANNOTATION ABBREVIATIONS -
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
L.S.B.E. = LANDSCAPE BUFFER EASEMENT
S.M.E. = STORMWATER MANAGEMENT EASEMENT
(M&R) = MEASURED AND RECORD DIMENSION
 - SURVEY IS BASED IN PART ON COMMITMENT FOR TITLE INSURANCE NCS-977147-CH12, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING A COMMITMENT DATE OF 08/23/2019.
 - EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR EASEMENT PROVISIONS.
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE INCLUDED WITHIN THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-113 AND ARE SUBJECT TO AN ANNUAL TAX LEVY IN ACCORDANCE WITH THE PROVISIONS OF CITY ORDINANCE NO. 2007-2006, AN ORDINANCE ESTABLISHING UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-113, ADOPTED BY THE CITY COUNCIL ON MARCH 13TH, 2007 AND FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY ON APRIL 27, 2007 AS DOCUMENT NUMBER 200700013896.
 - A RECIPROCAL EASEMENT FOR THE BENEFIT OF THE OWNERS OF LOTS 1-15, 17-20 & 54-56 IN KENDALL MARKETPLACE SUBDIVISION, AND THEIR ASSIGNS, FOR INGRESS AND EGRESS OVER THE PAVED AREAS OF SAID LOTS 1-15, 17-20, & 54-56 EXISTS PER OPERATION AND EASEMENT AGREEMENT, RECORDED MAY 24, 2007 AS DOCUMENT NO. 200700016695.
 - SUBDIVIDED LANDS MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - MEMORANDUM OF AGREEMENT - DOC. 2100700016696, REC. 5/24/2007
 - MEMORANDUM OF DEVELOPMENT AGREEMENT - DOC. 200700016698, REC. 5/24/2007
 - ORDINANCE NO. 2006-88 AUTHORIZING EXECUTION OF DEVELOPMENT AGREEMENT - DOC. 00700001155, REC. 1/10/2007
 - ORDINANCE NO. 2006-125 AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT - DOC. 200700002839, REC. 10/24/2006
 - ORDINANCE NO. 2018-29 APPROVING AMENDED FREESTANDING SIGN CONDITIONS - DOC. 201800007713, REC. 6/7/2018
 - OPERATION AND EASEMENT AGREEMENT - DOC. 00700016695, REC 5/24/19 AS AMENDED BY DOC. 200800000363, REC. 1/7/2008
 - PER KENDALL MARKET PLACE SUBDIVISION (DOC. 200700014779), A SIDE YARD SETBACK VARIANCE WAS GRANTED ALONG THE WEST SIDE OF LOT, WHERE NO MINIM SIDE YARD SHALL BE REQUIRED BETWEEN BUILDINGS.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS B-3 (PUD) IN THE UNITED CITY OF YORKVILLE.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
Basis of bearings for this survey, RECORDED PLAT OF SUBDIVISION
No distance should be assumed by scaling.
No underground improvements have been located unless shown and noted.
No representation as to ownership, use, or possession should be hereon implied.
This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
Field work for this survey was completed on 09/17/19.
This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

KENDALL HOLDINGS I, LLC
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

10/30/2019 11:31:18 AM
J:\2019\190390\190390.01\Survey\Drawings\190390-FP.dwg



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LOT 104	0.643± ac.
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APPROVED BY: MRF

JOB DATE: 09/17/19
JOB NO: 190390

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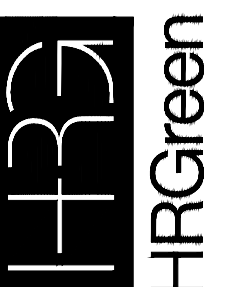
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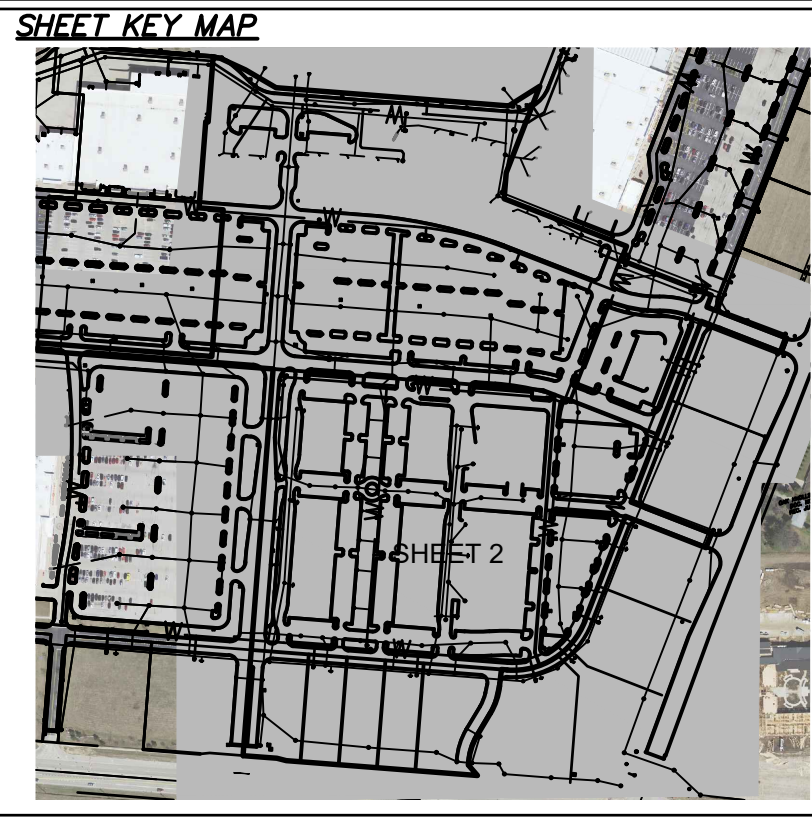
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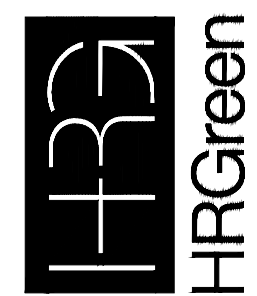
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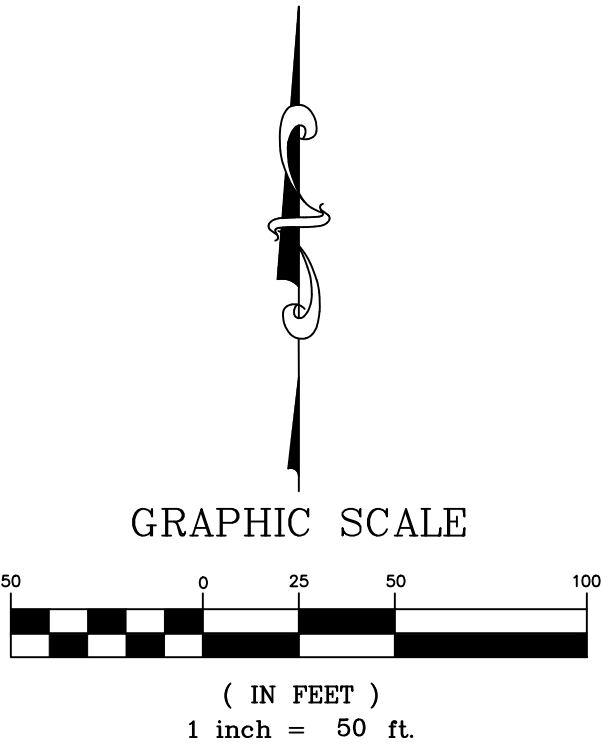
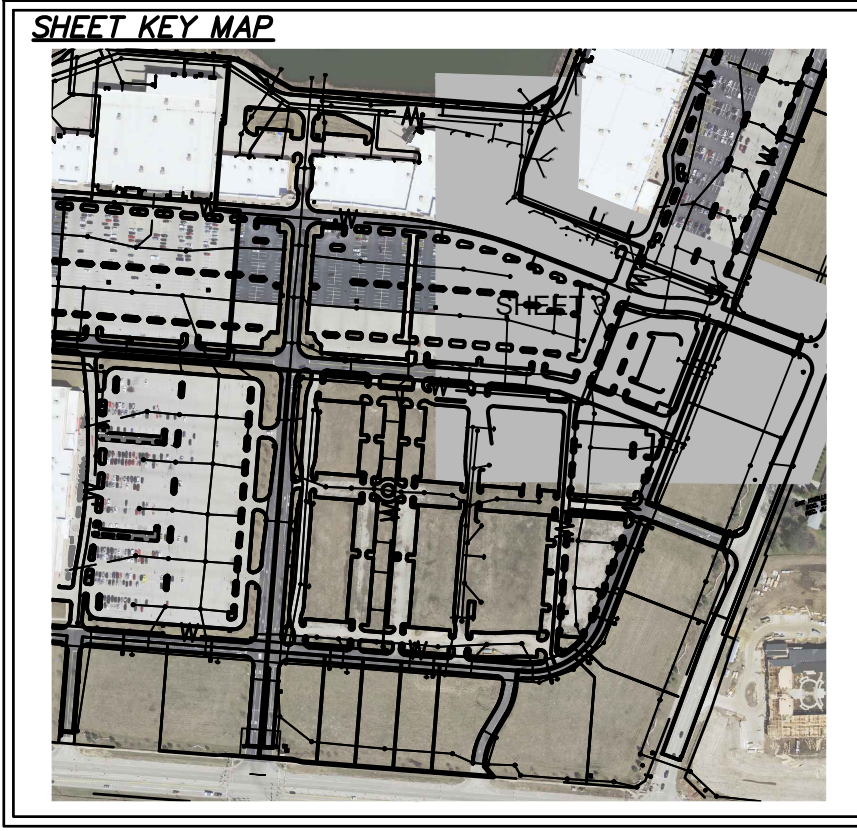
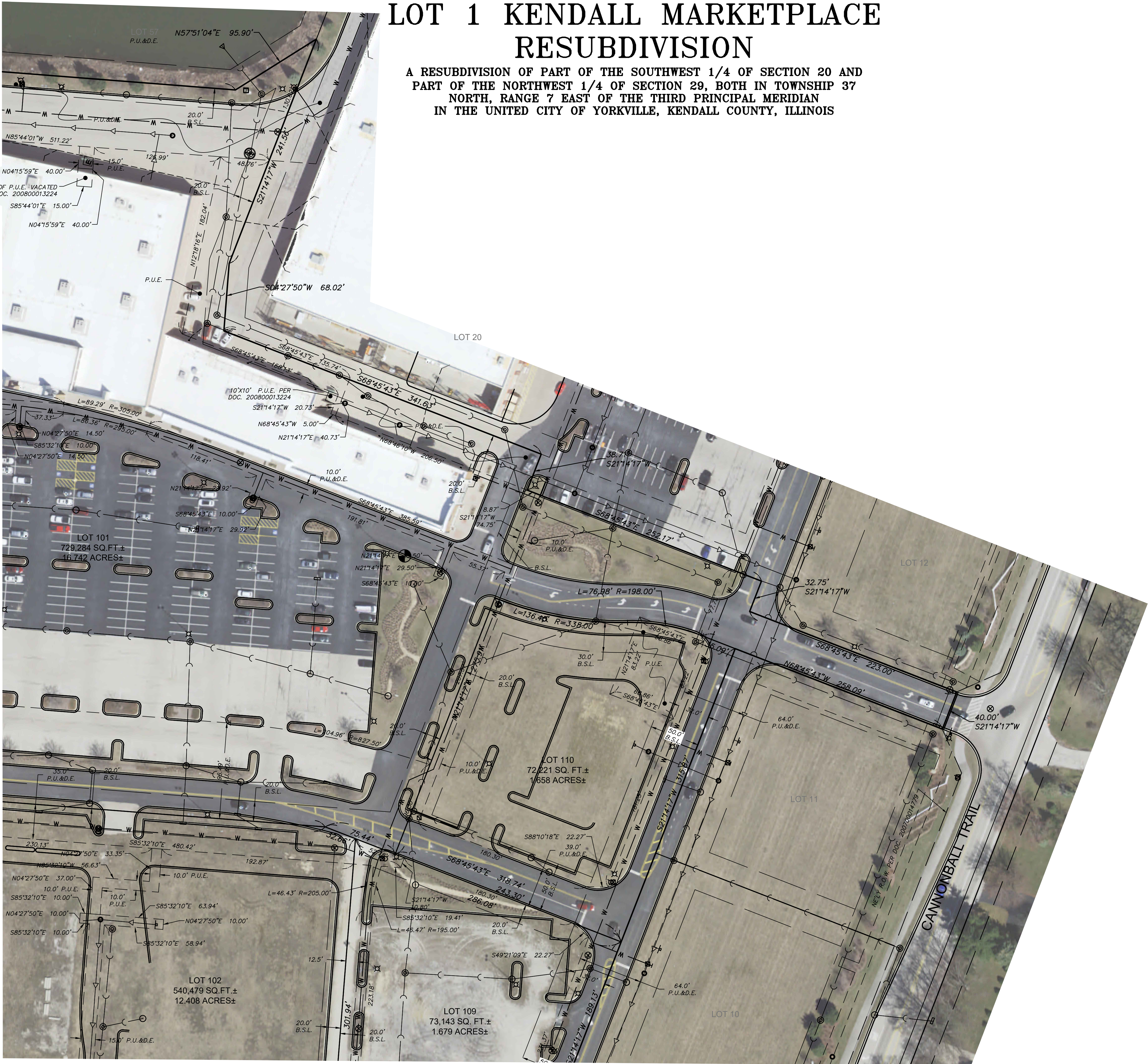
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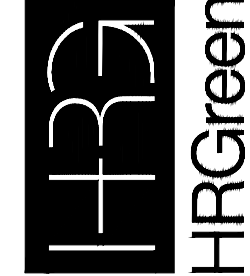
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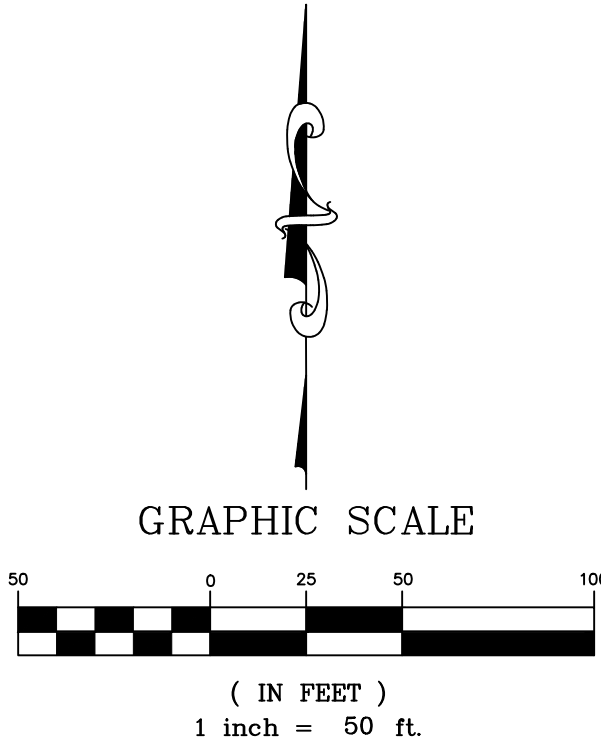
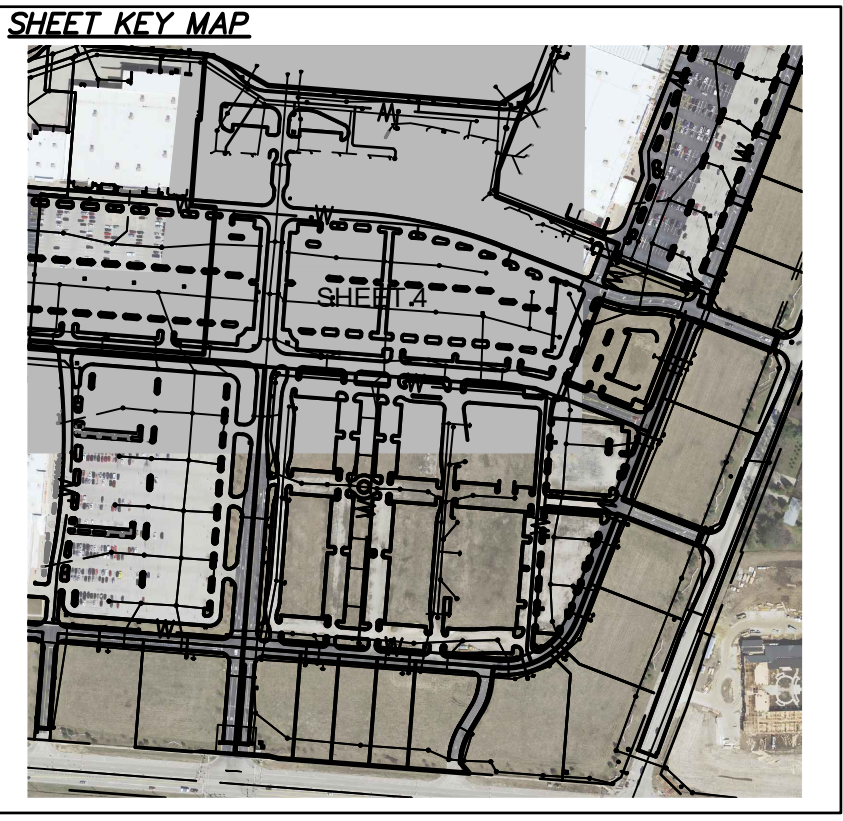
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LOT 1 KENDALL MARKETPLACE
RESUBDIVISION

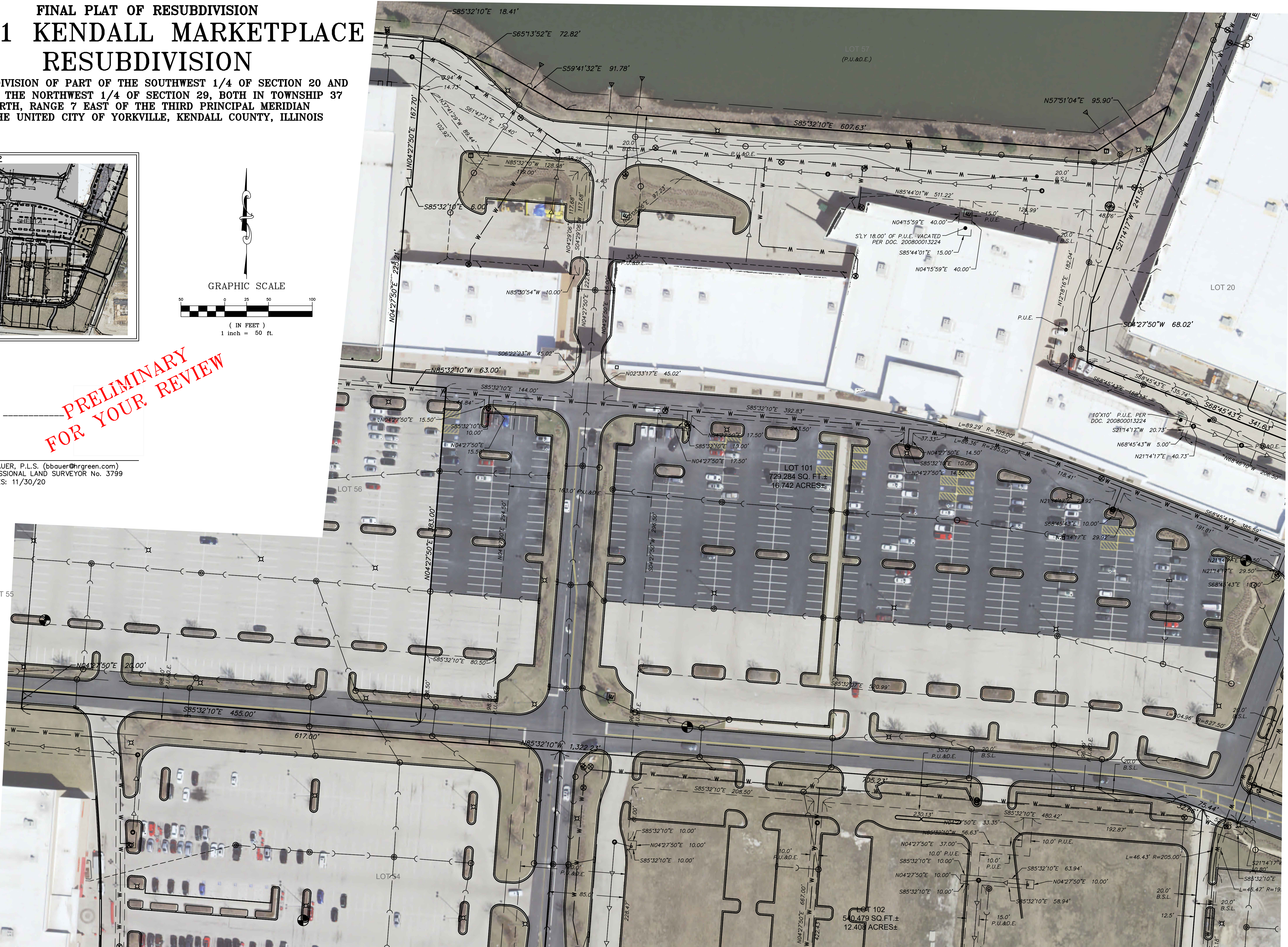
A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20 AND
PART OF THE NORTHWEST 1/4 OF SECTION 29, BOTH IN TOWNSHIP 37
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



PRELIMINARY
FOR YOUR REVIEW

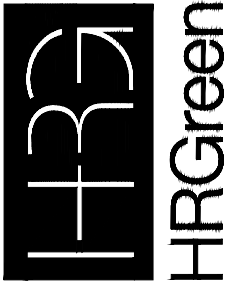
PREPARED ON: _____
PREPARED BY: _____

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/20



NO.	DATE	BY	REVISION DESCRIPTION
1	10/18/19	BJB	PER ECI & CITY COMMENTS
2	10/30/19	BJB	PER PLAN COUNCIL COMMENTS

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com



FINAL PLAT OF RESUBDIVISION
LOT 1 KENDALL MARKETPLACE
RESUBDIVISION

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DRAWN BY: BJB
APPROVED: MRF
JOB DATE: 09/17/19
JOB NO: 190390

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IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

STATE OF _____)
COUNTY OF _____) S.S.

STATE OF _____)
COUNTY OF _____) S.S.

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

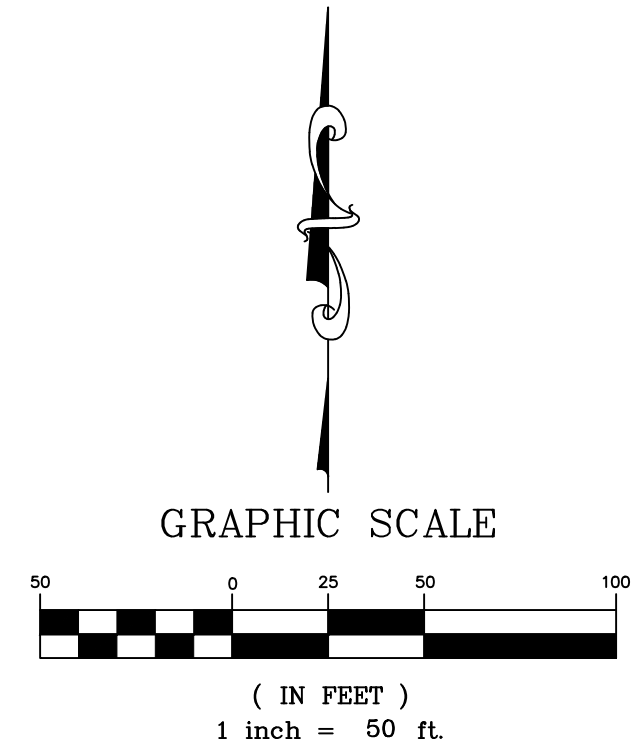
BERNARD J. BAUER, P.E. S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/20

SHEET
5 OF 5

FINAL PLAT OF RESUBDIVISION LOT 1 KENDALL MARKETPLACE RESUBDIVISION

A RESUBDIVISION OF LOT 1 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 20 AND PART OF THE NORTHWEST 1/4 OF SECTION 29, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 20007 AS DOCUMENT 200700014779 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

PINs: 02-20-353-008
02-29-131-006



HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
KENDALL HOLDINGS I, LLC
C/O ALEXANDER L. BERMAN
707 SKOKIE BOULEVARD, SUITE 600
NORTHBROOK, ILLINOIS 60062, USA
TELEPHONE: 1-312-915-0690

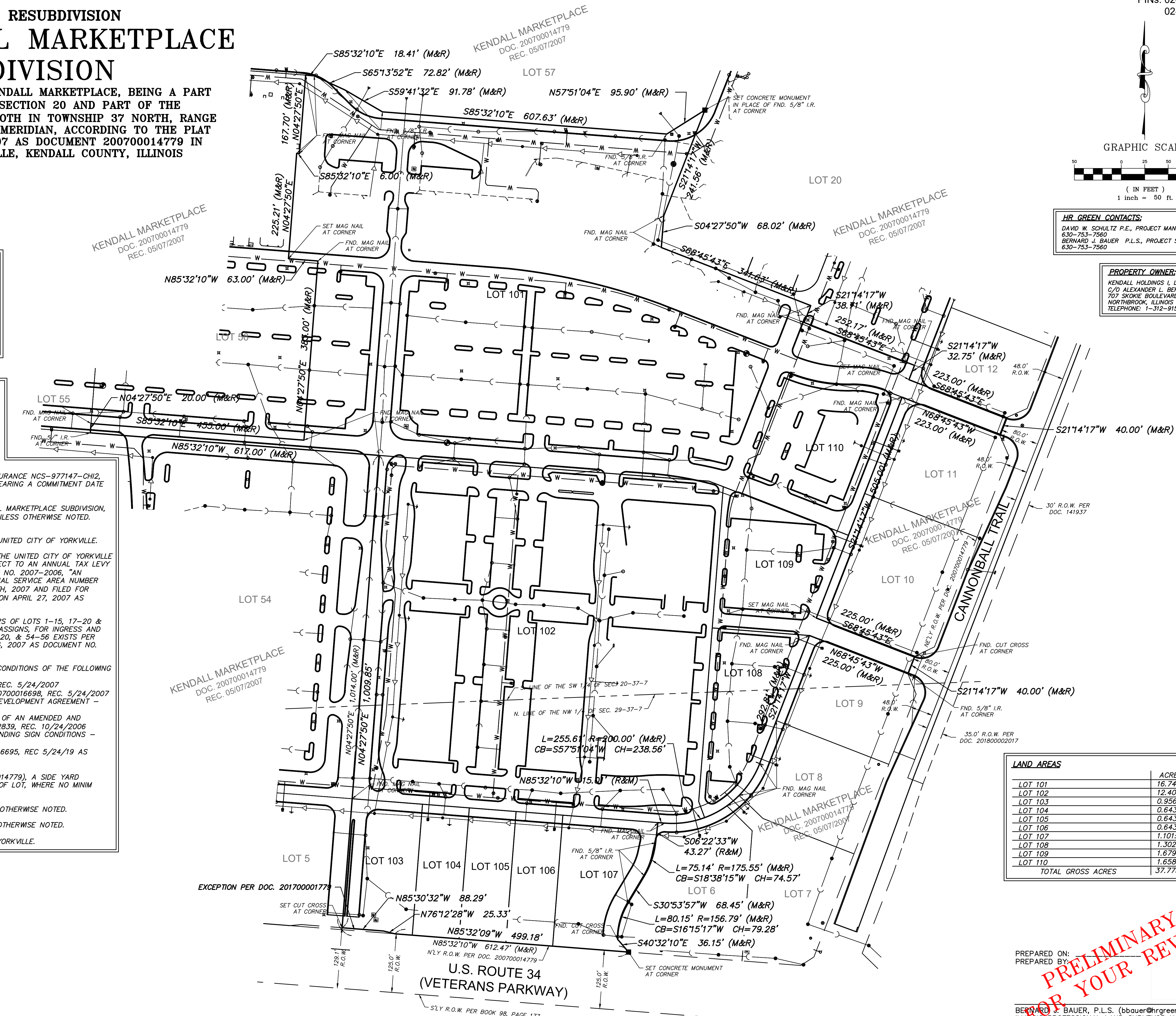
LEGEND	
---	CENTERLINE
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	UNDERLYING PARCEL LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE

- NOTES**
- ANNOTATION ABBREVIATIONS -
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
L.S.B.E. = LANDSCAPE BUFFER EASEMENT
S.M.E. = STORMWATER MANAGEMENT EASEMENT
(M&R) = MEASURED AND RECORD DIMENSION
 - SURVEY IS BASED IN PART ON COMMITMENT FOR TITLE INSURANCE NCS-977147-CH12, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, BEARING A COMMITMENT DATE OF 08/23/2019.
 - EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR EASEMENT PROVISIONS.
 - THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE INCLUDED WITHIN THE UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-113 AND ARE SUBJECT TO AN ANNUAL TAX LEVY IN ACCORDANCE WITH THE PROVISIONS OF CITY ORDINANCE NO. 2007-2006, "AN ORDINANCE ESTABLISHING UNITED CITY OF YORKVILLE SPECIAL SERVICE AREA NUMBER 2006-113" ADOPTED BY THE CITY COUNCIL ON MARCH 13TH, 2007 AND FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY ON APRIL 27, 2007 AS DOCUMENT NUMBER 200700013896.
 - A RECIPROCAL EASEMENT FOR THE BENEFIT OF THE OWNERS OF LOTS 1-15, 17-20 & 54-56 IN KENDALL MARKETPLACE SUBDIVISION, AND THEIR ASSIGNS, FOR INGRESS AND EGRESS OVER THE PAVED AREAS OF SAID LOTS 1-15, 17-20, & 54-56 EXISTS PER OPERATION AND EASEMENT AGREEMENT, RECORDED MAY 24, 2007 AS DOCUMENT NO. 200700016695.
 - SUBDIVIDED LANDS MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - MEMORANDUM OF AGREEMENT - DOC. 2100700016696, REC. 5/24/2007
 - MEMORANDUM OF DEVELOPMENT AGREEMENT - DOC. 200700016698, REC. 5/24/2007
 - ORDINANCE NO. 2006-88 AUTHORIZING EXECUTION OF DEVELOPMENT AGREEMENT - DOC. 00700001155, REC. 1/10/2007
 - ORDINANCE NO. 2006-125 AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT - DOC. 200700002839, REC. 10/24/2006
 - ORDINANCE NO. 2018-29 APPROVING AMENDED FREESTANDING SIGN CONDITIONS - DOC. 201800007713, REC. 6/7/2018
 - OPERATION AND EASEMENT AGREEMENT - DOC. 00700016695, REC 5/24/19 AS AMENDED BY DOC. 200800000363, REC. 1/7/2008
 - PER KENDALL MARKET PLACE SUBDIVISION (DOC. 200700014779), A SIDE YARD SETBACK VARIANCE WAS GRANTED ALONG THE WEST SIDE OF LOT, WHERE NO MINIM SIDE YARD SHALL BE REQUIRED BETWEEN BUILDINGS.
 - 5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
 - DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
 - PROPERTY ZONING IS B-3 (PUD) IN THE UNITED CITY OF YORKVILLE.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
Basis of bearings for this survey, RECORDED PLAT OF SUBDIVISION
No distance should be assumed by scaling.
No underground improvements have been located unless shown and noted.
No representation as to ownership, use, or possession should be hereon implied.
This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
Field work for this survey was completed on 09/17/19.
This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

KENDALL HOLDINGS I, LLC
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

10/30/2019 11:15:59 AM
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LAND AREAS	
LOT	ACREAGE
LOT 101	16.742± ac.
LOT 102	12.408± ac.
LOT 103	0.956± ac.
LOT 104	0.643± ac.
LOT 105	0.643± ac.
LOT 106	0.643± ac.
LOT 107	1.101± ac.
LOT 108	1.302± ac.
LOT 109	1.670± ac.
LOT 110	1.658± ac.
TOTAL GROSS ACRES	
37.775± ac.	

PREPARED BY: BJB
APPROVED BY: MRF

JOB DATE: 09/17/19
JOB NO: 190390

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LICENSE EXPIRES: 11/30/20

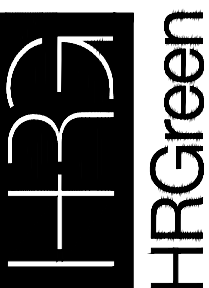
FINAL PLAT OF RESUBDIVISION LOT 1 KENDALL MARKETPLACE RESUBDIVISION

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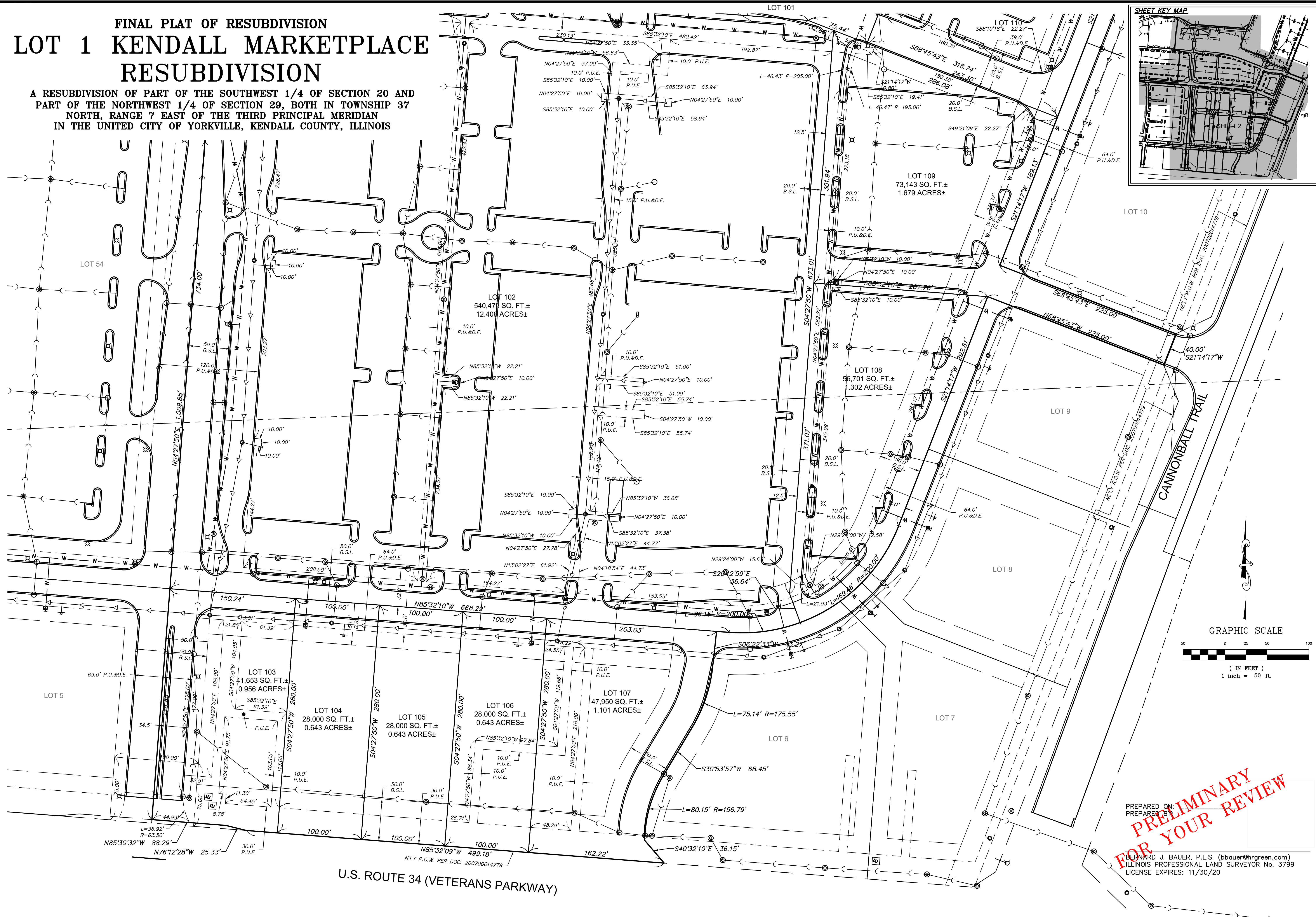
SHEET
1 OF 5

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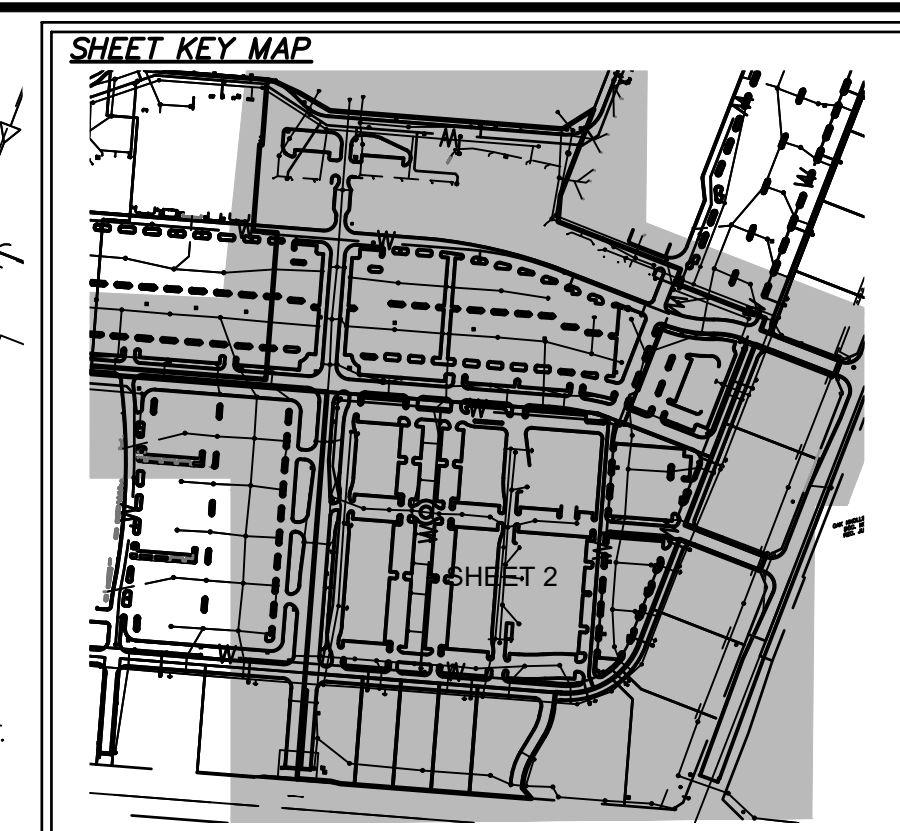
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PREPARED BY:
BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
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HRGreen

**FINAL PLAT OF RESUBDIVISION
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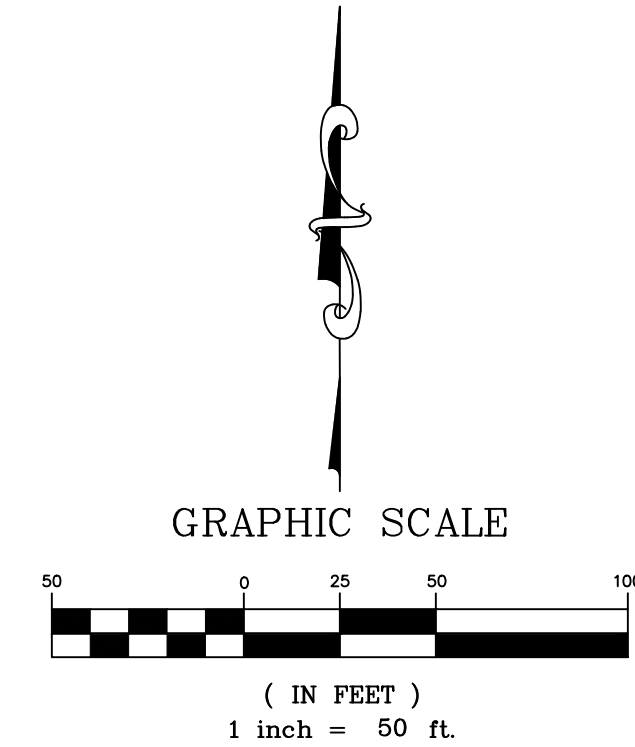
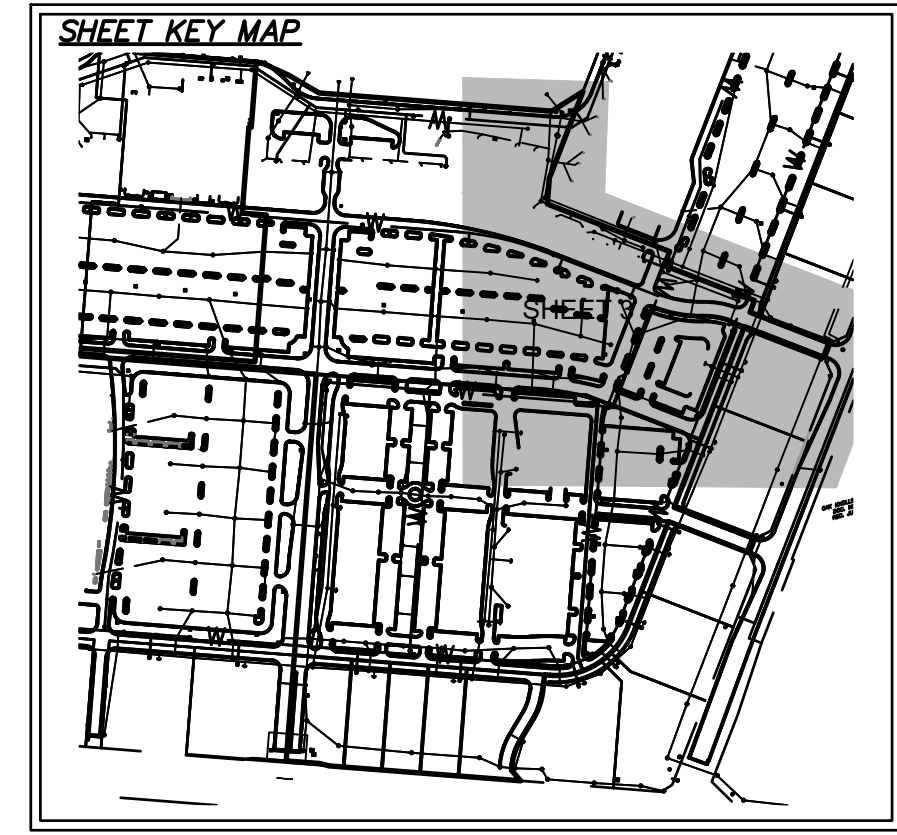
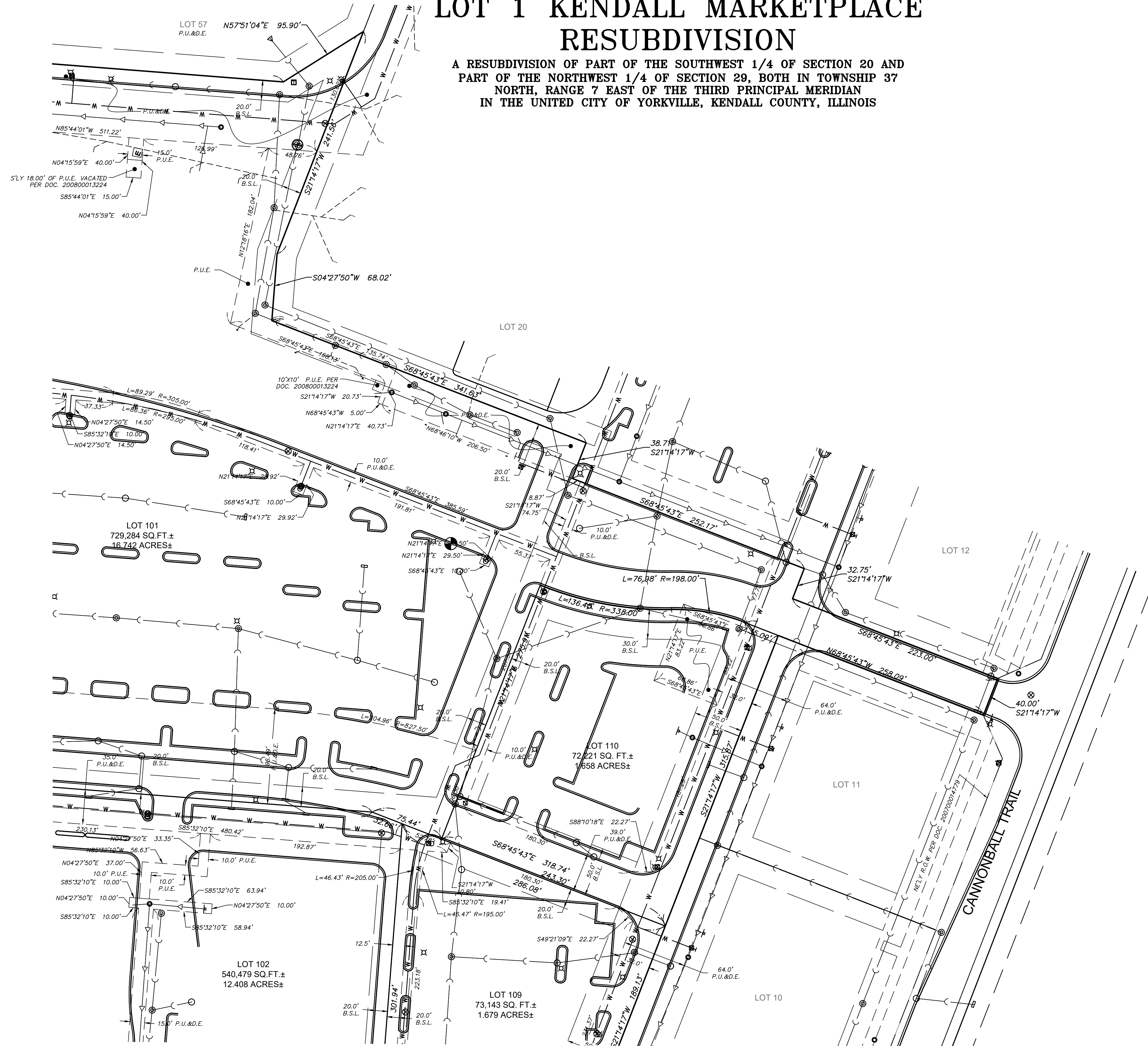
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SHEET
2 OF 5

Xrefs: 871-AS-BUILT-DWS-CURRENT2017, 190390-cc-Concept-Plan-01, 190390-FP_Base

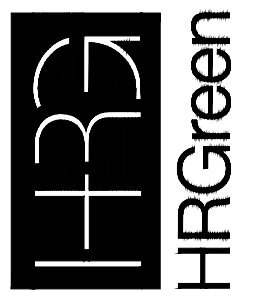
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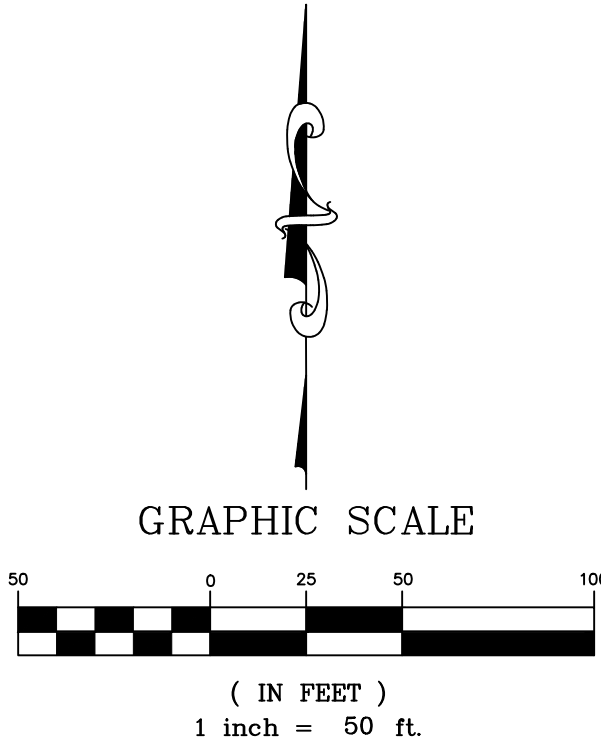
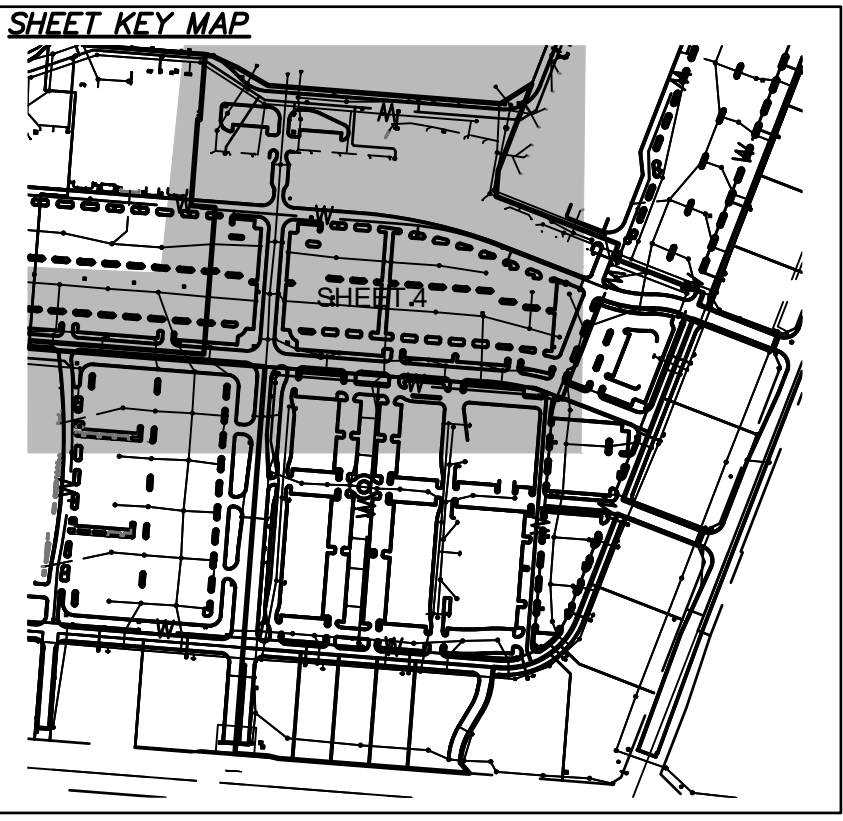
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3 OF 5

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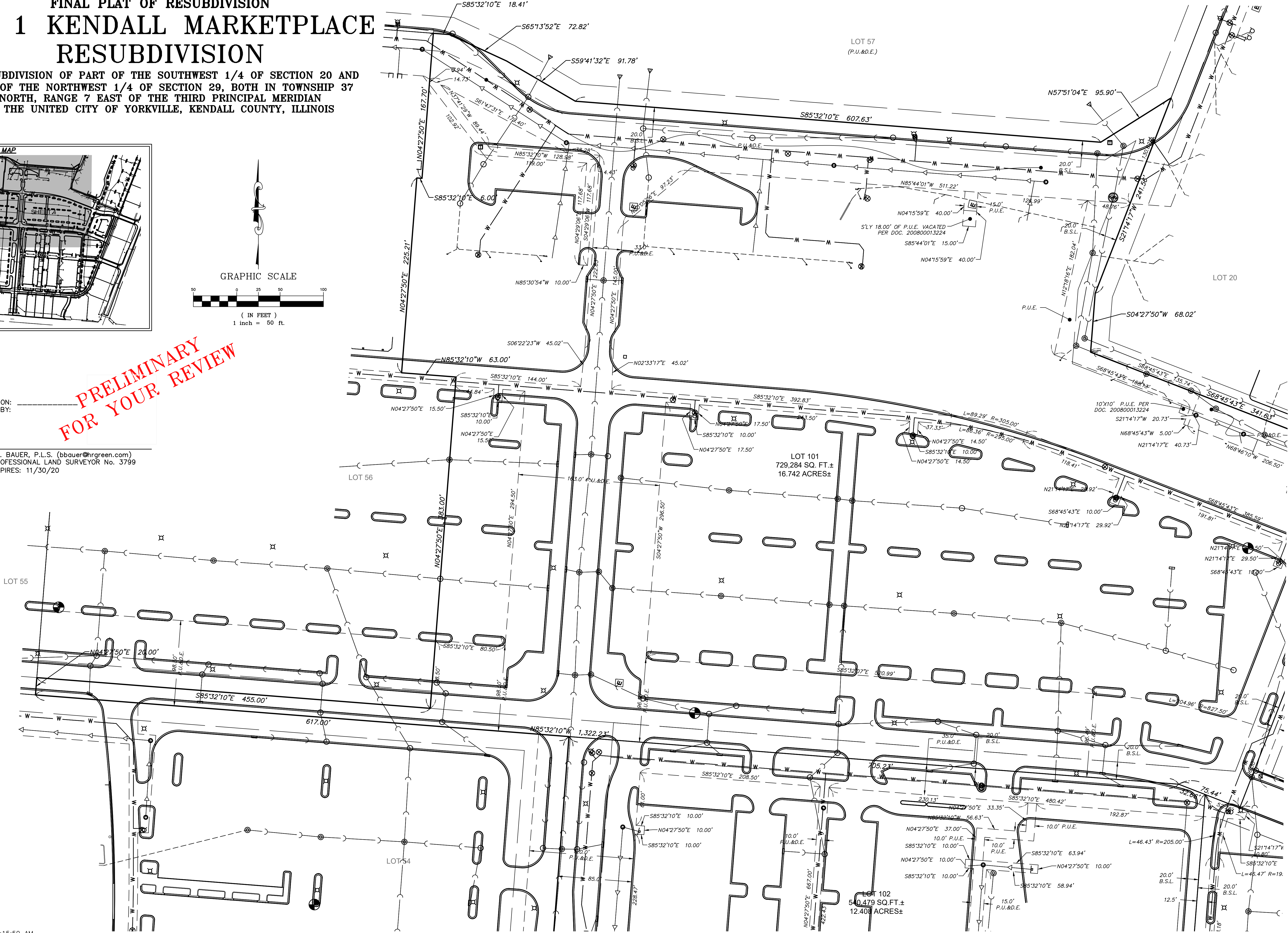
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HRGreen

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SHEET
4 OF 5

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STATE OF _____)
COUNTY OF _____) S.S.

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

Agenda Item Number

New Business #6

Tracking Number

EDC 2019-90

Agenda Item Summary Memo

Title: Downtown Landscape Hill Project – Re-BID

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: Re-BID request for Downtown Landscape Hill project consisting of a retaining wall sign and base landscaping budgeted for \$50,000.

Council Action Previously Taken:

Date of Action: 08/27/2019

Action Taken: Approval of original BID

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble

Community Development

Name

Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: October 24, 2019
Subject: **Downtown Landscape Hill – Request for Re-BID**

Summary

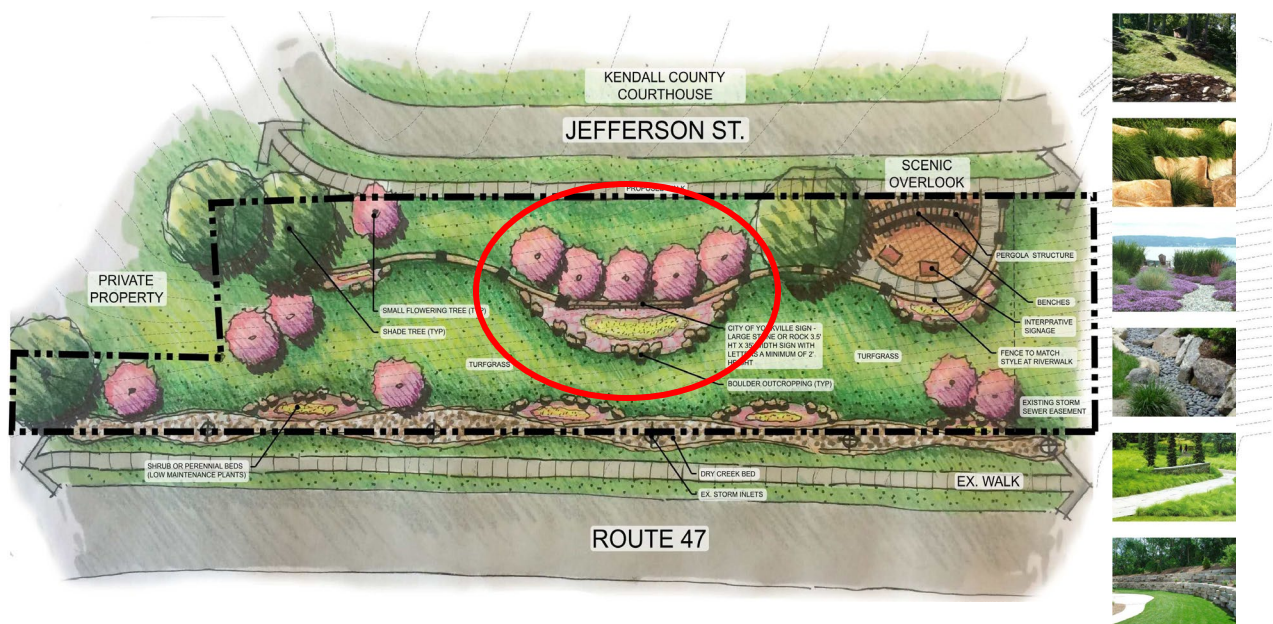
Recommendation to re-bid the budgeted Downtown Landscape Hill project into two (2) separate requests, one for the sign wall feature and the other for the landscaping work. The approved budget of \$50,000 will cover a limited scope of the overall concept plan, consisting of the retaining wall sign and surrounding base landscaping.

Background

In April/May 2016, City staff engaged HR Green to prepare a downtown landscape plan that beautifies and improves the visual character of the corridor along IL Route 47 in the downtown to soften the expanse of roadway, create a pedestrian scale experience of greenery and ultimately contributes to an overall sense of place when entering Downtown Yorkville. The area proposed for this landscape feature is the approximately 75' wide, 560' long and 20' tall embankment slope on the west side of IL Route 47/Bridge Street located between Van Emmon and Fox Streets.



The final proposed concept plan prepared by HR Green, as seen on the following page, illustrates a meandering dry creek bed parallel to IL Route 47 flanked by pockets of perennial and/or annual plants for year-round color. The most prominent detail of the plan is the great retaining wall/sign feature facing IL Route 47 constructed of a limestone veneer with individually mounted letters reading “YORKVILLE”. Clusters of plantings near the base of the wall sign will again enhance year-round interest and small stature flowering trees will provide a sophisticated backdrop. Other amenities offered as part of the proposed landscape plan is a scenic overlook in the northwest corner with a pergola structure, benches and fence details which match other decorative fencing in the City along the river walk for continuity and to create a sense of place.



While the estimated total cost of the full proposed landscape hill plan is approximately \$566,000.00, staff is proposing a scaled-down scope (circled in red in the above image) of the plan to fit the \$50,000 budgeted in FY 20, as follows:

- | | |
|---|----------------------------------|
| 1. Installation of Landscaping | approx. \$2,975.00 |
| a. Five (5) Ornamental Trees | |
| b. Fifteen (15) shrubs | |
| 2. Installation of Hardscape | approx. \$19,725.00 |
| a. Limestone out-croppings | |
| b. Lighting | |
| 3. Installation of 35' of Retaining Wall/Sign Feature | approx. \$27,300.00 |
| | Total approx. \$50,000.00 |

These estimates were based upon engineer's opinion of probable construction costs provided by HR Green with the 2016 concept plan and should be consistent with current costs for materials and labor.

Re-BID Request

The original bid package for this project was posted in August 2019 with a closing date of September 23, 2019. Although approximately ten (10) bid packets were looked at or picked-up by interested parties (mostly landscaping businesses), the Downtown Landscape Hill project yielded no responses. After reaching out to the inquirers, staff discovered the following issues: (1) the design/build component for landscape and signage was problematic for a single bid package, (2) lack of final design and detailed specifications for the sign, and (3) requested completion date of May 1, 2020 was not enough time during the busy landscaping season.

To address these concerns, staff has proposed to break the initial proposal into two (2) options within the bid. Respondents may choose to bid separately on with the landscaping (option #1) or the sign (option #2).

The first option will be for landscaping which includes material purchase and installation. This bid will provide more specificity regarding the plantings. Staff proposes to request five (5) Malus “Leprechaun” Crabapple Trees as the ornamental tree and fifteen (15) Heuchera “Obsidian” Alumroot for the scrubs. Both proposed species were taken from the original plant palette provided by the HR Green as part of the Yorkville Downtown Landscape Plan.



**MALUS 'LEPRECHAUN'
LEPRECHAUN CRABAPPLE**
MATURE SIZE: 8' H X 8' W
BLOOM TIME: APR
ZONE: 4-7
LIGHT: SUN
MAINTENANCE: LOW
OTHER: DISEASE RESISTANCE
AIR POLLUTION TOLERANT
SHOWY



**HEUCHERA 'OBSIDIAN'
ALUMROOT**
MATURE SIZE: 8-12" H X 1-1.5' W
BLOOM TIME: JUN-JUL
ZONE: 4-9
LIGHT: SUN TO SHADE
MAINTENANCE: LOW
OTHER: SALT TOLERANT
FALL COLOR

The second option will be for sign fabrication and installation (this includes electric for sign illumination). Staff decided to engage Aurora Sign Company to prepare the below design specification sheet to which we propose to bid.

Aurora Sign Co. Inc 2019

AURORA SIGN CO.
All Signs Shall Be Installed In Accordance With N.E.C. Article 600
Fabrication Specifications: All Signs Fabricated as per AIA & Specifications 10/14/18 C
Electrical Specifications: All Signs Fabricated as per 2015 N.E.C. Specifications

HALO ILLUMINATED CHARACTERS
FABRICATE AND INSTALL SIGN OF ALUMINUM AND MASONRY.
CHARACTERS TO BE ALUMINUM COATED WITH ACRYLIC POLYURETHANE. INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1/4"=1'

Computer generated colors are not a true match to any FMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For: CITY OF YORKVILLE Location Name:	Address: RT 47 City/State: YORKVILLE, IL	Draw: 191254 Rev 1: Rev 2:	Sheet: 3 Design Date: 10/18/19	LANDLORD APPROVAL SIGNATURE PRINT DATE:	TITLE:
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NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

Finally, staff will extend the final completion date to September 30, 2020 (noting that landscape work cannot occur between July 1 and August 31 due to City’s watering ban).

Staff Comments/Recommendation

Staff aims to have the attached revised bid proposals posted by January 2020 with responses received by Monday, February 10, 2020. Once the bid responses have been submitted, staff proposes to provide the respondent bids to the Economic Development Committee for final recommendation to City Council for formal bid award. Based upon this schedule, it is anticipated the bid will be awarded in the spring of next year.

Staff recommends approving the attached revised Downtown Landscape Hill project bid packets for publication. Should you have any questions regarding this request, staff will be available at Tuesday night's meeting for further discussion.



INVITATION TO BID

**THE INSTALLATION OF THE
DOWNTOWN HILL SIGN AND LANDSCAPING**

Deadline:

**Monday, February 10, 2020
11:30 a.m. Local Time**

UNITED CITY OF YORKVILLE, ILLINOIS
LEGAL NOTICE
INVITATION FOR BID

The United City of Yorkville, Illinois will accept sealed bids for the Installation of the Downtown Hill Sign and Landscaping.

Sealed bids will be received at the address listed below until **Monday, February 10, 2020, at 11:30 a.m. local time**. 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 Downtown Hill Sign and Landscaping
Attention: Carri Parker, Purchasing Manager
800 Game Farm Road
Yorkville, IL 60560

Proposal 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.

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

PROJECT SPECIFICATIONS AND PLANS

Introduction:

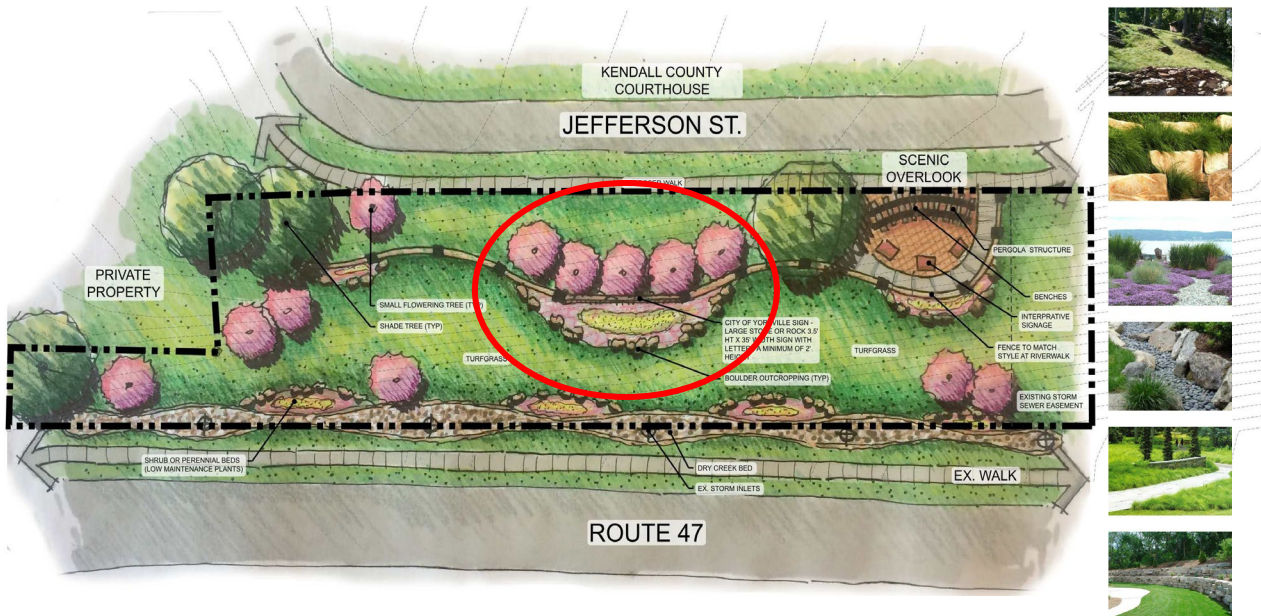
The City is seeking an experienced landscape vendor, to install a retaining wall and surrounding plantings on a berm and a separate vendor to install letters with back lighting on the retaining wall within the center of the downtown, herein known as the “Project”.

Scope of Work:

The subject project area is located on a grass embankment, approximately 75 feet wide, 560 feet long and 20 feet tall, on the west side of Illinois Route 47/Bridge Street, beginning at the southwest corner of IL Rte. 47 and East Van Emmon Street and continuing south. The property is owned by the Illinois Department of Transportation (“IDOT”) and is maintained by the United City of Yorkville.



The bid proposal will consist of a wall/sign feature facing IL Route 47 constructed of a limestone veneer (3.5’ height x 35’ linear feet width) with individually mounted letters reading “YORKVILLE”. Clusters of plantings near the base of the wall sign to enhance year-round interest and small stature flowering trees to provide a sophisticated backdrop in accordance with the approved downtown landscape plan. **This bid will only address the area outlined in red below.** Costs for construction and complete installation of the landscape materials must be included with the bid proposal. All work will be completed by October 1, 2020.



Landscaping:

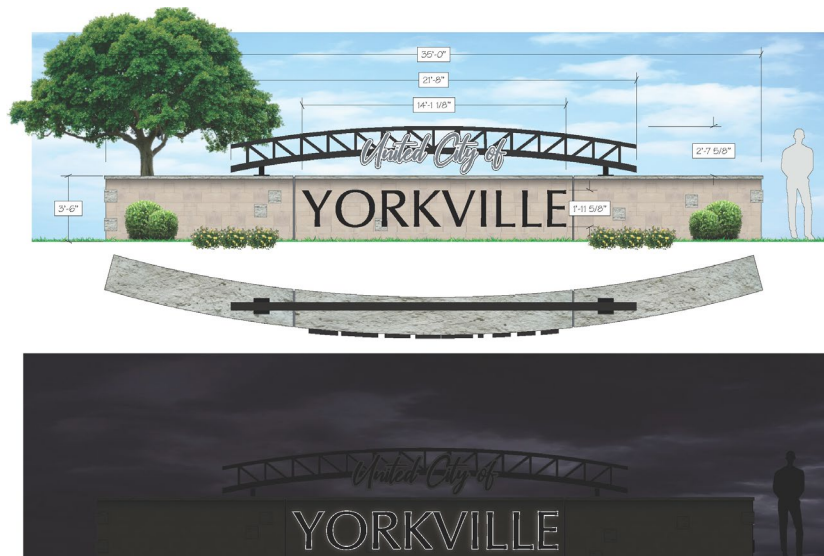
The contractor(s) shall install all items that are designated per the plan.

Requirements shall be as follows:

- A. The Contractor shall have the locations surveyed for underground utilities (JULIE) prior to starting work.
- B. The retaining wall and sign must be installed prior to any landscaping work being completed and will be installed according to the plans.
- C. All plant material will be locally grown and will be inspected by the City Representative prior to planting.
- D. Plant beds shall be prepared prior to planting according to specifications.
- E. Plant material will be planted per design and in accordance to “National Standards” with all containers, the top 1/3 burlap, twine and/or baskets being removed. A “water holding material” will be added to each hole prior to planting, as approved by the City.
- F. A minimum of 3” hardwood mulch will be added around each plant and/or plant bed.
- G. After planting, each plant will be watered accordingly.
- H. Boulder Outcropping will be installed according to plan.
- I. Any topsoil used shall be pulverized and free of any foreign material.

Sign Installation:

The limestone veneer masonry sign will be fabricated and installed with halo illuminated characters made of aluminum coated with acrylic polyurethane. The internal illumination to be with white LEDs as illustrate below.



Site Restoration:

The Contractor will be responsible for the repairs or other damages that might be caused during the execution of this Contract.

The Contractor shall insure that all disturbed areas be re-seeded with the same grass seed and blanket. Site cleanup shall take place at the completion of the project with all materials and debris generated during the job, be removed from the work areas. This includes any parking lots, sidewalks, rights-of-way and any other areas affected by the work. If site cleanup is to be delayed for any particular reason, barricades, cones and/or caution tape must be used until the site is clean as designated by the City's Representative. Upon completion of the entire project, the sites outside the scope of the project should be returned to the same condition that existed prior to work being done.

Maintenance:

The Contractor will be responsible for plant material maintenance for a period of 60 days after final acceptance.

Guarantees:

All plant material and workmanship shall be guaranteed for one (1) year, at time of City's acceptance of the completed project.

Bid Schedule:

Selection Process Steps	Estimated Date(s)
Committee Approval to Release	November 2019
City Council Approval to Release	November 2019
Release of Invitation to Bid (ITB)	December 2019
Optional Pre-Bid Meeting	December 2019
Final Date for Contractors to Submit Questions	December 2019
Addendum Posted	December 2019
Proposals Due	January 2020
Committee Approval	January 2020
City Council Approval	February 2020
Mandatory Pre-Construction Meeting	March 2020
Project Begins	April 2020
Retaining Wall Installation Completion Date	June 2020
Sign Installation Completion Date	June 2020
Landscape Installation Completion date	September 2020
Project Completion Date	October 1, 2020

INSTRUCTIONS TO CONTRACTORS - GENERAL CONDITIONS

These Instructions to Contractors and General Conditions apply to all bids requested and accepted by the City and become a part of the contract unless otherwise specified. Contractors or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting bids. The City assumes that submission of a bid means that the Contractor has familiarized himself with all conditions and intends to comply with them unless noted otherwise.

1. **Forms** – All bids must be submitted on the forms provided, complete with all blank spaces filled in and properly signed in ink in the proper spaces and submitted in a sealed envelope. All bid forms may be obtained from the United City of Yorkville located at 800 Game Farm Road, Yorkville, IL 60560. Please contact the Purchasing Manager to schedule a time to pick up the packet. When completed, deliver the packet to the United City of Yorkville, Attn. Carri Parker, Purchasing Manager, 800 Game Farm Road, Yorkville, IL 60560, prior to the bid opening date and time. Bids must be identified as such on the outside of the sealed envelope by marking the envelope “SEALED BID” and with the following information: Company’s name, address, item bid, date and time of opening. Contractors may attach separate sheets for the purpose of explanation, exception, or alternative proposal and to cover required unit prices.
2. **Submittal of Bid** – Bids must be submitted to the attention of the Carri Parker, Purchasing Manager at the above address no later than **Monday, February 10, 2020, at 11:30 a.m. local time**. Bids arriving after the specified time will not be accepted. Mailed bids which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope. Contractors should carefully consider all bid delivery options and select a method that will successfully deliver their bid by the required time and date.
3. **Examination of Bid Forms, Specifications, and Site** – The contractor shall carefully examine the bid forms which may include the invitation to bid, instruction to contractors, general conditions, special conditions, plans, specifications, bid form, bond, contract, and any addenda to them before submitting the bid. The contractor shall verify all measurements relative to the work, shall be responsible for the correctness of same. Failure of the contractor to notify the City, in writing, of any condition(s) or measurement(s) making it impossible to carry out the work as shown and specified, will be construed as meaning no such conditions exist and no additional money will be added to the contract.

The submission of the bid shall be considered conclusive evidence that the contractor has investigated and is satisfied as to all conditions to be encountered in performing the work, and is fully informed as to character, quality, quantities, and costs of work to be performed and materials to be furnished, and as to the requirements of the bid forms. If the bid is accepted, the contractor will be responsible for all errors in his proposal resulting from his failure or neglect to comply with these instructions, and the City shall not be responsible for any charge for extra work or change in anticipated profits resulting from such failure or neglect.

4. **Scope of Work** – The contractor shall supply all required supervision, skilled labor, transpiration, new materials, apparatus, and tools necessary for the entire and proper

completion of the work. The contractor shall supply, maintain and remove all equipment for the performance of the work and be responsible for the safe, proper and lawful construction, maintenance and use of the same. This work shall be completed to the satisfaction of the City. The City is not responsible for site safety. The contractor is solely and exclusively responsible for construction means, methods, and technologies.

5. **Interpretation of Bid Documents** – Questions regarding bid documents, discrepancies, omissions, or intent of the specifications or plans shall be submitted in writing to the Purchasing Manager at cparker@yorkville.il.us, at least ten (10) working days prior to the opening of bids to provide time for issuing and forwarding an addendum. Any interpretations of the Contract Documents will be made only by addendum duly issued or delivered by the City to each person receiving a set of bid documents. The City will not be responsible for any other explanations for interpretations of the Contract Documents.

Letters, requested interpretations, clarifications, and/or explanations shall be so noted on the outside of the envelope and on the first page of the letter with the words, **INTERPRETATION REQUEST**. Letters not properly marked will not be considered as a formal request. Any letter received within ten working days of the bid date will be returned unopened.

6. **Bid Guarantee** – Unless specifically waived, each bid shall be accompanied by a bid security in an amount of ten percent (10%) or such other percentage as stated in the supplementary conditions of the full amount of the bid in the form of a certified or bank cashier's check or bid bond. In a reasonable time after the bid opening, bid deposits of all except the three lowest responsible bids will be released. The remaining deposits will be released after the successful contractor has entered into the contract and furnished the required insurance and bonds. The bid deposit shall become the property of the City if the successful contractor within fourteen (14) days from awarding the contract refuses or is unable to comply with the contract requirements, not as a penalty, but as liquidated damages.
7. **Receiving Bids** – Bids received prior to the time of opening will be securely kept, unopened. The Purchasing manager, whose duty it is to open them will decide when the specified time has arrived, and no bid received thereafter will be considered. No responsibility will be attached to the Purchasing Manager or the City for the premature or nonopening of a bid not properly addressed and identified, except as otherwise provided by law.
8. **Late and Fax Bids** – Bids arriving after the specified time, whether sent by mail, courier, or in person, will not be accepted and will be refused and returned unopened. It is the contractor's responsibility for timely delivery regardless of the methods used. Mailed bids which are delivered after the specified hour will not be accepted regardless of postmarked time on the envelope. Facsimile machine transmitted bids will not be accepted, nor will the City transmit bid documents to prospective contractors by way of a facsimile machine.
9. **Completeness** – All information required by the Invitation to Bid must be supplied to constitute a responsive bid. The Contractor's submittal shall include the completed Bid Proposal found in the contract documents. The City will strictly hold the contractor to the terms of the bid. The bid must be executed by a person having the legal right and authority to bind the contractor.

10. **Error in Bids** – When an error is made in extending total prices, the unit bid price and/or written words shall govern. Otherwise, the contractor is not relieved from errors in bid preparation. Erasures in bids must be explained over signature of contractor.
11. **Withdrawal of Bids** – A written request for the withdrawal of a bid or any part thereof may be granted if the request is received by the Purchasing Manager prior to the specified time of opening. After the opening, the contractor cannot withdraw or cancel his bid for a period of forty-five (45) calendar days, or such longer time as stated in the bid documents.
12. **Contractor Interested in More than One Bid** – Unless otherwise specified if more than one bid is offered by any one party, by or in the name of his or their agent, partner, or other persons, all such bids may be rejected. A party who has quoted prices on work, materials, or supplies to other contractors is not thereby disqualified from quoting prices to other contractors or from submitting a bid directly for the work, materials, or supplies.
13. **Contractor's qualifications** – No award will be made to any contractor who cannot satisfy to the City that they have sufficient ability and experience in this class of work, as well as sufficient capital and equipment to do the job and complete the work successfully within the time named (i.e., responsible). The City's decision or judgment on these matters shall be final and binding. The City may make such investigations as it deems necessary. The contractor shall furnish to the City all information and data the City may request for the purpose of investigation.
14. **Bid Award for All or Part** – Unless otherwise specified, bids shall be submitted for all of the work or items for which bids are requested. The City reserves the right to make award on all items, or any of the items, according to the best interests of the City.
15. **Samples** – Samples or drawings requested shall be delivered and removed at no cost to the City. The City shall not be responsible for damage to samples. Samples shall be removed by the contractor within thirty (30) days after notification. Samples must be submitted prior to the time set for the opening of bids.
16. **Equipment or Materials** – Each contractor shall submit catalogs, descriptive literature, and detailed drawings necessary to fully describe those features or the material or work not covered in the specifications. The parts and materials bids must be of current date (latest model) and meet specifications. This provision excludes surplus, remanufactured, and used products except as an alternate bid. The brand name and/or manufacturer of each item proposed must be clearly stated in the bid. Guarantee and/or warranty information must be included with this bid.
17. **Toxic Substance** – Prior to delivery of any material which is caustic, corrosive, flammable or dangerous to handle, the supplier shall provide written directions as to methods of handling such products, as well as the antidote or neutralizing material required for its first aid (Material Safety Data Sheet).
18. **Delivery** – Where applicable all materials shipped to the City must be shipped F.O.B. delivered, designated location, Yorkville, Illinois. If delivery is made by truck, arrangements must be made in advance by the bidder, with concurrence by the City, for receipt of the materials. The materials must be delivered where directed. Truck deliveries

will be accepted at the Public Works Facility between 7:00 AM and 3:30 PM and at all other City locations 8:00 AM and 4:00 PM, weekdays only.

19. **Estimated Bid Quantities** – On “Estimated Quantities,” the City may purchase more or less than the estimates. The Contractor shall not be required to deliver more than ten (10) percent in excess of the estimated quantity of each item unless otherwise agreed upon.
20. **Trade Names – Alternative Bid** – When an item is identified in the specifications by a manufacturer’s or trade name or catalog number, the contractor shall bid upon the item so identified.

If the specifications state “or equal” bids on other items will be considered, provided the contractor clearly identifies in his proposal the item to be furnished, together with any descriptive matter which will indicate the character of the item.

Contractors desiring to bid on items which deviate from these specifications, but which they believe are equivalent, are requested to submit alternate bids. However, ALTERNATE BIDS MUST BE CLEARLY INDICATED AS SUCH AND DEVIATIONS FROM THE APPLICABLE SPECIFICATIONS PLAINLY NOTED. The bid must be accompanied by complete specifications for the items offered. Contractors wishing to submit a secondary bid must submit it as an alternate bid.

The City shall be the sole and final judge unequivocally as to whether any substitute from the specifications is of equivalent or better quality.

21. **Price** – Unit prices shall be shown for each unit on which there is a bid as well as the aggregate price and shall include all packing, crating freight and shipping charges, and cost of unloading at the destination unless otherwise stated in the bid.

Unit prices shall not include any local, state, or federal taxes. The City is exempt, by law, from paying State and City Retailer’s Occupation Tax, State Service Occupation and Use Tax and Federal Excise Tax. The City will supply the successful contractor with its tax exemption number.

Cash discounts will not be considered in determining overall price but may be used in an overall evaluation.

22. **Consideration of Bid** – No bid will be accepted from or contract awarded to any person, firm or corporation that is in arrears or is in default to the City upon any debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to the City or had failed to perform faithfully any previous contract with the City.

The contractor, if requested, shall present within 48 hours evidence satisfactory to the City of performance ability and possession of necessary facilities, pecuniary resources, and adequate insurance to comply with the terms of these specifications and contract documents.

23. **Award or Rejection** – The City reserves the right to reject and/or award any and all bids or parts thereof and to waive formalities and technicalities according to the best interests of the City. Any bid submitted will be binding for forty-five (45) days subsequent to the

date of the bid opening. A contract will be awarded to the lowest responsible bid complying with the conditions of the contract documents only when it is in the best interest of the City to accept the bid. The City shall be the sole judge of compliance with the specifications and reserves the right to accept or reject any and/or all bids or parts thereof.

24. **Execution of Contract** – The successful contractor shall, within fourteen (14) days after notification of the award: (a) enter into a contract in writing with the City covering all matters and things as are set forth in the specifications and his bid and (b) carry insurance acceptable to the City, covering public liability, property damage, and workmen's compensation.

After the acceptance and award of the bid and upon receipt of a written purchase order executed by the proper officials of the City, this Instruction to Contractors, including the specifications, will constitute part of the legal contract between the United City of Yorkville and the successful contractor.

25. **Performance and Labor and Material Payment Bonds** – Unless specifically waived or amended in the Special Conditions, the successful bidder shall furnish at the time of execution of the contract a performance bond for the full amount of the contract acceptable in form and surety to the City to guarantee the completion of any work to be performed by the contractor under the contract

Unless specifically waived or amended in the Special Conditions, the successful bidder shall furnish at the time of execution of the contract a bond for the full amount of the contract acceptable in form and surety to the City conditioned upon the faithful performance and completion of the contract, payment of material used in such work, and for all labor performed in such work including by subcontractors.

In the event that the bidder fails to furnish the bonds within 14 days after notification of the award, then the bid guarantee shall be retained by the City as liquidated damages and not as a penalty. It is agreed that the sum is a fair estimate of the amount of damages that the City will sustain due to the bidder's failure to furnish the bonds.

26. **Compliance with All Laws** – All work under the contract must be executed in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations which may in any manner affect the preparation of the bid or performance of the contract.
28. **Compliance with the Substance Abuse Prevention on Public Works Projects Act** – The Contractor and its Subcontractors shall comply with the Substance Abuse Prevention on Public Works projects Act (820 ILCS 265/1 et seq.) and prior to commencing work on a "public works" project (as defined in the Prevailing Wage Act) file with the City its program to comply with the Act or file that portion of its collective bargaining agreement that deals with the matters covered by the Act.
29. **Equal Employment Opportunity** – During the performance of the contract and/or supplying of materials, equipment, and suppliers, bidder must be in full compliance with all provisions of the Acts of the General Assembly of the State of Illinois relating to employment, including equal opportunity requirements.

30. **Contract Alterations** – No amendment of a contract shall be valid unless made in writing and signed by the City Administrator or his/her authorized agent.
31. **Notices** – All notices required by the contract shall be given in writing.
32. **Nonassignability** – The Contractor shall not assign the contract, or any part thereof, to any other person, firm, or corporation without the previous written consent of the City Manager. Such assignment shall not relieve the Contractor from his obligations or change the terms of the contract.
33. **Indemnity** – To the fullest extent permitted by law, the Contractor hereby agrees to defend, indemnify, and hold harmless the City, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost, and expenses, which may in anywise accrue against the City, its officials, agents, and employees, arising in whole or in part or in consequence of the performance of this work by the Contractor, its employees, or subcontractors, or which may anywise result therefore, except that arising out of the sole legal cause of the City, its agents, or employees, the Contractor shall, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, and employees, in any such action, the Contractor shall, at its own expense, satisfy and discharge the same.

Contractor expressly understands and agrees that any performance bond or insurance policies required by this contract, or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep, and save harmless and defend the City, its officials, agents, and employees as herein provided.

34. **Insurance** – In submission of a bid, the contractor is certifying that he has all insurance coverages required by law or would normally be expected for contractor's type of business. In addition, the contractor is certifying that he has or will obtain at least the insurance coverages on the attached Insurance requirements.
35. **Default** – The City may terminate a contract by written notice of default to the Contractor if:
1. The Contractor fails to make delivery of the materials or perform the services within the time specified in the proposal, or
 2. fails to make progress so as to endanger performance of the contract, or
 3. fails to provide or maintain in full force and effect, the liability and indemnification coverages or performance bond as required.

If the City terminates the contract, the City may procure supplies or services similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for similar supplies and services, unless the Contractor provides acceptable evidence that failure to perform the contract was due to causes beyond the control and without the fault or negligence of the Contractor.

36. **Inspection** – The City shall have a right to inspect, by its authorized representative, any material, components, or workmanship as herein specified. Materials, components, or workmanship that has been rejected by the authorized representative as not in accordance

with the terms of the specifications shall be replaced by the Contractor at no cost to the City.

37. **Supplementary Conditions** – Wherever special conditions are written into the specifications or supplementary conditions which are in conflict with conditions stated in these Instructions to Contractor, the conditions stated in the specifications or supplementary conditions shall take precedence.
38. **Permits and Licenses** – The successful contractor and their subcontractor(s) shall obtain, at their own expense, all permits and licenses which may be required to complete the contract. Fees for all City permits and licenses shall be waived.
39. **Contractor's Certification** – - In compliance with the Illinois State Law that requires each contractor to file a certification regarding bid rigging and bid rotating and that it is not delinquent in its taxes, the contractor shall file with its bid the attached Bid Proposal Certification.
40. **Change Orders** – After the contract award, changes in or additions to the work and/or a change in the amount of money to be paid to the contractor must be the result of an approved change order first ordered by the Director of the lead department and approved by the City Administrator and/ or City Council.
41. **Time of Completion** – The successful contractor shall completely perform its bid in strict accordance with its terms and conditions within the number of consecutive calendar days after notification of award of the contract as stated in the bid proposal.
42. **Payment** – Payment will be made within thirty (30) days after acceptance of the job by the City after the completion of the work as covered within the contract documents.
43. **Guarantees and Warranties** – All guarantees and warranties required shall be furnished by the successful contractor and shall be delivered to the City before final payment on the contract is issued.
44. **Waiver of Lien** – where applicable a waiver of lien and contractor's affidavit must be submitted by the successful contractor, verifying that all subcontractors and material invoices have been paid prior to the City approving final payment.

SPECIAL CONDITIONS

1. **Contractors Qualifications** - If requested, the interested Contractor must provide a detailed statement regarding the business and technical organization of the Contractor that is available for the work that is contemplated. Information pertaining to financial resources, experiences of personnel, previously completed projects, plant facilities, and other data may also be required to satisfy the City that the Contractor is equipped and prepared to fulfill the Contract should the Contract be awarded to him. The competency and responsibility of Contractors and of their proposed subcontractors will be considered in making awards.

If requested by the City, the Contractor shall include a complete list of all equipment and manpower available to perform the work intended on the Plans and Specifications. The list of equipment and manpower must prove to the City that the Contractor is well qualified and able to perform the work, and it shall be taken into consideration in awarding the Contract. The list shall be included with the sealed bid package.

The City may make such investigations as it deems necessary, and the Contractor shall furnish to the City under oath, if so required, all such information and data for this purpose as the City may request. A responsible Contractor is one who meets all of the following requirements:

- Have adequate financial resources or the ability to secure such resources.
 - Have the necessary experience, organization, and technical qualifications, and has or can acquire, the necessary equipment to perform the proposed Contract.
 - Is able to comply with the required performance schedule or completion date, taking into account all existing commitments.
 - Has a satisfactory record of performance, integrity, judgment, and skills.
 - Is qualified and eligible to receive an award under all applicable laws and regulations.
2. **Basis of Payment** - The Contractor shall submit with each payment request the Contractor's Partial Waiver of Lien for the full amount of the requested payment. Beginning with the second payment request, and with each succeeding payment request, the Contractor shall submit partial waivers of lien for each subcontractor and supplier showing that the amount paid to date to each is at least equivalent to the total value of that subcontractor's work, less retainage, included on the previous payment request. The Contractor's request for final payment shall include the Contractor's Final Waiver of Lien which shall be for the full amount of his Contract, including any change orders thereto, and Final Waivers of Lien from all subcontractors and suppliers for which Final Waivers of Lien have not previously been submitted.
 3. **Project Acceptance Procedures** – All final pay item quantities shall be agreed upon between the City and the Contractor, and a final invoice shall be submitted by the Contractor, complete with all required waivers of lien and surety. Approval of the final pay estimate by the Director of Public Works shall constitute acceptance of the project by the United City of Yorkville, and written notice of such action shall be given to the Contractor. The date of approval of the final pay estimate shall be the Date of Acceptance and shall also be the date of the Start of Guarantee.

Prior to the required Date(s) of Substantial Completion, a partial project acceptance may be granted in accordance with the foregoing procedure for entire project acceptance, with the exception that the pay estimate for the quantities of items included in the partial project acceptance shall not be the final pay estimate for the entire project. In the case of the City's acceptance of any portion of the work as may be required because of the inclusion of a Date of Substantial Completion requirement, or for other reasons as may be agreed to by the United City of Yorkville, such partial acceptance action shall not constitute acceptance of any other portion of the project not noted in the written notice of partial acceptance which shall be provided to the Contractor by the Director of Public Works.

4. **General Guarantee** - Neither the final certificate of payment nor any provision in the Contractor Documents, shall constitute an acceptance of work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy any defects in the work and pay for any damage to other work resulting therefrom, which shall appear within a period of one (1) year from the date of final acceptance of the work unless a longer period is specified. The United City of Yorkville will give notice of observed defects with reasonable promptness. The Contractor shall guarantee all materials and workmanship as defined by the Performance Bond, and Maintenance Bond requirements.

Unless otherwise amended in writing by the Purchasing Manager, the date of the Start of any Guarantees, Warranties and Maintenance Bonds shall be coincident with the Date of Acceptance of the entire project.

5. **Maintenance Bond** – The Maintenance Bond shall be in a penal sum of twenty percent (20%) of the final Contract amount for a period of one (1) year after the date of acceptance of the entire project. The Contractor may elect to reduce the Performance Bond, and the Labor and Material Bond to twenty percent (20%) of the final Contract amount in lieu of a separate Maintenance Bond. Such bond shall guarantee the work against defective workmanship and materials for a period of not less than one (1) year following acceptance of work.
6. **Termination of Contract** - The United City of Yorkville reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event that sufficient funds to complete the Contract are not appropriated by the Board of Trustees of the United City of Yorkville.

The United City of Yorkville further reserves the right to terminate the whole or any part of this Contract, upon written notice to the Contractor, in the event of default by the Contractor. Default is defined as failure of the Contractor to perform any of the provisions of this Contract, or failure to make sufficient progress so as to endanger performance of this Contract in accordance with its terms. In the event of default and termination, the United City of Yorkville may procure, upon such terms and in such manner as the United City of Yorkville may deem appropriate, supplies or services similar to those so terminated.

The Contractor shall be liable for any excess costs for such similar supplies or service unless acceptable evidence is submitted to the United City of Yorkville that failure to perform the Contract was due to causes beyond the control and without the fault or negligence of the Contractor.

7. **Notification of Work** - The Contractor shall notify the City's Director of Public Works 48 hours prior to commencement of work and 24 hours prior to each inspection.
8. **Cleaning** - During construction, the Contractor and his subcontractors shall remove from the premises, rubbish, waste material, and accumulations, and shall keep the premises clean. The Contractor shall keep the premises clean during construction to the satisfaction of the Director of Public Works.
9. **Restoration** - the calculation of quantities and limits of Restoration which will be allowed for payment will be in accordance with the "Standard Specifications." Restoration, fill sand, stone, etc., required outside of the limits as indicated in the Contract Documents will be considered incidental to the Contract. The Contractor shall at all times maintain all equipment and materials within the limits of restoration as specified.
10. **Removal and Replacement** - all removal and replacement items will be marked and measured for payment prior to removal by the Contractor. Any removal beyond these lines will be replaced to the satisfaction of the Director Public Works with no additional compensation.
11. **Business/Resident Notification** - The Contractor shall not close any street or private driveway without the consent of the Director of Public Works, and the proper notification of the affected business/resident.
12. **Use of Fire Hydrants** - no fire hydrants shall be used to obtain water for non-emergency use. Water can be purchased and obtained at the City's Director of Public Works Building.

INSURANCE REQUIREMENTS

The Contractor shall provide satisfactory proof of commercial general liability, property damage, bodily injury, automobile liability, and workers compensation insurance, naming the United City of Yorkville, together with its officers, agents, employees and engineers as additional primary, non-contributory named insureds prior to commencing work. All policies shall be written on a "per occurrence" basis.

The Contractor shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Contractor's or its officers', agent's, employees' negligence in the performance of services under this Agreement.

Contractors certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the City. Contractor shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies.

Failure of the Contractor to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order until such time as a valid certificate of insurance is provided. Failure of the City to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one.

The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workmen's Compensation Insurance:

All Liability imposed by Workmen's Compensation statute

Employer's Liability Insurance	\$1,000,000
Contractual Liability Insurance	\$1,000,000
Completed Operations Insurance	\$ 500,000

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

Commercial General Liability	\$2,000,000 (each occurrence)
Bodily Injury	\$2,000,000 (each person)
	\$2,000,000 (each accident)
Property Damage	\$2,000,000 (each accident)
Automobile Liability	\$1,000,000 combined single limit (each accident)
Umbrella Liability	\$3,000,000 (each occurrence)
	\$3,000,000 (aggregate)

BID PROPOSAL

Note: The Contractor must complete all portions of this Bid Sheet

The undersigned, having examined the specifications, and all conditions affecting the specified project, offer to furnish all services, labor, and incidentals specified for the price below.

The undersigned Bidder certifies that they are not barred from bidding on this contract as a result of a conviction for the violation of state laws prohibiting bid rigging or bid rotating (720 ILCS 5/33E-1, *et seq.*) and is not delinquent in any taxes to the Illinois Department of Revenue (65 ILCS 5/11-42.2-1).

It is understood that the City reserves the right to reject any and all bids and to waive any irregularities and that the prices contained herein will remain valid for a period of not less than forty-five (45) days.

I (We) propose to complete the following project as more fully described in the specifications for the following:

Bidding Company Name: _____

_____ Our firm has not altered any of the written texts within this document. Only those areas requiring input by the respondent have been changed or completed.

If it is the Contractor's intention to utilize a subcontractor(s) to fulfill the requirements of the Contract, the City must be advised of the subcontractor's company name, address, telephone and fax numbers, and a contact person's name at the time of bid submittal.

	<u>YES</u>	<u>NO</u>
Will you be utilizing a subcontractor?	_____	_____
If yes, have you included all required Information with your bid submittal?	_____	_____

OR

NO BID – Keep our company on your Contractors List

Signature

Date

NO BID – Remove our company from Your Contractors List

Signature

Date

BID PROPOSAL CONTINUED

Option 1: Landscaping

Description	Size (height)	Quantity	Unit Cost	Total Cost
Malus “Leprechaun” Leprechaun Crabapple	6 foot	5	\$	\$
Heuchera “Obsidian” Alumroot	24-48 inches	15	\$	\$
Limestone Veneer Retaining Wall 3.5’ exposed	35 foot	1	\$	\$
Limestone Boulder Outcroppings	12-18 inches	15	\$	\$
Labor Cost				\$
Total Landscaping Cost				\$

Option 2: Sign

Description	Size	Quantity	Unit Cost	Total Cost
Individual Channel Steel Letters “YORKVILLE”	24 inches	9	\$	\$
Lighting (back channel letter lighting)			\$	\$
Labor Cost				\$
Total Sign Cost				\$

Total Project Cost	\$
---------------------------	-----------

Contractor’s Firm Name

Date

Signed Name

Print Name

Title

BID PROPOSAL CONTINUED

The undersigned contractor;

A. Certifies that it is not barred from bidding or contracting with the City as a result of a violation of either Paragraph 33E-3 (Bid rigging) or 33E-4 (Bid rotating) of Act 5, Chapter 720 of the Illinois Compiled Statutes regarding criminal interference with public contracting, and

B. Swears under oath that it is not delinquent in the payment of any tax administered by the Illinois Department of Revenue as required by Chapter 65, Act 5, paragraph 11-42.1 of the Illinois Compiled Statutes, and

C. States that it has a written sexual harassment policy as required by the Illinois Human Rights Act (775 ILCS 5/2-105(A) (4) a copy of which shall be provided to the City upon request, and

D. Agrees to comply with the requirements of the Illinois Human Rights Act regarding Equal Employment Opportunities as required by Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105) and agrees to comply with the EQUAL EMPLOYMENT OPPORTUNITY CLAUSE in Appendix A, Section 750, Part 750, Chapter X, Subtitle B of Title 44 of the Illinois Administrative Code incorporated herein by reference, and

D. Agrees to comply with the civil rights standards set forth in Title VII of the Civil Rights Act as mandated in Executive Order No. 11246, U.S.C.A. Section 2000e n.114 (September 24, 1965), and

E. Agrees to comply with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1 et seq.) if this Project is a “public work” within the meaning of the Illinois Prevailing Wage Act (820 ILCS 130/.01 et seq.) and prohibit substance abuse while performing such work and has a substance abuse prevention program, and

F. Agrees to provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1 et seq.) (25 or more employees under a contract of more than \$5,000 or for individuals only when greater than \$5,000), and

G. Agrees to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) and employ Illinois laborers if at the time of this contract is executed or if during the term of this contract there is excessive unemployment in Illinois as defined in the Act.

Contractor's Firm Name

Date

Signed Name

Print Name

Title

Street Address

City

State

Zip

Phone Number

Fax Number

Email Address

SUBCONTRACTOR LISTING

Provide the name, contact information, and value of work for each and every subcontractor which will be employed on this project.

Subcontractor No. 1

Business Name

Address

City, State, Zip Code

Contact Person

Telephone Number

Value of Work

Nature of Work

Subcontractor No. 2

Business Name

Address

City, State, Zip Code

Contact Person

Telephone Number

Value of Work

Nature of Work

Subcontractor No. 3

Business Name

Address

City, State, Zip Code

Contact Person

Telephone Number

Value of Work

Nature of Work

If additional sheets are needed, please make copies.

REFERENCES

General Information, the list below current business references for whom you have performed work similar to that required by this bid.

Reference No. 1

Business Name

Address

City, State, Zip Code

Contact Person

Telephone Number

Dates of Service

Nature of Work

Reference No. 2

Business Name

Address

City, State, Zip Code

Contact Person

Telephone Number

Dates of Service

Nature of Work

Reference No. 3

Business Name

Address

City, State, Zip Code

Contact Person

Telephone Number

Dates of Service

Nature of Work

If additional sheets are needed, please make copies.

DETAIL EXCEPTION SHEET

Any exception must be clearly noted on this sheet. Failure to do so may be reason for rejection of the bid. It is not our intention to prohibit any potential contractor from bidding by virtue of the specifications, but to describe the material(s) and service(s) actually required. The City reserves the right to accept or reject any or all exceptions.

Contractor's exceptions are:

EQUIPMENT LIST

[illegible]

If additional sheets are needed, please make copies.

**UNITED CITY OF YORKVILLE
800 GAME FARM ROAD
YORKVILLE, ILLINOIS 60560**

CONTRACT

THIS CONTRACT made this ____ day of _____, 2019, by and between the United City of Yorkville, an Illinois municipal corporation hereinafter called the “*Owner*” and _____ located at _____ hereinafter called the “*Contractor*”.

WITNESSETH:

WHEREAS, the Owner has heretofore solicited Bid Proposals for all labor and materials necessary to complete the work specified in the Invitation To Bid the Installation of the Downtown Hill Sign and/or Landscaping;

WHEREAS, the Owner has found that the Contractor is the lowest responsible bidder for said work and has awarded the Contractor this contract for said work.

NOW, THEREFORE, for and in consideration of their mutual promises and agreements, the parties hereto do hereby agree as follows:

1. The Contractor agrees to furnish all materials, supplies, tools, equipment, labor and other services necessary to commence and complete the work proposed in accordance with the conditions and prices stated in the Invitation to Bid, Instructions to Contractors – General Conditions, Special Conditions, Insurance Requirements, Specifications and Plans, Bid Proposal, and Detail Exception Sheet all of which are made a part hereof and herein called the “*Contract Documents*”.
2. The Owner will pay the Contractor in the amounts, manner and at times as set forth in the Contract Documents.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Contract as of the day and year first above written:

OWNER: UNITED CITY OF YORKVILLE

By: _____
Mayor

Attest:

CONTRACTOR:

City Clerk

By: _____
Signature

Attest:

Print Name and Title

Witness

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
Engineering Specifications
All Signs Fabricated as per
A.S.A Specifications & 2014 I.B.C.
Electrical Specifications
All Signs Fabricated as per
2015 N.E.C. Specifications



HALO ILLUMINATED CHARACTERS
FABRICATE AND INSTALL SIGN OF ALUMINUM AND MASONRY.
CHARACTERS TO BE ALUMINUM COATED WITH
ACRYLIC POLYURETHANE. INTERNAL ILLUMINATION
TO BE WHITE LEDS.
SCALE 1/4"=1'



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For:	Address:	Drwg:	Sheet:	Design Date:	LANDLORD APPROVAL SIGNATURE	TITLE:
	CITY OF YORKVILLE	RT 47	191254	3	10/18/19		
	Location Name:	City/State:	Rev 1:				
		YORKVILLE, IL	Rev 2:			PRINT	DATE:



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2019-91

Agenda Item Summary Memo

Title: Downtown Public Art Program

Meeting and Date: Economic Development Committee – November 5, 2019

Synopsis: Details the proposed Downtown Public Art Program.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: October 22, 2019
Subject: **Downtown Public Art Program**
Proposed Policy & Plan

Summary

Proposed comprehensive policy and plan to encourage the display of art in various installations (wall murals, manhole covers, utility box wrappings, free-standing interactive art sculptures and temporary works) within outdoor public spaces throughout the downtown.

Background

Based upon prior discussions with the Economic Development Committee in April regarding establishing a pool of qualified artist to commission art applications (such as paintings, murals, etc.) on utility boxes or other utilitarian structures (poles, fire hydrants, manhole covers) within the downtown, staff researched the best approach to accomplish this goal.

According to the recently proposed Downtown Overlay District's Streetscape Master Plan, public art and sculpture was recommended as an application within the downtown and 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."

Furthermore, the American Planning Association (APA), since "...public art and planning plays an important role in determining the look and feel of the built environment by creating or enhancing a sense of place", communities should invest in developing a well-balanced public art program which sets forth policies and procedures for the defining the vision of the program; implementation of goals; administration of art projects and/or programs; and identifying funding sources, if needed.¹

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)

¹ Henaghan, Jennifer. December 2018. "Public Art and Planning." PAS Quick Notes No. 77. Available at <https://planning.org/publications/document/9163722/>

Therefore, staff is proposing the following policy which defines the roles and responsibilities of staff in implementing a downtown public art program and a plan which identifies the art installation types and locations.

Proposed Downtown Public Art Policy

The policy portion of the Public Art Program consists of the following components:

Vision/Goals

Yorkville's Downtown Public Art program is intended to promote, enhance, beautify and revitalize the city's historic downtown commercial core by:

- Utilizing public art and artistic expression within the downtown as a placemaking strategy.
- Employing public art to promote economic tourism.
- Celebrating the city's history and amenities (e.g. Marge Kline Whitewater Course) through various art installations.
- Enhancing the pedestrian experience and defining gateways to the downtown using public art.
- Revitalizing the downtown streetscape and strengthening the sense of the downtown as a walkable, community gathering space.
- Engaging the community through interactive art as a part of a city-sponsored special event which contributes to a vibrant downtown atmosphere.

Committee Review

While most communities that engage in a public art program establish an Arts Commission or some other body to review and make recommendations on site selection, artist approval, artwork installation and even funding mechanisms, staff is proposing to utilize the Economic Development Committee (EDC) as the sounding board to carry out the vision of the Public Art Policy.

As proposed, staff would handle the administrative responsibilities of: preparing request for art proposals; accepting and processing artists applications; making recommendations of sites and art installations; maintaining an art and artist database; and coordinating the art install. All proposal reviews and site/art selections would be provided to the Economic Development Committee from staff, with final approval granted by the City Council.

Site Selection Process

The Yorkville Downtown Overlay District's Streetscape Master Plan identified several locations for potential public art installations. There are a total of thirteen (13) locations within the downtown where public art could be displayed which consists of: six (6) locations identified for potential wall murals; three (3) locations identified for permanent



interactive sculptures; and four (4) locations for temporary or rotating art installations, as illustrated to on the above map.

In addition to these locations, staff would recommend art installations for manhole covers and utility boxes located within the downtown. Public art may be chosen by either (1) identifying the location where artwork would be a valuable addition to the community and solicit proposals from artist for the specific site, or (2) receiving artwork proposals from qualified artists and then determining the best location for the installment.

When determining a site for an art installation, the following criteria should be considered by staff and the Economic Development Committee:

1. The art installation does not interfere with the principal purpose of the location.
2. Suitability of the artworks' scale and character within the surrounding environs.
3. Availability of suitable space for artwork installation.
4. Appropriateness of artwork type (e.g. mural, free-standing sculpture, manhole cover or utility box) for the location regarding future maintenance.
5. Approval from property owner to install artwork.

Artist Selection Process

In the instance where the City chooses to select the artist, staff proposes to select artists through a public process using one of the following methods: (1) Request for Qualifications (RFQ), (2) Request for Proposals (RFP), (3) Invitational and/or Competition, or (4) Pre-qualified List. The method will vary based upon the type of art installation and location. Any method can be used to select one artist or to develop a database/pool of qualified artists. The method of selection shall be approved by the Economic Development Committee (EDC).

In order to ensure quality and the highest level of artistic standards, staff recommends that the pre-qualified artists meet at least two (2) of the following criteria:

1. The artist has completed other public art commissioned projects on a similar scale.
2. The artist is a student currently enrolled in a high school, secondary or post-secondary school art class or program.
3. The artist has a sample portfolio or resume illustrating their body of previous work.
4. The artist has received awards, grants, scholarships or recognition for previous artwork.
5. At least two (2) letters of recommendation or references from instructors, clients, colleagues or other professional regarding artistic capabilities.

This database/pool of pre-qualified artists interested in working on public art projects will be utilized by staff to notify them of upcoming projects or calls for proposals.

Cataloguing, Maintenance & Decommissioning of Public Art

Cataloging, maintaining and decommissioning the public art is a major component to keeping track of the installations and knowing when to rotate them out. Upon approval of art work by the City Council, staff will maintain a catalogue of each installation including information such as artist, date of acquisition, date of installation, digital images, location, size and current condition. This database may also be published on the City's website and can be utilized for self-guided walking tours.

Since some art installations will be located on city-owned property (e.g. free-standing sculptures and manhole covers), other art work is proposed for private property (e.g. murals and utility boxes), a plan for continued maintenance should be considered. As proposed, the City will be responsible for the maintenance of public works of art on its property, which includes routine inspections, cleaning and applying protective surface coatings, as needed.

Reasonable effort will be made to restore artwork to its original condition and integrity if repair is needed as a result of aging, damage or vandalism. Works of art located on private property approved through the Downtown Public Art Program will require a plan for continued maintenance by the artist or property owner.

Finally, public works of art can be removed by the City at its sole discretion, or for one (1) or more of the following reasons:

- Condition or security of the artwork cannot be reasonably guaranteed in its present location;
- Work of art has been damaged or has deteriorated to the point that it can no longer be represented to be the original work of art;
- Work of art has been damaged, and repair is impractical, unreasonable, or infeasible;
- Condition of the work of art requires restoration, the cost of which would exceed available funds and/or the monetary value of the work of art;
- Work of art presents a threat to public safety;
- Significant changes in the use, character, or actual design of the site requires a reevaluation of the relationship of the work of art to the site; and
- Work requires excessive maintenance or has faults in design or workmanship.

City staff proposing to review the art displayed on public property on a rotating basis and will make recommendations to the Economic Development Committee regarding the removal or disposition of any work of art. The artist whose work of art being considered for removal or “retirement” will be notified of the proposed removal and given the option to reclaim ownership of the installation. If the Economic Development Committee approves the retirement of the art work and the artist reclaims the piece, the artist will be responsible for the all costs for the removal of the work.

Funding of Public Art Program

While the City Council has not established a budget or line item for a public art program, it is important to note that there are costs and expenses related to such public improvements even if the work of art is “free”. The costs incurred for implementing a public art program may include acquisition, construction/installation, materials, publication of RFP/RFQ/BID, maintenance, insurance (may be deemed an asset) and removal.

Most communities earmark funds as part of the general fund, but other commonly utilized funding sources include tax increment finance (TIF) projects, private donations, business sponsorships, grant monies, fees collected from artists and percent-for-arts programs (allocation of a specified percentage of the value of private development on an identified site for public art).

For general discussion purposes, staff has provided the chart below with the recommended proposed works of arts as part of the Downtown Art Plan, installation locations, estimated cost and potential funding sources:

ART INSTALLATION	ESTIMATED COST	POTENTIAL FUNDING SOURCES
Wall Mural	Approx. \$30,000 each (depending on size)	General Fund, Downtown TIF, Business Sponsorship, Donation and/or Grants
Manhole Covers	Approx. \$150 each (not including setup fee for cast)	General Fund, Sewer Fund and/or Business Sponsorship
Utility Box Art	Approx. \$15/sq. ft. (\$400-\$1,000 based on size)	General Fund, Downtown TIF and/or Business Sponsorship
Interactive Sculptures	Varies, depending on size, materials, etc.	General Fund, Downtown TIF, Business Sponsorship, Donation and/or Grants
Temporary Art	Varies, depending on size, materials, etc.	General Fund, Downtown TIF, Business Sponsorship, Donation and/or Grants
Banner Art	Approx. \$120 - \$150 each (depending on number and size)	General Fund, Downtown TIF, Business Sponsorship, Donation and/or Grants

Proposed Downtown Public Art Plan

As mentioned, the recommended art installations in the downtown were identified in the proposed Downtown Overlay District's Streetscape Master Plan. To present a cohesive visualization of the public art program policies and recommendations from the Streetscape Master Plan, the attached Downtown Public Art Program plan is proposed. The general components of a public art plan include the role and vision, downtown location map, terminology, artist and site selection criteria, art installation types, process for cataloguing and artwork maintenance, and the art review process and artist application.

Staff Comments/Recommendations

Prior to engaging in a "one-off" art project for the downtown, staff felt that a comprehensive approach defining the goals of the city in the form of an art plan, establishing the roles and responsibilities of staff and the review committee (EDC), as well as parameters by which art and artists are selected would be necessary in making the program viable and successful.



Key topics for discussion with the Economic Development Committee when considering this plan should include: (1) identifying funding sources (2) selecting initial art installations and sites and (3) seeking potential coordination with local schools, private organizations or community-college art programs to identify qualified artists. It is our intention that the policy provided herein, along with any direction given by the committee, will be incorporated into the final Downtown Public Art Program plan. Upon receiving feedback, staff will present a resolution along with the final plan to the City Council for adoption. Staff will be available at Tuesday night's meeting to answer any questions regarding this proposal.



DOWNTOWN PUBLIC ART PROGRAM

📍 United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560

☎ 630-553-4350

🌐 www.yorkville.il.us



SUMMARY

**Role
Vision**



THE BASICS

**Map
Terminology**



THE SPECIFICS

**Artist Selection
Art Installations
Site Selection
Catalogue &
Maintenance**



THE PROCESS

**Art Review
Process
Artist
Application &
Check List**

EXECUTIVE SUMMARY

THE **ROLE** OF PUBLIC ART WITHIN YORKVILLE'S DOWNTOWN AS A TOOL FOR ECONOMIC DEVELOPMENT.

The United City of Yorkville recognizes that public art is just one component of many economic development tools used to create a vibrant, liveable and engaging community. Since adoption of the City's Comprehensive Plan Update in 2016, revitalization and reinvestment within the historic commercial downtown core has been a main priority.

With the Comprehensive Plan's vision of the downtown as a mixed-use center offering a variety of shopping, dining, entertainment, living and recreational opportunities, capitalizing on its proximity to the Fox River and vintage housing stock, the idea of public art embedded into the built environment seems logical. From wall murals to interactive sculptures, and everything in between, art in public spaces can have an immediate impact by reanimating a traditional commercial district.

Public art can also promote the city's planning goals by visually articulating the community's identity and establishing a sense of place. With time, careful planning, and most importantly community support, a thriving Yorkville downtown could be fostered with public art playing a significant role in that effort.

THE **VISION** FOR INTEGRATING PUBLIC ART AS PLACEMAKING WITHIN YORKVILLE'S DOWNTOWN.

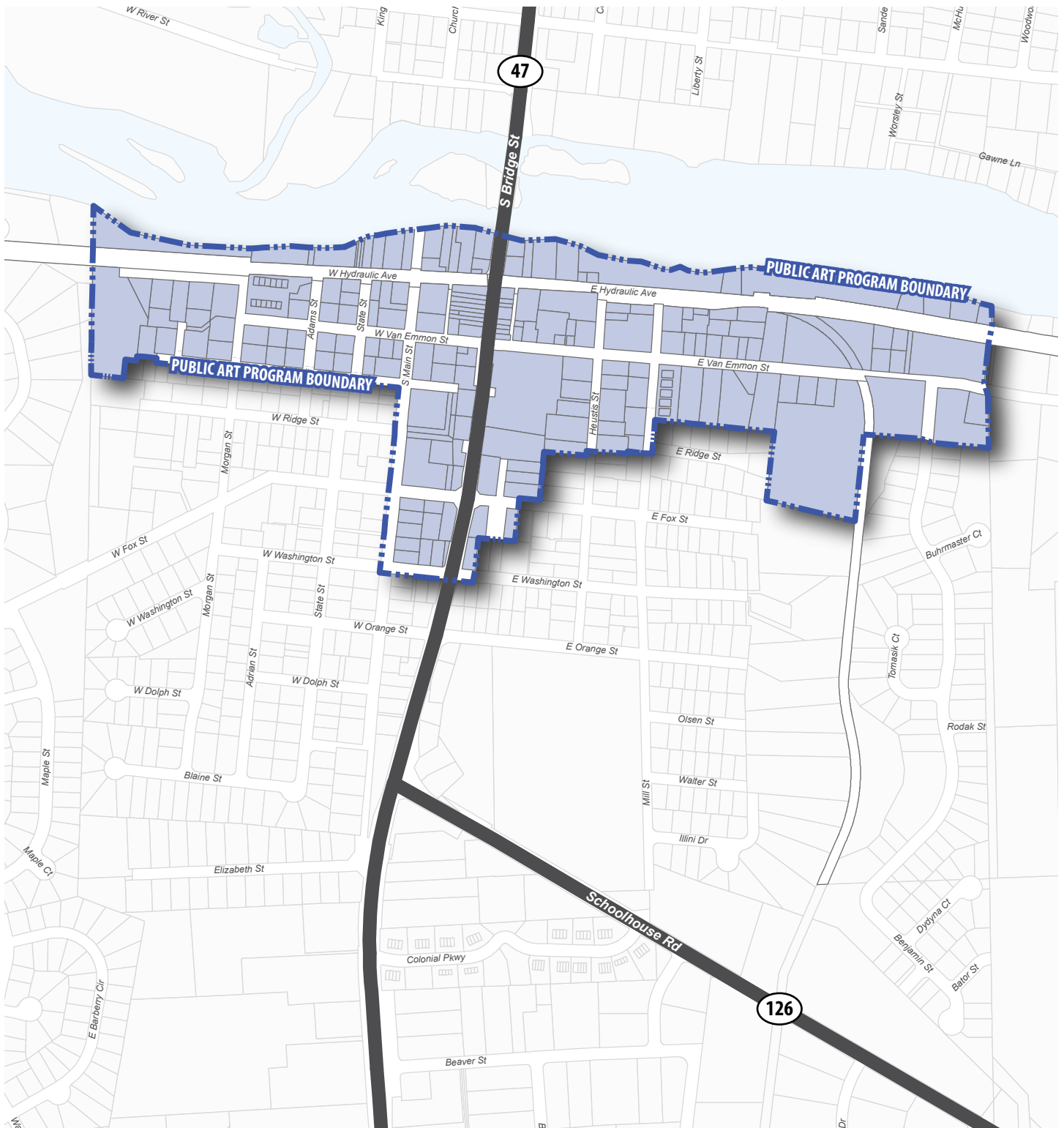
Yorkville's Downtown Public Art Program is intended to promote, enhance, beautify and revitalize the city's downtown historic commercial core. The integration of art in public spaces is envisioned to occur by:

- Utilizing public art and artistic expression within the downtown as a placemaking strategy.
- Employing public art to promote economic tourism.
- Celebrating the city's history and amenities through various art installations.
- Enhancing the pedestrian experience and defining gateways to the downtown using public art.
- Revitalizing the downtown streetscape and strengthening the sense of the downtown as a walkable, community gathering space.
- Engaging the community through interactive art as part of City sponsored special events which contributes to a vibrant downtown atmosphere.



Mural by Okuda San Miguel on Sclater Street in Shoreditch, London, England.

YORKVILLE'S DOWNTOWN PUBLIC ART PROGRAM PLANNING AREA MAP.



THE UNITED CITY OF YORKVILLE'S DOWNTOWN PUBLIC ART PROGRAM TERMINOLOGY DEFINED.

ART CATALOGUE

An archive of all art public installations maintained by the City which includes information such as artist, date of acquisition, date of installation, digital images, location, size and current condition.

ARTIST DATABASE

A list of pre-qualified artists approved by the Economic Development Committee (EDC) interested in working on public art projects of all variety and types.

ART INSTALLATION

Any approved visual media scheduled to be installed in the public domain.

BANNER ART

Art displayed on a long strip of heavy cloth or vinyl bearing a graphic design, image and/or slogan.

DECOMMISSION

The approved removal and/or disposal of public art by the City.

ECONOMIC DEVELOPMENT COMMITTEE

Appointed committee of four (4) sitting aldermen tasked with reviewing requests related to the Downtown Public Art Program.

INTERACTIVE SCULPTURE

A form of art that involves the spectator by letting the observer or visitor "walk" in, on, around or become a part of the artwork.

MAINTENANCE

The routine inspection, cleaning and protecting of the art installation. This may also include the restoration of artwork due to aging, damage or vandalism.

MANHOLE COVER ART

An art application made by embossing or stamping the removable plate, forming the lid over a manhole cover.

MURAL

A painting or other work of art executed directly on a wall or on a material that will be applied directly onto a wall.



Top: Big Raccoon - Belem, Portugal
Bottom: Vergiss - Tucson, Arizona

THE BASICS



PERMANENT ART

The installation of artwork for a perpetual timeframe and is intended to integrate into the overall streetscape design.

PLACEMAKING

A multi-faceted approach to the planning, design and management of public spaces which capitalizes on a area's amenities, cultural or historic character, local identity, environmental/architectural attributes and/or recognized theme, to provide a cohesive sense of place.

PUBLIC ART

Art in any visual media that has been approved by the Economic Development Committee (EDC) and installed in the public domain.

PUBLIC PLACE

Any city-owned location accessible to the public which includes, but is not limited to, street right-of-way, parkways, public buildings, parks and parking areas.

REQUEST FOR PROPOSAL/QUALIFICATION

A document that solicits proposals or statements of qualifications for a specific project by interested parties.

RETIREMENT OF ART

The removal and disposition of public art by the City whereby the original artist of such work can reclaim ownership of the installation.

SITE SPECIFIC

Artwork created to exist in a certain place, whereby the artist has taken into consideration the location of the art installation while planning and creating the artwork.

TEMPORARY ART

The installation of artwork for a limited period of time that may or may not intergrate into the overall streetscape design. Temporary art may be decommissioned, retired or rotated to other locations designated for public art.

UTILITY BOX ART

A form of street art whereby utility boxes on public streets are painted, heat-wrapped or otherwise covered in artwork.



Top: Kaleidome - Shatin Park, Hong Kong
Bottom: 16th Street Avenue Steps - San Francisco

THE ARTIST SELECTION CRITERIA AND PROCESS.

REQUEST FOR PROPOSALS (RFP)

Request for Proposals (RFP) may be utilized by the City to solicit a specific artwork installation to be commissioned for an identified site. Notice of an RFP announcement will be made by City staff with a submittal deadline. Once all submittals are received, an internal review will be conducted by staff and a selection recommendation forwarded to the Economic Development Committee for final determination.

REQUEST FOR QUALIFICATIONS (RFQ)

Similar to the RFP process, the City may solicit Request for Qualifications (RFQ) for interested artists to submit a portfolio of previous artworks for selection as an artist for a specific art installation. The notice and submittal deadline of an RFQ announcement will be made by City staff and subjected to an internal staff review. An artist recommendation will be forwarded to the Economic Development Committee for final determination.

INVITATIONAL AND/OR COMPETITION

Depending on the type of art installation being commissioned, the City may send invitations to pre-qualified or committee known artists to submit a proposal for a specific project. Additionally, the City may hold a competition soliciting artwork to be utilized in temporary or permanent public art installations. The public or the Economic Development Committee will make final determination of the winning project.

PRE-QUALIFIED LIST

Submittals from any of the above selection processes can help to develop the City's database or pool of qualified artists. The pre-qualified list of artists interested in working on public art projects will be utilized by staff to notify them of upcoming projects or calls for proposals. In order to ensure quality and the highest level of artistic standards, there are selection criteria established below.

PRE-QUALIFIED ARTISTS.

AT LEAST TWO (2) OF THE FOLLOWING CRITERIA MUST BE MET:



The artist has completed other public art commissioned projects on a similar scale.



The artist is a student currently enrolled in a high school, secondary or post-secondary school art class or program.



The artist has a sample portfolio or resume illustrating their body of previous work.



The artist has received awards, grants, scholarships or recognition for previous artwork.



At least two (2) letters of recommendation or references from instructors, clients, colleagues or other professional regarding artistic capabilities.

RECOMMENDED ART INSTALLATIONS.



WALL MURAL

A painting or other work of art executed directly on a wall or on a material that will be applied directly onto a wall. This art installation can be located on a publicly or privately owned building at various locations throughout the downtown. The City will work with owners of private property to obtain authorization to install the artwork.

MANHOLE COVERS

An art application made by embossing or stamping the removable plate, forming the lid over a manhole cover. This art installation can only be located on city-owned utilities at various locations throughout the downtown. The City will be responsible for approving the final design and working with the manufacturer to create the cast for imprinting the artwork on the covers.



UTILITY BOX ART

A form of street art whereby utility boxes on public streets are painted, heat-wrapped or otherwise covered in artwork. This art installation can be located on public or private property at various locations throughout the downtown. The utility boxes may be owned by a third-party utility (i.e. ComEd) or other government agency (i.e. IDOT). The City will work with these outside agencies to obtain authorization to install the artwork.

RECOMMENDED ART INSTALLATIONS.



INTERACTIVE SCULPTURES

A form of art that involves the spectator by letting the observer or visitor “walk” in, on, around or become a part of the artwork. This art installation can be located on publicly-owned property such as park sites or in front of city-owned buildings at various locations throughout the downtown. The City will work with the artist to ensure the scale and size of the artwork is appropriate for the site and does not present a threat to traffic or pedestrian safety.

TEMPORARY ART

The installation of artwork for a limited period of time that may or may not intergrate into the overall streetscape design. This art installation can be located on publicly-owned property such as park sites or in front of city-owned buildings at various locations throughout the downtown. Temporary art may be decommissioned, retired or rotated to other locations designated for public art.



BANNER ART

Art displayed on a long strip of heavy cloth or vinyl bearing a graphic design, image and/or slogan. This art installation can only be located on publicly-owned street lights or sign poles at various locations throughout the downtown. Similar to temporary art installations, banner art can be rotated out based upon seasons, special events, holidays or other significant occasions.



SITE SELECTION PROCESS & PROJECT OPPORTUNITIES.

The Yorkville Downtown Overlay District's Streetscape Masterplan identifies several locations for potential public art installations, as illustrated in the map below. The city may select public art based upon either (1) identifying the **location** where art work would be a valuable addition to the community and soliciting proposals from artist for that specific site, or (2) receiving **artwork** proposals from qualified artists and then determining the most suitable location for the installment.



WALL MURAL



UTILITY BOX



LIGHT POLE BANNERS



INTERACTIVE SCULPTURE



TEMPORARY ART



MANHOLE COVER





A **catalogue** of all public art work will be maintained by the City including such information as: artist, date of acquisition, date of installation, digital images of work, location of installation, dimensions and current condition. This database may also be published on the City's website and can be utilized for self-guided walking tours.

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WHAT IS THE ART REVIEW PROCESS?



CAN ARTWORK BE REMOVED?

Yes, artwork located within the public way can be **removed, retired or decommissioned** by the City, at its sole discretion, for any of the following reasons:

- ◆ Condition or security of the artwork cannot be reasonably guaranteed in its present location.
- ◆ Work of art is damaged or has deteriorated to the point it can no longer be represented as the original work or art.
- ◆ Artwork has been damaged, and repair is impractical, unreasonable or infeasible.
- ◆ Condition of artwork requires restoration which would exceed avaiable funds and/or the monetary value of the work itself.
- ◆ Work of art is a threat to public safety.
- ◆ Significant changes in the use, character or actual design of the site requires a re-evaluation of the relationship of the work of art to the site.
- ◆ Artwork requires excessive maintenance or has faults in design or workmanship.



United City of Yorkville
800 Game Farm Road, Yorkville, Illinois, 60560
630-553-8545
630-553-7264
www.yorkville.il.us

DOWNTOWN PUBLIC ART PROGRAM PRE-QUALIFIED ARTIST APPLICATION

PREFERRED ART INSTALLATION (CHECK ALL THAT APPLY)		DATE/TIME RECEIVED:
<input type="radio"/> WALL MURAL <input type="radio"/> MANHOLE COVERS <input type="radio"/> UTILITY BOX ART <input type="radio"/> INTERACTIVE SCULPTURES <input type="radio"/> TEMPORARY ART <input type="radio"/> BANNER ART <input type="radio"/> OTHER (SPECIFY) _____		
ARTIST CONTACT 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:	
ARTIST EDUCATION		
<input type="radio"/> CHECK IF CURRENTLY ENROLLED IN AN ART CLASS OR DEGREED PROGRAM		
SCHOOL NAME:	EDUCATIONAL LEVEL <input type="radio"/> HIGH SCHOOL <input type="radio"/> UNDER GRADUATE <input type="radio"/> GRADUATE	
ADDRESS:	DEGREE PROGRAM: <input type="radio"/>	
CITY, STATE, ZIP:	IF NOT A DEGREE PROGRAM, CLASS :	
ARTIST EXPERIENCE		
DESCRIPTION OF PRIOR COMPLETED PUBLIC ART COMMISSIONED PROJECTS OR OTHER SIMILAR WORKS (ADDITIONAL SHEETS MAY BE ATTACHED):		
AWARDS, GRANTS, SCHOLARSHIPS OR RECOGNITION FOR PREVIOUS ARTWORK? <input type="radio"/> YES <input type="radio"/> NO		
ATTACHMENT CHECKLIST:		
<input type="radio"/> Two (2) Letters of Recommendations from an instructor, client, colleague or other professional regarding artistic capabilities. <input type="radio"/> Sample portfolio or resume illustrating body of previous artwork.		
<input type="radio"/> List of awards, grants, scholarships or recognition received for previous artwork. <input type="radio"/> Any additional sheets		
TERMS: In consideration of this application and attached forms being made a part hereof, I/we agree to the following terms: All work performed under said agreement shall be in accordance with the plans which accompany this application, except for such changes as may be authorized or required by the Building Official; the proposed work is authorized by the owner of record, and that I/we have been authorized by the owner to make the application and/or schedule all necessary inspections as an agent; all work will conform to all applicable codes, laws, and ordinances of the United City of Yorkville. I/we as owner of record or authorized agent are responsible to abide by all covenants and association restrictions as may apply to the proposed work associated with this permit. <u>This Application is a public document and all information on it is subject to public review pursuant to the Illinois Freedom of Information Act.</u>		
SIGNATURE OF APPLICANT _____		DATE: _____
REVIEW CONCLUSIONS:		
COMMUNITY DEVELOPMENT: _____		DATE: _____
<input type="radio"/> RECOMMENDED <input type="radio"/> NOT RECOMMENDED		
ECONOMIC DEVELOPMENT COMMITTEE: _____		DATE: _____
<input type="radio"/> APPROVED <input type="radio"/> NOT APPROVED		
		DATE APPROVED:



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

Agenda Item Number

New Business #8

Tracking Number

EDC 2019-92

Agenda Item Summary Memo

Title: TIF Inducement Resolution – Farm Bureau Property

Meeting and Date: Economic Development Committee – November 5, 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:

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: October 31, 2019
Subject: Farm Bureau building TIF inducement resolution

Summary

Approval of a TIF inducement resolution in Downtown TIF #2 for the Farm Bureau Property at 111 E Van Emmon, currently under ownership by Imperial Investments but under contract with Shawn La Brasseur and Alexander Reich.

Background

The City Council last discussed this item in November 2018. At that time, the City Council approved an inducement resolution for the Farm Bureau property with Imperial Investments, who was in line to close on the property at that time. Since City Council approval of the inducement resolution, Imperial Investments has decided to sell the property local developers Shawn La Brasseur and Alexander Reich. While there are no immediate plans for development of the property, the interested buyer has said that the ability to proceed in the future with any project will require TIF assistance and a TIF extension.

In order to preserve the right to request future reimbursement of any eligible redevelopment project costs being incurred prior to the negotiation and approval of a Development Plan and a Redevelopment Agreement, State law mandates that the Corporate Authority acknowledge that a development plan is being undertaken in order to permit these expenses to be “potentially” reimbursable from future revenues received as a result of the approved plan and project. This step is required for the new developer, even though the property already has an inducement resolution on it. As you are aware, this TIF inducement resolution makes no guarantee as to the amount or type of assistance to the owner, as these items will get negotiated with the City at a later date. Finally, the resolution specifically states that all undertakings by the City are contingent upon the City’s approval of an agreement for the development of the property.

Recommendation

Staff recommends approval of the TIF inducement resolution with Shawn La Brasseur and Alexander Reich.

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTY WITHIN THE
YORKVILLE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA #2**

(111 East Van Emmon)

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (the “*Municipal Code*”) (65 ILCS 5/65-1-1-2, *et seq.*); and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area and based on said report approved a redevelopment project and plan pursuant to Ordinance No. 2018-23 for said specific area designated by Ordinance No. 2018-24 as the Downtown Redevelopment Project Area #2 (the “*Project Area*”) and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area by Ordinance No. 2018-25, adopted by the Corporate Authorities on April 10, 2018, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq.*, (the “*TIF Act*”); and,

WHEREAS, Shawn La Brasseur and Alexander Reich (collectively, the “*Developer*”) have submitted a proposal to the City to acquire certain property located within the Redevelopment Project Area and commonly known as 111 East Van Emmon, identified by parcel index number 02-32-154-023 (the “*Subject Property*”), and has informed the City that it intends to substantially redevelop the Subject Property as a mixed use with residential apartments on the second floor and commercial uses on the first floor (the “*Project*”); and,

WHEREAS, the Developer has also informed the City that the ability to proceed with the Project on the Subject Property requires financial assistance from the City for certain costs that would be incurred in connection with the Project, which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act; and,

WHEREAS, the Developer would like to incur certain costs in connection with the Project prior to the adoption of any ordinance authorizing the execution of a redevelopment agreement between the City and the Developer pertaining to the Subject Property, wherein which reimbursement for such costs may be considered between the parties subject to certain conditions; and,

WHEREAS, the Developer desires such costs related to the Project be able to qualify for consideration as Redevelopment Project Costs that can be reimbursed utilizing tax increment financing, provided that such costs constitute Redevelopment Project Costs under the TIF Act; and,

WHEREAS, this Resolution is intended to allow the Developer to incur certain costs relating to the Project that may be considered Redevelopment Project Costs under the TIF Act, prior to the adoption of any ordinance authorizing the execution of a redevelopment agreement between the City and the Developer, subject to the conditions set forth in Section 3 of this Resolution.

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 above recitals are incorporated herein and made a part hereof.

Section 2. That the City Council may consider expenditures that are “*Redevelopment Project Costs*”, as such term is defined in the TIF Act, in connection with the Project, incurred

prior to the adoption of an Ordinance authorizing the execution of a redevelopment agreement with the Developer, or a successor or assignee of the Developer, to be expenditures that are eligible for reimbursement through the TIF Act to the extent the Project is in furtherance of the Redevelopment Plan for the overall Redevelopment Project Area.

Section 3. That all undertakings of the City set forth in this Resolution are specifically contingent upon the City approving and executing a redevelopment agreement with the Developer, or a successor or assignee of the Developer, which provides for the redevelopment of the Subject Property in accordance with the terms and conditions to be negotiated by the parties.

Section 4. That any financial assistance rendered to the Developer by the City shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. 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