



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, January 7, 2020

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: December 3, 2019

New Business:

1. EDC 2020-01 Building Permit Report for November 2019
2. EDC 2020-02 Building Inspection Report for November 2019
3. EDC 2020-03 Property Maintenance Report for November 2019
4. EDC 2020-04 Economic Development Report for December 2019
5. EDC 2020-05 Annual Foreclosure Update
6. EDC 2020-06 Comprehensive Plan Amendment Discussion
 - a. City Council Approved Changes
 - b. Eldamain Road Corridor

Old Business:

1. EDC 2019-91 Art Program

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, January 7, 2020
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. December 3, 2019

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

NEW BUSINESS:

1. EDC 2020-01 Building Permit Report for November 2019

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

2. EDC 2020-02 Building Inspection Report for November 2019

☐ Informational Item

☐ Notes _____

3. EDC 2020-03 Property Maintenance Report for November 2019

☐ Informational Item

☐ Notes _____

4. EDC 2020-04 Economic Development Report for December 2019

☐ Informational Item

☐ Notes _____

5. EDC 2020-05 Annual Foreclosure Update

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2020-06 Comprehensive Plan Amendment Discussion

a. City Council Approved Changes

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

b. Eldamain Road Corridor

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

OLD BUSINESS:

1. EDC 2019-91 Art Program

☐ 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 – December 3, 2019

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 3, 2019, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Jackie Milschewski	Alderman Ken Koch
Alderman Jason Peterson	Alderman Joel Frieders

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	Attorney Dan Kramer
Mr. Chris Childress	Matt Asselmeier, Kendall County
John Kehoe, Mars Wrigley	Brian Werner, Mars Wrigley
Andrew Moun, Lennar	Jonathan Boone, Mars Wrigley
Katie Finlon, <i>Kendall County Record</i>	

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

Citizen Comments: None

Minutes for Correction/Approval: November 5, 2019

The minutes were approved on a unanimous voice vote.

New Business

1. EDC 2019-93 Building Permit Report for October 2019

Mr. Ratos reported 15 single family detached permits and 4 single family attached. Pulte has finished their project in Autumn Creek and are selling homes rapidly.

2. EDC 2019-94 Building Inspection Report for October 2019

October inspections included 248 for single family homes and 151 for roofs. Other miscellaneous inspections were also done.

3. EDC 2019-95 Property Maintenance Report for October 2019

There were 10 cases heard in October, many of them for trash on vacant lots on Carly Circle and chronic weeds on Liberty Street. Ms. Milschewski asked about the Heustis St. weeds, which the City has cut and liens were placed on the property.

4. EDC 2019-96 Economic Development Report for November 2019

Ms. Dubajic highlighted the following activity:

1. Ribbon cutting held for Holiday Inn Express on this date.
2. Paradise Cove restaurant opened.
3. Burnt Barrel Social will open next week.

5. EDC 2019-97 GRNE Solar – Kendall County – Special Use Request

Mr. Engberg presented the history of this project and said GRNE is requesting a Special Use permit for construction of a solar farm on the Kendall County Government campus. They were approved for a permit last December and after review of the conditions placed on the Special Use, the petitioner wants to make some changes to the fencing material and landscaping. The changes are: 1) The fencing material will change to a wooden fence. 2) The petitioner wishes to put landscaping on the south side only and not on the west side since it faces other commercial uses. Staff asked the petitioner to contact the businesses across the street which Mr. Kramer has attempted. All other original requirements will remain.

The committee and staff discussed the quality and durability of fencing material noting that it will meet the code. Attorney Kramer said Mr. Childers spoke with an arborist about saving some of the trees along with taxpayer money by moving the fence to the inside of the trees. A plan will be provided for staff. This will go to Public Hearing at the PZC January 8th meeting and then to City Council in February. Attorney Kramer said the appropriate notices will be sent to explain the two changes requested.

6. EDC 2019-98 Wrigley Solar Panel & Wind Turbine – Special Use Request

Mr. Engberg said a petition has been received from Wrigley for a solar panel and wind turbine and noted the structures are already in place. He said all free-standing solar energy and wind energy units are Special Uses. Because the sign location is far from the building, it was decided to use solar power to save on energy.

Both the panel and turbine do not meet the height requirements. Since they are located far from the building and away from the public, the accessibility would be limited. Mr. Engberg said the code disallows attention-getting signage on the systems, however, the blades do have Wrigley products on them. Staff recommends having them removed to conform to the code, however, it could be a condition to the Special Use. Project manager John Kehoe said the symbols were made in the factory and were a source of pride.

Mr. Engberg said staff approved of most of the Special Use requests and height changes may be allowed as a fourth recommendation. The committee was OK with staff recommendations and this will also move to the January 8th PZC for Public Hearing and to City Council in February.

7. EDC 2019-99 Raintree Village – Unit 4 – PUD Agreement and Final Plat Amendment

Ms. Noble said Lennar is building in Raintree and they encountered a couple issues. Some of the easements need to be switched to lots, so an amended final plat was provided and common space will be on outlots.

The second item to be addressed is in regards to duplexes. People now desire larger ranch-style homes and the side yard setback requirements cannot be met when building the ranch homes. Lennar is asking for a reduction from 10 feet to 6 feet which is consistent with other communities. Staff amended the development agreement to allow them to have internal sprinklers under the 2009 code rather than the 2018 code that was just adopted. She said staff is supportive of these changes. This will go to the January PZC, but no Public Hearing is required.

The committee discussed the width between similar homes in Yorkville and it was noted that Heartland has the narrowest lots at 10 feet. Mr. Moun said the ranches and duplex side-by-side sell very well and they also want to have the ability to build some ranches next to each other. Ms. Noble said only 17 lots are affected in Unit 4. Unit 3 will not change. It was noted fences are not allowed on these lots and Mr. Ratos said mulch is not allowed due to flammability and that flammable materials are limited on the sides of homes.

The committee was OK with the proposed changes and this moves to the PZC with a Public Hearing for the PUD, but no Hearing for the final plat.

8. EDC 2019-100 Mobile Food Truck and Retail Vendor Units – Text Amendment

Ms. Noble said food trucks have been approved for about a year. For trucks on private parcels, staff is proposing no background checks or licensing. The change will affect the business license regulations and zoning, so removal of the language referring to certification of registration is recommended. This will proceed to an upcoming PZC meeting for a Public Hearing. City Clerk Lisa Pickering will draft a memo regarding the business license changes.

Mr. Olson added that insurance language will also change. No license will be required for a private event and overall, insurance will be required for the food truck rally license holder. Mr. Ratos added that most food trucks are professional businesses and would be aware of the insurance requirement. The licensing portion will move forward to the City Council.

9. EDC 2019-101 Economic Development Infographics

Mr. Engberg said staff responded to a request for infographics to help residents understand the development process. A flow chart and FAQ were created and he requested feedback. Committee members thanked staff and commented on a couple items to be revised. This moves to City Council for information.

Old Business None

Additional Business None

There was no further business and the meeting adjourned at 6:46pm.

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 2020-01

Agenda Item Summary Memo

Title: Building Permit Report for November 2019

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: All permits issued in November 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

November 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
November 2019	129	15	0	16	0	15	0	83	7,099,996.00	231,270.55
Calendar Year 2019	2077	137	0	35	0	111	0	1794	57,029,018.00	1,785,181.17
Fiscal Year 2020	1796	89	0	30	0	68	0	1609	39,559,038.00	1,173,451.45
November 2018	71	28	0	0	0	9	0	35	5,765,268.00	191,641.26
Calendar Year 2018	974	201	14	36	0	125	0	598	53,513,146.00	2,432,439.59
Fiscal Year 2019	667	160	0	0	0	69	0	438	37,277,954.00	1,352,580.48
November 2017	43	1	5	0	0	12	0	25	1,455,763.00	98,737.96
Calendar Year 2017	881	60	84	0	1	145	0	591	67,095,104.00	2,334,457.97
Fiscal Year 2018	648	44	56	0	1	101	0	446	56,431,760.00	1,744,988.44
November 2016	54	2	14	0	0	8	0	30	3,296,040.00	197,135.30
Calendar Year 2016	823	45	99	0	0	116	0	563	34,712,965.00	1,720,277.88
Fiscal Year 2017	602	38	69	0	0	75	0	420	26,230,789.00	1,257,059.54



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 2020-02

Agenda Item Summary Memo

Title: Building Inspection Report for November 2019

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: All inspections scheduled in November 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: 11/27/2019
TIME: 14:05:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	037-FIN FINAL INSPECTION Comments1: ELEC & MECH 3RD & 4TH FLOOR, PETE 219-77 Comments2: 5-5829	20170655	577 E KENDALL DR	4&5		11/01/2019
BF	_____	038-FIN FINAL INSPECTION Comments1: 2ND FLOOR ELECTRIC AND HVAC, PETE 219-77 Comments2: 5-5829					11/04/2019
BF	_____	039-REL ROUGH ELECTRICAL Comments1: POOL ROOM					11/08/2019
BF	_____	040-RMC ROUGH MECHANICAL Comments1: POOL ROOM PETE 219-775-5829					11/08/2019
PR	_____	041-PLF PLUMBING - FINAL OSR READ					11/15/2019
BF	_____	042-FIN FINAL INSPECTION Comments1: 2,3 & 4 FLOORS ELEC & HVAC ALREADY INSPE Comments2: CTED AND APPROVED PETE 219-775-5829, NOT Comments3: COMPLETED NEED REINSPECTION					11/15/2019
PR	_____	AM 043-PLF PLUMBING - FINAL OSR READ Comments1: FIRST FLOOR					11/22/2019
BF	_____	044-FIN FINAL INSPECTION Comments1: FIRST FLOOR MECHANICAL - HOLIDAY INN EXP Comments2: RESS PETE 219-775-5829					11/22/2019
BF	_____	AM 045-FIN FINAL INSPECTION Comments1: FINAL INSPECTION FLOORS 2, 3 & 4 PETE Comments2: 219-775-5829 SEE INSPECTION REPORT FOR Comments3: DETAILS					11/25/2019
BF	_____	046-FIN FINAL INSPECTION Comments1: FINAL ELECTRIC - FLOOR 1 ONLY PETE 219-7 Comments2: 75-5829, SEE INSPECTION REPORT FOR DETA Comments3: ILS					11/25/2019
PR	_____	014-FIN FINAL INSPECTION	20170926	3146 MATLOCK DR	672		11/21/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					11/21/2019
EEI	_____	026-EFL ENGINEERING - FINAL INSPE	20170994	967 N CARLY CIR	124		11/12/2019
BF	_____	007-RFR ROUGH FRAMING Comments1: ABBY PROPERTIES - JENNIFER 630-273-2528	20180081	1321 CAROLYN CT	5		11/26/2019
BF	_____	008-REL ROUGH ELECTRICAL					11/26/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	009-RMC ROUGH MECHANICAL					11/26/2019
PR	_____	010-PLR PLUMBING - ROUGH					11/26/2019
BF	_____	011-INS INSULATION					11/27/2019
		Comments1: JEN 630-273-2528					
BF	_____	007-RFR ROUGH FRAMING	20180082	1323 CAROLYN CT	5		11/26/2019
		Comments1: ABBY PROPERTIES - JENNIFER 630-273-2528					
BF	_____	008-REL ROUGH ELECTRICAL					11/26/2019
BF	_____	009-RMC ROUGH MECHANICAL					11/26/2019
PR	_____	010-PLR PLUMBING - ROUGH					11/26/2019
BF	_____	011-INS INSULATION					11/27/2019
BF	_____	007-RFR ROUGH FRAMING	20180086	1331 CAROLYN CT	5		11/26/2019
		Comments1: ABBY PROPERTIES - JENNIFER 630-273-2528					
BF	_____	008-REL ROUGH ELECTRICAL					11/26/2019
BF	_____	009-RMC ROUGH MECHANICAL					11/26/2019
PR	_____	010-PLR PLUMBING - ROUGH					11/26/2019
BF	_____	011-INS INSULATION					11/27/2019
BF	_____	AM 009-RFR ROUGH FRAMING	20180088	1341 CAROLYN CT	4		11/04/2019
BF	_____	010-RMC ROUGH MECHANICAL					11/04/2019
BF	_____	011-REL ROUGH ELECTRICAL					11/04/2019
BF	_____	012-INS INSULATION					11/08/2019
		Comments1: PLEASE CALL WHEN EN-ROUTE 630-276-2528					
BF	_____	009-RFR ROUGH FRAMING	20180089	1343 CAROLYN CT	4		11/04/2019
BF	_____	011-REL ROUGH ELECTRICAL					11/04/2019
BF	_____	012-INS INSULATION					11/08/2019
		Comments1: PLEASE CALL WHEN EN-ROUTE 630-276-2528					
BF	_____	009-RFR ROUGH FRAMING	20180090	1345 CAROLYN CT	4		11/04/2019
BF	_____	011-REL ROUGH ELECTRICAL					11/04/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	012-INS INSULATION Comments1: PLEASE CALL WHEN EN-ROUTE 630-276-2528					11/08/2019
BF	_____	009-RFR ROUGH FRAMING	20180091	1347 CAROLYN CT	4		11/04/2019
BF	_____	011-REL ROUGH ELECTRICAL					11/04/2019
BF	_____	012-INS INSULATION Comments1: PLEASE CALL WHEN EN-ROUTE 630-276-2528					11/08/2019
EEI	_____	023-EFL ENGINEERING - FINAL INSPE	20180158	1012 S CARLY CIR	113		11/12/2019
PR	_____	001-REL ROUGH ELECTRICAL	20180424	2373 LAVENDER WAY	89		11/06/2019
PR	_____	002-PLR PLUMBING - ROUGH					11/06/2019
EEI	_____	017-REI REINSPECTION	20180545	1122 CARLY DR	25		11/06/2019
BC	_____	004-REI REINSPECTION Comments1: INSULATION	20180550	2101 IROQUOIS LN	71		11/13/2019
EEI	_____	020-REI REINSPECTION	20180557	1206 CANNONBALL TR	3		11/06/2019
BC	_____	002-FIN FINAL INSPECTION Comments1: FENCE & PATIO	20180673	911 PURCELL ST	65		11/19/2019
EEI	_____	019-REI REINSPECTION	20180704	1211 PATRICK CT	17		11/06/2019
EEI	_____	021-REI REINSPECTION	20180794	978 S CARLY CIR	107		11/06/2019
EEI	_____	019-REI REINSPECTION	20180861	1041 BLACKBERRY SHORE LN	38		11/06/2019
PR	_____	009-RFR ROUGH FRAMING	20180958	2401 ANNA MARIA LN	703		11/20/2019
PR	_____	010-REL ROUGH ELECTRICAL					11/20/2019
PR	_____	011-RMC ROUGH MECHANICAL					11/20/2019
PR	_____	012-PLR PLUMBING - ROUGH					11/20/2019
PR	_____	013-INS INSULATION					11/22/2019
PR	_____	009-RFR ROUGH FRAMING	20180959	2421 ANNA MARIA LN	704		11/25/2019
PR	_____	010-REL ROUGH ELECTRICAL					11/25/2019
PR	_____	011-RMC ROUGH MECHANICAL					11/25/2019

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	012-PLR PLUMBING - ROUGH					11/25/2019
PR	_____	013-INS INSULATION				11/27/2019	
BF	_____	AM 007-BGS BASEMENT GARAGE STOOPS	20180961	2441 ANNA MARIA LN	706		11/05/2019
		Comments1: UPLAND					
BC	_____	001-FTG FOOTING	20180997	2843 SILVER SPRINGS CT	251		11/14/2019
BC	_____	002-FOU FOUNDATION					11/20/2019
BC	_____	PM 003-BKF BACKFILL					11/25/2019
PR	_____	PM 004-WAT WATER					11/25/2019
BC	_____	001-FIN FINAL INSPECTION	20190009	2203 NORTHLAND LN	96		11/14/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE	20190132	3182 BOOMBAH BLVD	132		11/21/2019
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20190287	709 CLOVER CT	5		11/18/2019
PR	_____	016-FIN FINAL INSPECTION					11/25/2019
PR	_____	017-PLF PLUMBING - FINAL OSR READ					11/25/2019
BC	_____	008-STP STOOP	20190292	1455 CRIMSON LN	222-1		11/21/2019
		Comments1: STOOPS AND PATIO					
BC	_____	008-STP STOOP	20190293	1453 CRIMSON LN	222-2		11/21/2019
		Comments1: STOOPS & PATIOS					
BC	_____	008-STP STOOP	20190294	1451 CRIMSON LN	222-3		11/21/2019
		Comments1: STOOPS & PATIO					
BC	_____	008-STP STOOP	20190295	1449 CRIMSON LN	222-4		11/21/2019
		Comments1: STTOPS & PATIO					
BC	_____	008-STP STOOP	20190296	1447 CRIMSON LN	222-5		11/21/2019
		Comments1: STOOPS & PATIO					
EEI	_____	016-EFL ENGINEERING - FINAL INSPE	20190324	1921 WREN RD	15	11/15/2019	
		Comments1: CANCELLED					
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					11/21/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE	20190340	976 S CARLY CIR	106		11/06/2019
PR	_____	PM 006-RFR ROUGH FRAMING	20190371	2858 CRYDER WAY	445	11/18/2019	

DATE: 11/27/2019
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ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 007-REL ROUGH ELECTRICAL				11/18/2019	
PR	_____	PM 008-RMC ROUGH MECHANICAL				11/18/2019	
PR	_____	PM 009-PLR PLUMBING - ROUGH				11/18/2019	
BC	_____	004-FIN FINAL INSPECTION	20190432	4511 HARRISON ST	1126		11/19/2019
PR	_____	004-ABC ABOVE CEILING	20190436	129 COMMERCIAL DR	1		11/14/2019
EEI	_____	012-EFL ENGINEERING - FINAL INSPE	20190515	836 ALEXANDRA LN	38		11/12/2019
PR	_____	013-FIN FINAL INSPECTION					11/20/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					11/20/2019
BF	_____	AM 007-BSM BASEMENT FLOOR Comments1: MIDWEST - BASEMENT & CRAWL/CANCEL	20190529	494 SHADOW WOOD DR	102	11/05/2019	
BF	_____	008-PPS PRE-POUR, SLAB ON GRADE Comments1: BASEMENT & CRAWL, MIDWEST					11/06/2019
BC	_____	AM 009-GAR GARAGE FLOOR					11/21/2019
PR	_____	010-RFR ROUGH FRAMING					11/27/2019
PR	_____	011-REL ROUGH ELECTRICAL					11/27/2019
PR	_____	012-RMC ROUGH MECHANICAL					11/27/2019
PR	_____	013-PLR PLUMBING - ROUGH					11/27/2019
BC	_____	001-FIN FINAL INSPECTION Comments1: ROOF & SIDING	20190532	2203 NORTHLAND LN	96		11/14/2019
BC	_____	PM 003-INS INSULATION	20190540	607 BRISTOL RD	0	11/27/2019	
BF	_____	015-PHD POST HOLE - DECK Comments1: UPLAND	20190688	1902 WREN RD	1		11/08/2019
PR	_____	014-FIN FINAL INSPECTION	20190731	810 ALEXANDRA LN	15		11/20/2019
PR	_____	015-PLF PLUMBING - FINAL OSR READ					11/20/2019
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					11/20/2019
BC	_____	PM 003-FIN FINAL INSPECTION	20190774	861 OMAHA DR	21		11/18/2019

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PR	_____	015-FIN FINAL INSPECTION	20190842	362 WESTWIND DR	11		11/15/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					11/15/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					11/18/2019
PHO	_____	003-ROF ROOF UNDERLAYMENT ICE & W	20190916	2412 SUMAC DR	56	11/06/2019	
		Comments1: INSPECTOR TO VERIFY PHOTOS					
PR	_____	013-FIN FINAL INSPECTION	20190921	2809 OWEN CT	180		11/12/2019
PR	_____	014-PLF PLUMBING - FINAL OSR READ					11/12/2019
EEI	_____	015-EFL ENGINEERING - FINAL INSPE				11/14/2019	
PR	_____	015-FIN FINAL INSPECTION	20190922	2020 SQUIRE CIR	199		11/12/2019
PR	_____	016-PLF PLUMBING - FINAL OSR READ					11/12/2019
EEI	_____	017-EFL ENGINEERING - FINAL INSPE				11/14/2019	
EEI	_____	016-EFL ENGINEERING - FINAL INSPE	20190977	2834 KETCHUM CT	214		11/01/2019
PR	_____	017-FIN FINAL INSPECTION					11/01/2019
PR	_____	018-PLF PLUMBING - FINAL OSR READ					11/01/2019
PR	_____	PM 001-FIN FINAL INSPECTION	20191131	809 E MAIN ST	40		11/26/2019
BC	_____	001-FIN FINAL INSPECTION	20191148	107 W VAN EMMON ST			11/15/2019
BC	_____	001-FIN FINAL INSPECTION	20191149	107 W VAN EMMON ST			11/15/2019
BC	_____	001-FIN FINAL INSPECTION	20191150	107 W VAN EMMON ST			11/15/2019
PR	_____	001-FIN FINAL INSPECTION	20191225	2703 GOLDENROD DR	244		11/02/2019
GH	_____	002-FIN FINAL INSPECTION	20191241	1427 SLATE CT	338		11/06/2019
GH	_____	002-FIN FINAL INSPECTION	20191257	1963 PRAIRIE ROSE LN	96		11/18/2019
		Comments1: ROOFING & SIDING					
PR	_____	012-WKS PUBLIC & SERVICE WALKS	20191289	372 WESTWIND DR	13		11/07/2019
		Comments1: LATE AM RSS					
PR	_____	012-FIN FINAL INSPECTION	20191309	2808 OWEN CT	175		11/26/2019
PR	_____	013-PLF PLUMBING - FINAL OSR READ					11/26/2019

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EEI	_____	014-EFL ENGINEERING - FINAL INSPE					11/27/2019
		Comments1: OK TO TEMP					
BF	_____	AM 002-FOU FOUNDATION	20191323	2082 SQUIRE CIR	181		11/06/2019
		Comments1: MIDWEST 815-839-8175					
PR	_____	003-BKF BACKFILL					11/12/2019
PR	_____	PM 004-WAT WATER					11/13/2019
PR	_____	PM 005-PLU PLUMBING - UNDERSLAB				11/27/2019	
PR	_____	AM 006-BSM BASEMENT FLOOR	20191335	459 NORWAY CIR	81		11/05/2019
		Comments1: SETH RANDA 630-379-3529					
BC	_____	007-PPS PRE-POUR, SLAB ON GRADE				11/27/2019	
		Comments1: 2 STOOPS, GARAGE FLOOR, RANDA 630-816-55					
		Comments2: 19					
BF	_____	012-WKS PUBLIC & SERVICE WALKS	20191368	1969 MEADOWLARK LN	123		11/05/2019
		Comments1: NORWOOD 630-904-2288					
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191402	2154 ALAN DALE LN	49		11/13/2019
		Comments1: INSPECTOR TO VERIFY PICTURES					
BF	_____	007-STP STOOP	20191418	2002 WREN RD	33		11/08/2019
		Comments1: DECK PIERS, UPLAND					
PR	_____	008-RFR ROUGH FRAMING					11/12/2019
PR	_____	009-REL ROUGH ELECTRICAL					11/12/2019
PR	_____	010-RMC ROUGH MECHANICAL					11/12/2019
PR	_____	011-PLR PLUMBING - ROUGH					11/12/2019
BC	_____	012-INS INSULATION					11/18/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191430	2179 NORTHLAND LN	93		11/13/2019
		Comments1: INSPECTOR TO VERIFY PICTURES					
BC	_____	001-FIN FINAL INSPECTION	20191442	304 E ORANGE ST	10		11/14/2019
GH	_____	001-FIN FINAL INSPECTION	20191443	4555 HARRISON ST	1130		11/05/2019
PR	_____	AM 005-FIN FINAL INSPECTION	20191446	2358 EMERALD LN	32		11/26/2019
PR	_____	006-PLF PLUMBING - FINAL OSR READ					11/26/2019

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BC	08:00	001-FTG FOOTING	20191448	4100 N BRIDGE ST			11/25/2019
BC	_____	AM 002-FOU FOUNDATION Comments1: JOEL 708-227-6120				11/27/2019	
PR	_____	008-RFR ROUGH FRAMING	20191452	4408 E MILLBROOK CIR	265		11/12/2019
PR	_____	009-REL ROUGH ELECTRICAL					11/12/2019
PR	_____	010-RMC ROUGH MECHANICAL					11/12/2019
PR	_____	011-PLR PLUMBING - ROUGH					11/12/2019
BC	_____	012-INS INSULATION					11/14/2019
PR	_____	007-RFR ROUGH FRAMING	20191469	303 FONTANA DR	57		11/08/2019
PR	_____	008-REL ROUGH ELECTRICAL					11/08/2019
PR	_____	009-RMC ROUGH MECHANICAL					11/08/2019
PR	_____	010-PLR PLUMBING - ROUGH					11/08/2019
BF	_____	011-INS INSULATION Comments1: RYAN 224-575-6665					11/12/2019
PR	_____	AM 001-FIN FINAL INSPECTION Comments1: OCCUPANCY	20191492	220 S BRIDGE ST			11/25/2019
GH	_____	002-FIN FINAL INSPECTION	20191504	116 BLACKBERRY CT			11/08/2019
GH	_____	002-FIN FINAL INSPECTION	20191505	406 TWINLEAF TR	145		11/05/2019
BC	09:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191509	2344 TITUS DR	238		11/22/2019
PR	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20191557	927 BLUESTEM DR	34		11/05/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PHOTOS VERIFIED BY INSPECTOR Comments2: 630-742-5726 CARMODY	20191566	1425 VIOLET CT ALEX	362	11/05/2019	
PR	_____	008-RFR ROUGH FRAMING	20191582	2802 OWEN CT	177		11/20/2019
PR	_____	009-REL ROUGH ELECTRICAL					11/20/2019
PR	_____	010-RMC ROUGH MECHANICAL					11/20/2019
PR	_____	011-PLR PLUMBING - ROUGH					11/20/2019

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PR	_____	012-INS INSULATION					11/22/2019
BC	_____	001-FIN FINAL INSPECTION	20191620	2347 EMERALD LN	105		11/15/2019
PHO	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RAMEEZ 224-848-0992 VERIFY PHOTOS	20191633	2029 RAINTREE RD	66	11/04/2019	
PR	11:00	003-WAT WATER Comments1: CANCEL	20191681	4268 E MILLBROOK CIR	281	11/06/2019	
PR	_____	AM 004-BKF BACKFILL				11/05/2019	
PR	_____	005-WAT WATER					11/07/2019
PR	_____	PM 006-PLU PLUMBING - UNDERSLAB					11/26/2019
BC	12:00	007-BSM BASEMENT FLOOR				11/27/2019	
BC	_____	002-RFR ROUGH FRAMING Comments1: DECK	20191685	2392 IROQUOIS LN	31		11/15/2019
BF	_____	003-FIN FINAL INSPECTION Comments1: DECK ACCURATE 630-674-2078	20191693	923 S CARLY CIR	96	11/12/2019	
PR	_____	AM 001-PLU PLUMBING - UNDERSLAB	20191698	208 SOMONAUK ST			11/08/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: VERIFY PHOTOS	20191702	1567 CORAL DR	166	11/05/2019	
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191714	733 ARROWHEAD DR	100		11/25/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: INSPECTOR TO VERIFY PICTURES	20191715	2395 IROQUOIS LN	3		11/13/2019
BC	_____	001-FIN FINAL INSPECTION	20191718	1428 SLATE CT	347		11/18/2019
BC	14:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191737	2255 LAVENDER WAY	70		11/22/2019
BC	_____	008-STP STOOP Comments1: UPLAND JEFF	20191738	2111 TREMONT AVE	458		11/22/2019
PR	_____	008-ESW ENGINEERING - SEWER / WAT	20191739	2125 TREMONT AVE	457	11/15/2019	
BC	_____	009-STP STOOP Comments1: UPLAND, JEFF 630-330-6705					11/22/2019
BC	_____	008-STP STOOP Comments1: UPLAND	20191740	2105 TREMONT AVE	459		11/22/2019

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BF		AM 002-FOU FOUNDATION	20191742	2006 SQUIRE CIR	201		11/05/2019
		Comments1: MIDWEST					
PR		003-BKF BACKFILL					11/12/2019
PR		PM 004-WAT WATER					11/13/2019
PR		005-PLU PLUMBING - UNDERSLAB					11/22/2019
PR		AM 006-BSM BASEMENT FLOOR				11/25/2019	
PR	11:00	003-WAT WATER	20191743	2842 KETCHUM CT	212	11/06/2019	
		Comments1: CANCEL					
PR		AM 004-BKF BACKFILL				11/05/2019	
PR		005-WAT WATER				11/07/2019	
		Comments1: NOT READY					
PR	13:00	006-WAT WATER					11/08/2019
PR		007-PLU PLUMBING - UNDERSLAB					11/19/2019
PR		006-PLU PLUMBING - UNDERSLAB	20191749	1858 WREN RD	2884		11/04/2019
PR		007-RMC ROUGH MECHANICAL					11/07/2019
PR		004-PLU PLUMBING - UNDERSLAB	20191751	1856 WREN RD	2883		11/04/2019
PR		005-RMC ROUGH MECHANICAL					11/07/2019
PR		005-PLU PLUMBING - UNDERSLAB	20191752	1854 WREN RD	2882		11/04/2019
PR		005-PLU PLUMBING - UNDERSLAB	20191753	1852 WREN RD	2881		11/04/2019
PR		006-RMC ROUGH MECHANICAL					11/07/2019
BC		007-UGE UNDERGROUND ELECTRIC					11/15/2019
BC		008-PPS PRE-POUR, SLAB ON GRADE					11/15/2019
PR		001-FIN FINAL INSPECTION	20191763	508 E CENTER PKWY			11/21/2019
		Comments1: SIGN					
PHO	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191796	1211 MISTWOOD CT	155	11/04/2019	
		Comments1: GLOBAL 877-455-4562 INSP TO VERIFY PHOTO					
		Comments2: S					

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PR	_____	001-FIN FINAL INSPECTION	20191812	807 MORGAN ST			11/06/2019
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191815	2366 LAVENDER WAY	94		11/22/2019
		Comments1: FTC-LANCE 630-631-8466					
BF	_____	AM 001-FTG FOOTING	20191826	2820 OWEN CT	174		11/07/2019
		Comments1: MIDWEST 815-839-8175					
BF	_____	AM 002-FOU FOUNDATION					11/12/2019
		Comments1: MIDWESTERN 815-839-8175					
BC	_____	AM 003-BKF BACKFILL					11/18/2019
		Comments1: MIDWESTERN 815-839-8175					
PR	_____	PM 004-WAT WATER					11/20/2019
PR	_____	AM 001-FTG FOOTING	20191827	2805 GAINS CT	196		11/06/2019
		Comments1: MIDWESTERN					
BF	_____	AM 002-FOU FOUNDATION				11/12/2019	
		Comments1: MIDWESTERN 815-839-8175					
PR	_____	PM 003-WAT WATER					11/15/2019
PR	13:00	AM 004-PLU PLUMBING - UNDERSLAB					11/26/2019
BC	_____	005-PPS PRE-POUR, SLAB ON GRADE					11/26/2019
		Comments1: STOOPS, GARAGE FLOOR, SLAB					
BF	10:45	001-ROF ROOF UNDERLAYMENT ICE & W	20191828	2741 LILAC CT	326		11/05/2019
		Comments1: GLOBAL 877-455-4562 NO WORK BEING DONE					
BF	11:30	002-REI REINSPECTION				11/06/2019	
		Comments1: GLOBAL					
BC	_____	001-FIN FINAL INSPECTION	20191852	547 BURNING BUSH DR	118		11/13/2019
		Comments1: DOOR					
BC	_____	001-FIN FINAL INSPECTION	20191854	2731 LILAC CT	325		11/26/2019
		Comments1: VIVINT 815-793-6410					
BF	_____	001-FTG FOOTING	20191859	2031 WREN RD	26		11/07/2019
		Comments1: UPLAND, JESUS 630-453-9281					
BC	_____	AM 002-FOU FOUNDATION					11/14/2019
		Comments1: UPLAND JESUS 630-453-9281					
BC	_____	003-BKF BACKFILL					11/18/2019
		Comments1: UPLAND					

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PR	_____	004-ESW ENGINEERING - SEWER / WAT	20191860	1971 WREN RD	20		11/07/2019
PR	_____	005-PLU PLUMBING - UNDERSLAB					11/18/2019
BC	_____	006-BG BASEMENT AND GARAGE FLOOR					11/22/2019
PR	_____	005-PLU PLUMBING - UNDERSLAB	20191864	1111 BLACKBERRY SHORE LN	45		11/27/2019
BF	_____	004-BKF BACKFILL Comments1: NORWOOD 630-904-2288	20191865	1141 BLACKBERRY SHORE LN	48		11/05/2019
PR	_____	PM 005-ESW ENGINEERING - SEWER / WAT					11/07/2019
PHO	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: INSPECTOR TO VERIFY	20191874	123 PALMER CT	0		11/13/2019
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RANDY 630-854-7957 AMERICAN QUALITY	20191877	1611 COTTONWOOD TR	5		11/08/2019
BF	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JASON - JOSEPH JAMES 224-523-5554	20191916	941 HEARTLAND DR			11/05/2019
PHO	_____	002-ROF ROOF UNDERLAYMENT ICE & W	20191917	110 NADEN CT		11/04/2019	
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191933	2881 MCLELLAN BLVD	488		11/20/2019
BF	_____	AM 001-RFR ROUGH FRAMING Comments1: OMNICON 815-722-5796	20191934	204 PARK ST	4		11/06/2019
BF	_____	AM 002-ROF ROOF UNDERLAYMENT ICE & W Comments1: OMNICON 815-722-5796					11/12/2019
BF	_____	003-REL ROUGH ELECTRICAL Comments1: OMNICON 815-722-5796					11/12/2019
BC	_____	AM 004-INS INSULATION					11/26/2019
BC	_____	PM 005-FIN FINAL INSPECTION					11/26/2019
PR	_____	AM 001-FTG FOOTING Comments1: COMEX	20191938	2181 HEARTHSTONE AVE	427		11/04/2019
BF	_____	PM 002-FOU FOUNDATION Comments1: COMEX 847-551-9066					11/07/2019
BC	_____	003-BKF BACKFILL					11/14/2019
PR	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: CANCELLED				11/15/2019	

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PR	_____	AM 001-FTG FOOTING Comments1: COMEX	20191939	2058 INGENUNSON LN	143		11/04/2019
BF	_____	AM 002-FOU FOUNDATION Comments1: COMEX 847-551-9066					11/08/2019
BC	_____	003-BKF BACKFILL					11/14/2019
PR	_____	004-ESW ENGINEERING - SEWER / WAT				11/15/2019	
BC	_____	001-FTG FOOTING	20191940	2781 GAINS CT	190		11/14/2019
BC	_____	AM 002-FOU FOUNDATION					11/20/2019
BC	_____	PM 003-BKF BACKFILL					11/25/2019
PR	_____	PM 004-WAT WATER					11/25/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: VERIFY PHOTOS:	20191942	2769 GOLDENROD DR	233	11/05/2019	
PR	_____	PM 001-FIN FINAL INSPECTION Comments1: 2 HVAC UNITS	20191945	865 ERICA LN			11/19/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOSEPH JAMES 224-523-554	20191948	122 BLACKBERRY LN			11/01/2019
PHO	10:30	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: VERIFIED 6'	20191953	534 ARROWHEAD DR	2		11/13/2019
GH	_____	003-FIN FINAL INSPECTION					11/18/2019
PHO	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LEGENDS 847-707-3401 BRANDON (WILL TAKE Comments2: PHOTOS)	20191956	2725 ELDEN DR	267	11/04/2019	
BC	_____	001-FIN FINAL INSPECTION Comments1: PAVER	20191963	205 CENTER PKWY	20		11/21/2019
PR	_____	001-PHD POST HOLE - DECK	20191975	1991 WREN RD	22		11/07/2019
BC	_____	AM 002-RFR ROUGH FRAMING					11/18/2019
BC	_____	003-FIN FINAL INSPECTION					11/22/2019
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20191978	1861 WREN RD	289		11/15/2019
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE					11/19/2019

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BC	_____	002-PPS PRE-POUR, SLAB ON GRADE	20191979	1863 WREN RD	289		11/19/2019
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE	20191980	1865 WREN RD	289		11/19/2019
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE	20191981	1867 WREN RD	289		11/19/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20191988	305 E ORANGE ST			11/13/2019
		Comments1: VERIFIED BY INSPECTOR					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191993	2506 LYMAN LOOP			11/12/2019
		Comments1: SULJIO 773-733-2119 NO ONE WORKING					
BC	11:00	002-ROF ROOF UNDERLAYMENT ICE & W					11/20/2019
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20191996	413 JACKSON ST	5		11/05/2019
		Comments1: ALPHA STORM 815-701-2723					
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20191997	512 POPLAR DR	122		11/06/2019
		Comments1: ALPHA STORM 815-701-2723 NO WORK BEING D					
		Comments2: ONE, REINSPECTION FEE					
BC	_____	001-FIN FINAL INSPECTION	20191999	758 HAYDEN DR	64		11/18/2019
		Comments1: SIDING					
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20192010	762 FIR CT	93		11/13/2019
		Comments1: VERIFIED BY INSP					
PHO	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20192025	1092 SPRING ST	79	11/01/2019	
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20192026	2389 IROQUOIS LN	6	11/04/2019	
		Comments1: PHOTOS VERIFIED BY:					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20192037	1211 WILLOW WAY	207		11/20/2019
		Comments1: ABC 630-631-9379					
PR	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20192038	376 WINDHAM CIR	77		11/05/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20192042	221 W KENDALL DR			11/14/2019
PR	_____	001-RFR ROUGH FRAMING	20192048	1502 WALSH DR	191		11/06/2019
PR	_____	002-REL ROUGH ELECTRICAL					11/06/2019
BC	_____	AM 001-PHD POST HOLE - DECK	20192057	663 BIRCHWOOD DR	146		11/25/2019
PHO	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20192063	2709 GOLDENROD DR	243		11/19/2019
BF	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20192069	947 HOMESTEAD DR			11/06/2019
		Comments1: HOMEOWNER DOING JOB, LORENZO 331-643-667					
		Comments2: 2					

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BC		002-REI REINSPECTION Comments1: ICE & WATER VERIFIED BY PHOTOS					11/19/2019
BC		003-FIN FINAL INSPECTION					11/19/2019
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20192070	1002	HOMESTEAD DR	30		11/15/2019
PHO		001-ROF ROOF UNDERLAYMENT ICE & W 20192075 Comments1: INSPECTOR VERIFIED	809	PRAIRIE CROSSING DR	178		11/13/2019
BC	10:00	001-PHF POST HOLE - FENCE Comments1: PARAMOUNT 630-406-8410	20192076	308 W DOLPH ST		11/27/2019	
BC		001-FIN FINAL INSPECTION Comments1: WINDOWS	20192080	1701 COTTONWOOD CT			11/26/2019
BC		AM 001-FTG FOOTING Comments1: TRENCH - 4 UNIT BLDG	20192096	1887 WREN RD	2901		11/26/2019
BC		001-FTG FOOTING	20192097	1885 WREN RD	2902		11/26/2019
BC		001-FTG FOOTING	20192098	1883 WREN RD	2903		11/26/2019
BC		001-FTG FOOTING	20192099	1881 WREN RD	2904		11/26/2019
BC		PM 001-FTG FOOTING Comments1: TRENCH 4 UNIT BLDG	20192100	1121 GOLDFINCH AVE	2971		11/26/2019
BC		001-FTG FOOTING	20192101	1123 GOLDFINCH AVE	2972		11/26/2019
BC		001-FTG FOOTING	20192102	1125 GOLDFINCH AVE	2973		11/26/2019
BC		001-FTG FOOTING	20192103	1127 GOLDFINCH AVE	2974		11/26/2019
BC		001-FTG FOOTING Comments1: UPLAND 630-453-9281	20192106	3182 MATLOCK DR	664		11/22/2019
BC		001-FTG FOOTING Comments1: UPLAND 630-453-9281	20192107	3020 JUSTICE DR	631		11/21/2019
BC		002-FOU FOUNDATION					11/25/2019
BC		001-FTG FOOTING Comments1: UPLAND CHINO 630-453-9281	20192108	1327 SHETLAND LN	39	11/27/2019	
BC		001-FTG FOOTING	20192109	1644 SHETLAND LN	46		11/26/2019
BC		002-FOU FOUNDATION	20192110	2021 WREN RD	25		11/26/2019

DATE: 11/27/2019
TIME: 14:05:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W 20192114 428 NORWAY CIR Comments1: VIVIAN 815-403-7991			74		11/25/2019
BC	13:00	001-ROF ROOF UNDERLAYMENT ICE & W 20192115 608 HEARTLAND DR Comments1: GLOBAL 630-770-4106 CANCELLED BY KIRSTEN			180	11/15/2019	
BC	12:00	003-ROF ROOF UNDERLAYMENT ICE & W Comments1: NO WORK BEING PERFORMED. LEFT MSG FOR KR Comments2: ISTEN, REINSPECTION FEE				11/21/2019	
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20192119 599 BLUESTEM DR			20		11/18/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20192127 107 E BLACKBERRY LN			4		11/18/2019
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20192129 823 CANYON TRAIL					11/20/2019
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20192139 404 WOODWORTH ST			23		11/20/2019
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W 20192142 2674 BURR ST			3		11/20/2019
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20192152 108 NADEN CT Comments1: JOSEPH JAMES 224-523-5554			73	11/27/2019	

DATE: 11/27/2019
TIME: 14:05:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

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

PERMIT TYPE SUMMARY:		ADD ADDITION			1		
		BDO COMMERCIAL BUILD-OUT			1		
		BIP BUILD INCENTIVE PROGRAM SFD			1		
		BSM BASEMENT REMODEL			6		
		CCO COMMERCIAL OCCUPANCY PERMIT			1		
		COM COMMERCIAL BUILDING			12		
		DCK DECK			7		
		ESN ELECTRIC SIGN			3		
		FNC FENCE			1		
		HVC HVAC UNIT/S			1		
		IGP IN-GROUND POOL			1		
		MSC MISCELLANEOUS			1		
		PTO PATIO / PAVERS			3		
		REM REMODEL			7		
		ROF ROOFING			50		
		RS ROOFING & SIDING			7		
		SFA SINGLE-FAMILY ATTACHED			55		
		SFD SINGLE-FAMILY DETACHED			147		
		SGN SIGN			1		
		SID SIDING			1		
		SOL SOLAR PANELS			3		
		SWK PRIVATE SIDEWALK			1		
		WIN WINDOW REPLACEMENT			4		
INSPECTION SUMMARY:		ABC ABOVE CEILING			1		
		BG BASEMENT AND GARAGE FLOOR			1		
		BGS BASEMENT GARAGE STOOPS			1		
		BKF BACKFILL			11		
		BSM BASEMENT FLOOR			4		
		EFL ENGINEERING - FINAL INSPECTION			14		
		ESW ENGINEERING - SEWER / WATER			5		
		FIN FINAL INSPECTION			48		
		FOU FOUNDATION			12		
		FTG FOOTING			20		
		GAR GARAGE FLOOR			1		
		INS INSULATION			15		
		PHD POST HOLE - DECK			3		
		PHF POST HOLE - FENCE			1		
		PLF PLUMBING - FINAL OSR READY			12		
		PLR PLUMBING - ROUGH			12		
		PLU PLUMBING - UNDERSLAB			12		
		PPS PRE-POUR, SLAB ON GRADE			10		
		REI REINSPECTION			8		
		REL ROUGH ELECTRICAL			19		
		RFR ROUGH FRAMING			19		
		RMC ROUGH MECHANICAL			16		
		ROF ROOF UNDERLAYMENT ICE & WATER			46		

DATE: 11/27/2019
TIME: 14:05:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 11/01/2019 TO 11/30/2019

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

		STP STOOP			9		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			1		
		UGE UNDERGROUND ELECTRIC			1		
		WAT WATER			11		
		WKS PUBLIC & SERVICE WALKS			2		
INSPECTOR SUMMARY:		BC BOB CREADEUR			94		
		BF B&F INSPECTOR CODE SERVICE			62		
		EEI ENGINEERING ENTERPRISES			19		
		GH GINA HASTINGS			6		
		PHO PHOTOS			19		
		PR PETER RATOS			115		
STATUS SUMMARY:	A	BC			4		
	C	BC			15		
	C	EEI			15		
	C	GH			6		
	C	PHO			1		
	C	PR			18		
	I	BC			75		
	I	BF			62		
	I	EEI			2		
	I	PHO			18		
	I	PR			93		
	T	EEI			2		
	T	PR			4		
REPORT SUMMARY:					315		



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 2020-03

Agenda Item Summary Memo

Title: Property Maintenance Report for November 2019

Meeting and Date: Economic Development Committee – January 7, 2020

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:

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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: November 27, 2019
Subject: November Property Maintenance

Property Maintenance Report November 2019

Adjudication:

4 Property Maintenance Cases heard in November

11/04/2019

N 4055	4096 Brady St	Motor Vehicles	Dismissed
N 4056	203 Center Pkwy	Motor Vehicles	Liabe \$100
N 4057	231 Greenbriar Rd	Weeds	Dismissed
N 4058	1496 Sycamore Rd	Weeds	Dismissed



Case Report

11/01/2019 - 11/30/2019

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING
20190722	11/27/2019	209 E Fox St	Sight Line Obstruction	IN VIOLATION	11/27/2019			
20190721	11/27/2019	838 Greenfield Turn	Vehicle	IN VIOLATION	11/27/2019			
20190720	11/27/2019	707 S Bridge St	Vehicle	IN VIOLATION	11/27/2019			
20190719	11/22/2019	2820 Silver Springs Ct	Fire Damaged House	CLOSED		COMPLIANT		
20190718	11/22/2019	373 Bertram Dr	Abandoned House	CLOSED		COMPLIANT		
20190717	11/21/2019	15 Cannonball Tr	Vehicle Parking	TO BE INSPECTED				
20190716	11/20/2019	335 E Van Emmon St	Junk, Trash & Refuse	IN VIOLATION	11/21/2019			
20190715	11/20/2019	710 Heustis St	Vehicle Parking	IN VIOLATION	11/21/2019			
20190714	11/20/2019	202 E Main St	Vehicle	IN VIOLATION	11/21/2019			
20190713	11/18/2019	1008 Sunset Ave	Vehicle	IN VIOLATION	11/19/2019			
20190712	11/14/2019	203 Center Pkwy	Vehicle	IN VIOLATION	11/20/2019			
20190711	11/13/2019	1081 Kate Dr	Inoperable Vehicle	IN VIOLATION	11/14/2019			
20190710	11/13/2019	305 Colton St	Unlicensed Vehicle	CLOSED				
20190709	11/13/2019	2075 Marketview Dr	Windfeather permit expiration	CLOSED				

20190708	11/13/2019	1508 N Bridge St	Wind Feathers Installed without Permit	CLOSED	11/14/2019	COMPLIANT		
20190707	11/13/2019	206 Wolf St	Vehicle Storage	CLOSED				
20190706	11/13/2019	704 E Spring St	PVC Pipe on Public Walk	CLOSED				
20190705	11/12/2019	2423 WYTHE PL	NON-MAINTAINED AREA	CLOSED		COMPLIANT		
20190704	11/8/2019	802 S Bridge St	Vehicle, Junk, Trash & Refuse	CLOSED	11/8/2019	COMPLIANT		
20190703	11/8/2019	791 Windett Ridge Rd -	Junk, Trash & Refuse	IN VIOLATION				
20190702	11/8/2019	401 Honeysuckle Ln	Sump Discharge Onto Public Walk	IN VIOLATION	11/8/2019		11/18/2019	12/23/2019
20190701	11/7/2019	1973 Meadowlark Ln	WORK COMPLETED WITHOUT A PERMIT	CLOSED	11/8/2019	COMPLIANT		
20190700	11/6/2019	735 Erica Ln	Wind Feathers Installed without Permit	CLOSED	11/7/2019	COMPLIANT		
20190699	11/6/2019	Kendall Marketplace/935 Erica Ln	IAC/ADA Lack of Accessible Route	IN VIOLATION	11/7/2019			
20190698	11/6/2019	2628 McLellan Blvd	WORK COMPLETED WITHOUT A PERMIT	CLOSED	11/7/2019	COMPLIANT		

20190697	11/6/2019	3172 Lauren Dr	Vehicle	IN VIOLATION				
20190696	11/6/2019	904 Morgan St	Vehicle	CLOSED	11/7/2019	COMPLIANT		
20190695	11/6/2019	508 W Blaine	Vehicle	CLOSED				
20190694	11/5/2019	1441 Wood	Vehicle	CLOSED	11/6/2019	COMPLIANT		
20190693	11/5/2019	2754 Alan Dale Ln	Fence in Disrepair	IN VIOLATION	11/5/2019		11/18/2019	12/23/2019
20190692	11/4/2019	207 W	Unsafe Deck	CLOSED				
20190691	11/5/2019	983 S Carly Cir	Grass & Weeds	IN VIOLATION	11/5/2019		11/18/2019	12/23/2019
20190690	11/5/2019	1032 S Carly Cir	Junk, Trash & Refuse	IN VIOLATION	11/5/2019		11/18/2019	12/23/2019
20190689	11/5/2019	1023 S Carly Cir	Junk, Trash & Refuse	IN VIOLATION	11/5/2019		11/18/2019	12/23/2019
20190688	11/4/2019	Blackberry Woods Phase B	Soil Erosion and Sediment Control Maintenance	CLOSED	11/5/2019	COMPLIANT		
20190687	11/4/2019	110 E Kendall	Vehicle	CLOSED	11/4/2019	COMPLIANT		

Total Records: 36

12/2/2019



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 2020-04

Agenda Item Summary Memo

Title: Economic Development Report for December 2019

Meeting and Date: Economic Development Committee – January 7, 2020

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:

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

Monthly Report – for January 2020 EDC Meeting of the United City of Yorkville

December 2019 Activity

Downtown Redevelopment:

- Working with Polo Jimenez and family as they prepare to close **“Casa Santiago”** on January 2nd to transition to their new Farm to Table concept. The new restaurant name is **“Butcher Block 360”**.
- Working with a number of parties who are interested in the **“Investor Tools”** building located at the northwest corner of Route 47 & Hydraulic.

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. The group is hoping to start the official process with the City by the end of January.
- 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 early in 2020), the **“Holiday Inn Express & Suites”** (opened December 9, 2019) and **“The Opal Banquet and Event Center”** (opening Summer 2020).
- Working with TJ Nguyen who is preparing to open **“Pho Shack Noodles & Grill”** at 1218 N. Bridge Street. This 1,256 square foot space at Yorkville Marketplace, is located between Little Caesars and Fast Burrito. TJ’s goal is to open in late winter of 2020. The restaurant will focus on pho soup, vegan choices, Cajun foods, and rice dishes.
- **“Yorkville Pinz”** (the former Yorkville Bowl) is reopening in January! The team from the Roadhouse Route 47, is taking over this Yorkville favorite. Look for the reopening to take place in early January 2020.
- **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. Officially announced the new construction of an approximate 1,800 square foot **“Verizon”** store, and a 1,200 square foot **“Smoothie King”**. Both buildings will be stand-alone single tenant buildings. Smoothie King will include a drive through.
- **“Gas & Wash”** has officially started construction at Water Park Way & Route 47
- Working with a variety of retail and service-based businesses that are exploring opportunities in Yorkville.

Industrial Development:

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

Recreation:

- **“Go for it Sports”**...continue working with the center. **“Go For It Sports”** continue to create exciting new programs for all ages including **“New Year’s Family Fun Nights”**, and **“Open Gym”**.
- Continue to work with **“Raging Waves Waterpark”** as they begin preparation for the new slide/attraction they are adding for the 2020 season, and are also adding more parking in 2020.

Other Activity:

- Personally, met with 36 existing Yorkville businesses in December.
- Attended strategic planning meetings for Waubensee Community College and Rush Copley.

Respectfully submitted,

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



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 #5

Tracking Number

EDC 2020-05

Agenda Item Summary Memo

Title: Annual Foreclosure Tracking

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: Annual update on newly filed foreclosures from calendar year 2019.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Krysti J. Barksdale-Noble

Community Development

Name

Department

Agenda Item Notes:

See attached memo. Informational Item.

Have a question or comment about this agenda item?

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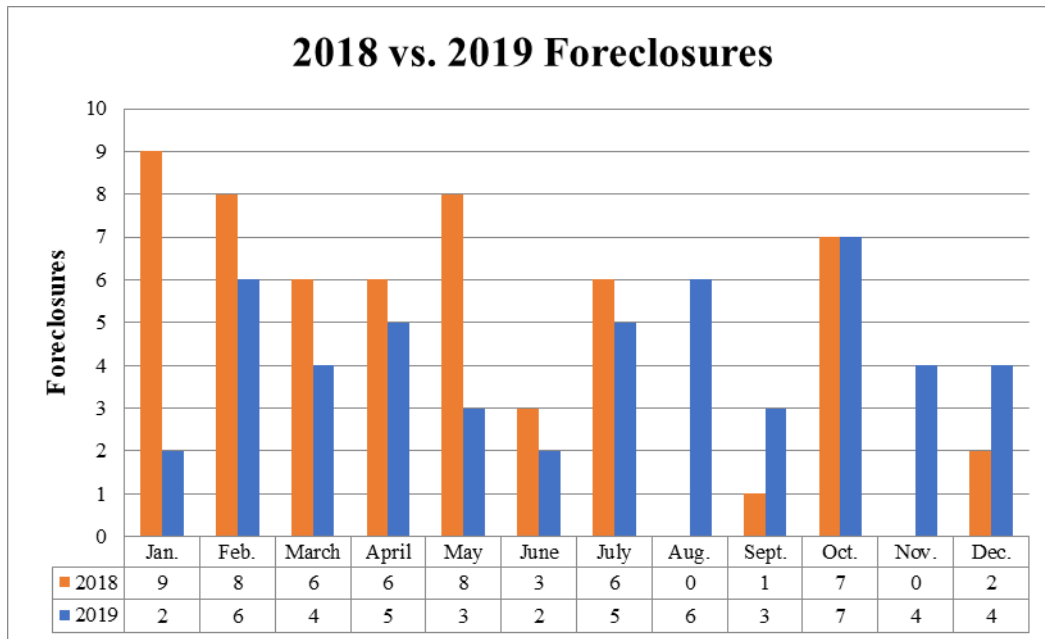
Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: January 2, 2020
Subject: Annual Foreclosure Update – Calendar Year 2019

Below is the foreclosure comparison from calendar year 2019. These results are compared to the same months for 2018 and all data is provided by <http://www.public-record.com>. Based on these results, the total number of foreclosures decreased slightly from 56 in CY 2018 to 51 in CY 2019. The following graphs illustrate the trend in foreclosures month by month for 2018 and 2019. It also breaks down the amount of foreclosures by ward, subdivision and property type (residential, commercial, vacant land, etc).

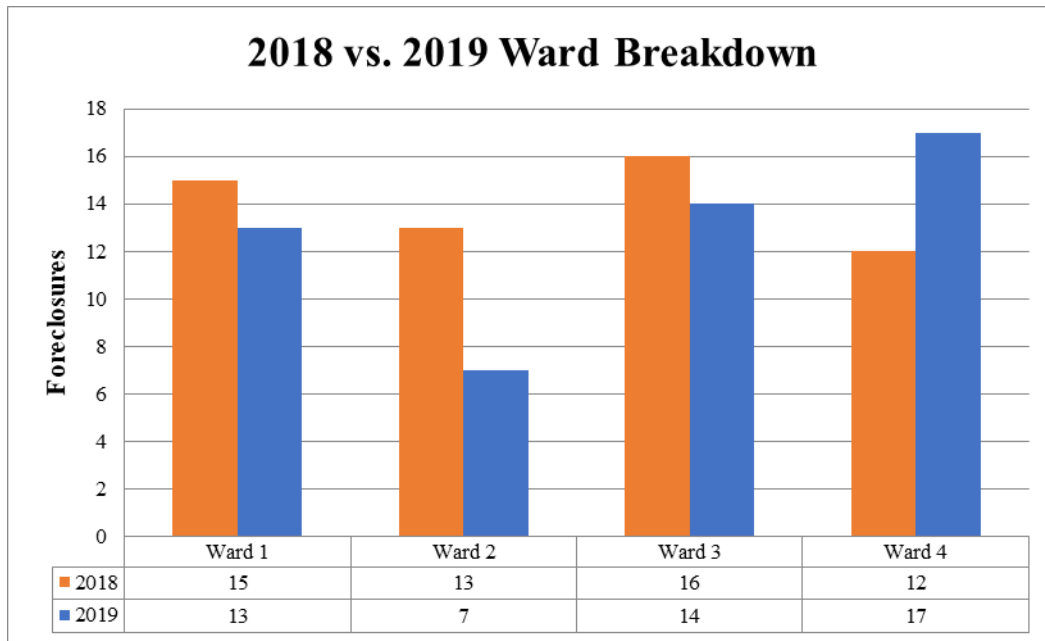
Monthly Breakdown:

- The number of total foreclosures from 2018 to 2019 decreased by approximately 9%. In total, there were 56 newly filed foreclosures in 2018 and 51 in 2019, a decrease by five (5) less filings. While this represents a marginal decline in new foreclosure filings, the overall effect appears to represent a further stabilization in the housing market for Yorkville.



Ward Breakdown:

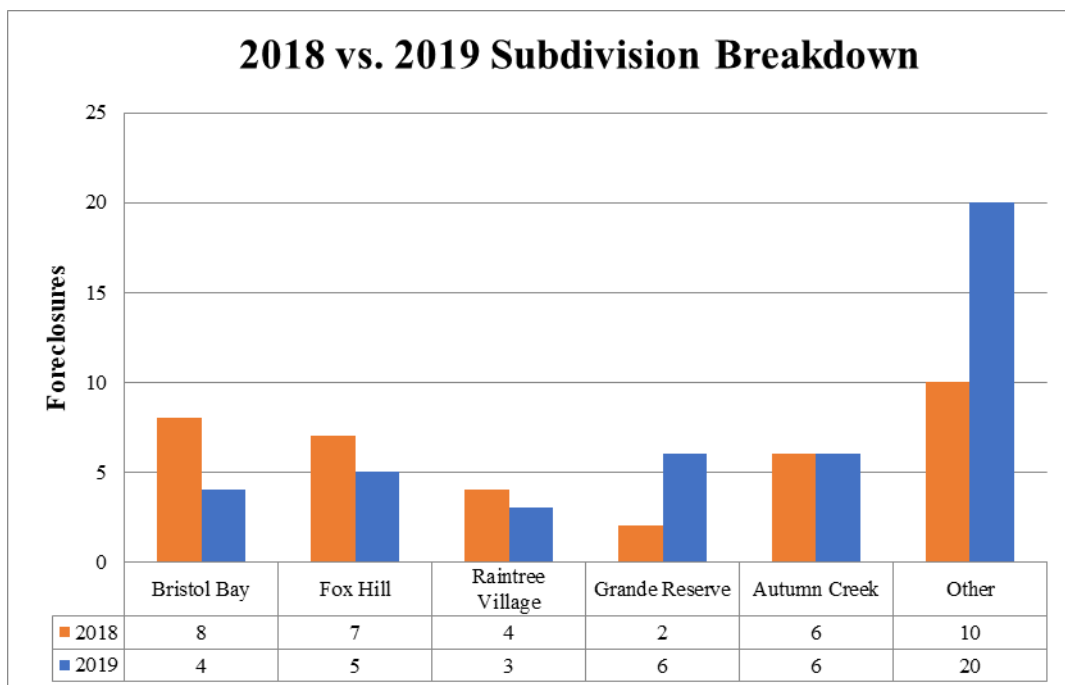
- As indicated in the graph below, Ward 4 had the most foreclosures, increasing from 12 filings in calendar year 2018 to 17 filings in 2019. However, Ward 2 saw a significant overall decrease in new foreclosures from 13 filings in 2018 to 7 filings in 2019. Newly-filed foreclosures decreased slightly in both Ward 1 and Ward 3 during calendar year 2019 versus 2018. Overall, the increase of five (5) foreclosures in Ward 4 during 2019 was adequately off-set by the decrease in foreclosures in Ward 1 (-2), Ward 2 (-6) and Ward 3 (-2) to reduce the total number of newly filed foreclosures from 56 in 2018 to 51 in 2019.



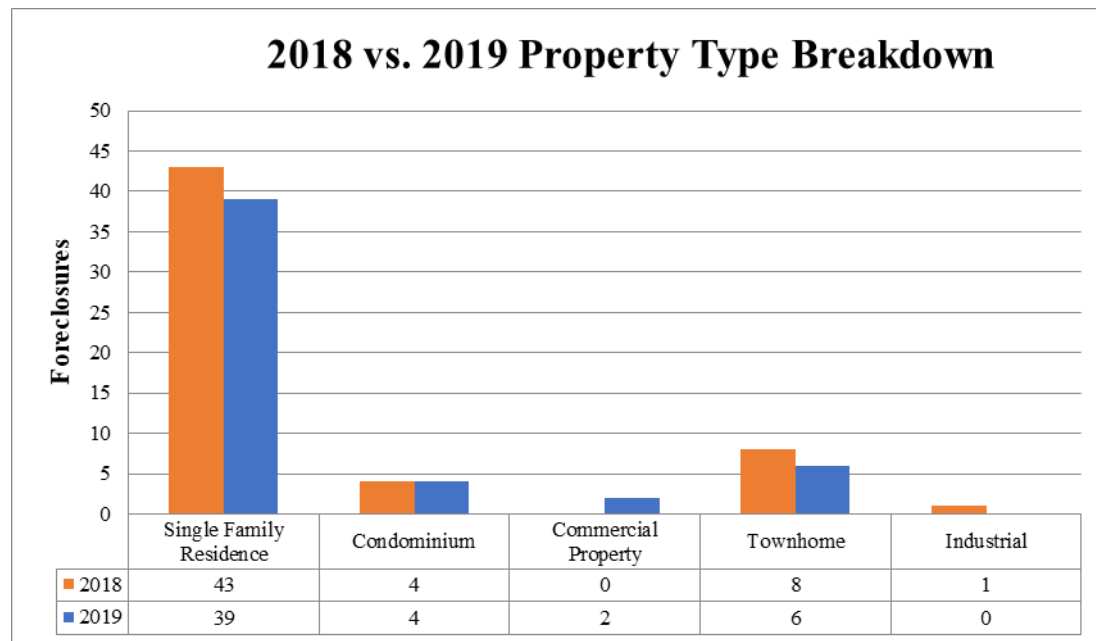
Subdivision Breakdown:

There were numerous subdivisions throughout the City that recorded newly filed foreclosures. Staff took the top five (5) subdivisions for a comparison and grouped all other subdivisions into the “Other” category.

- As indicated in the graph below, aside from the other smaller subdivisions, Grande Reserve and Autumn Creek had the highest amount of newly filed foreclosures in 2019, tied at six (6) each. While Autumn Creek saw a stabilization in filings, Bristol Bay, Fox Hill and Raintree saw an overall decrease in newly filed foreclosures, Grande Reserve saw a moderate increase in foreclosure filings in 2019.



Property Type Breakdown:

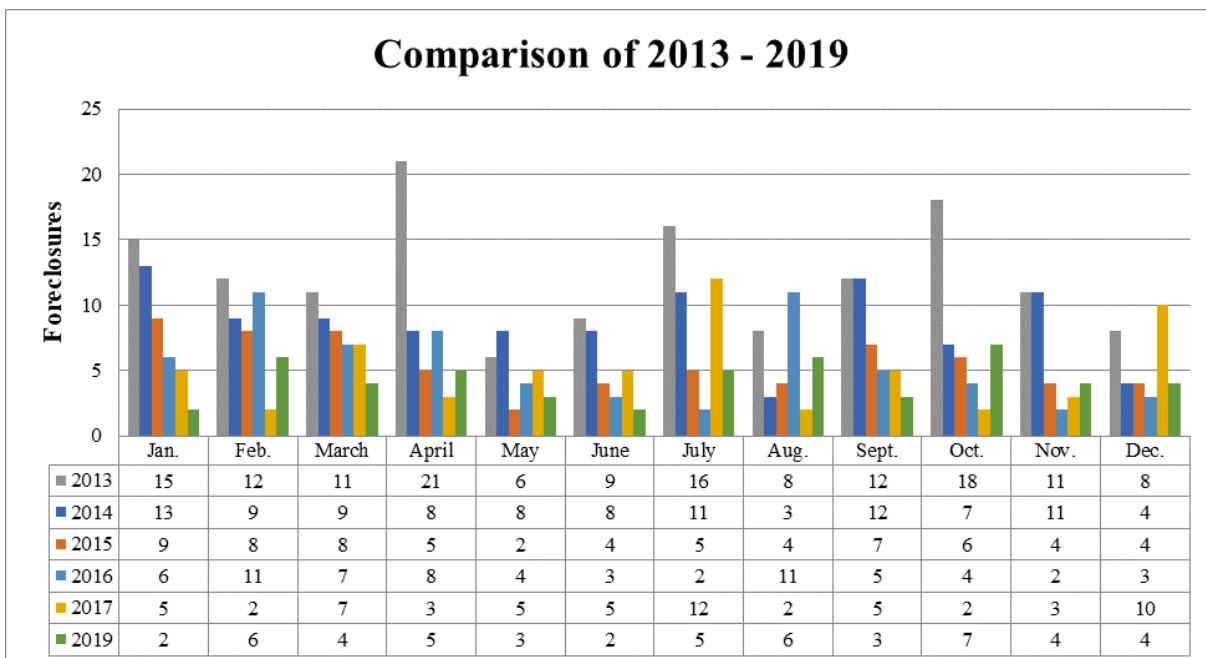


- As indicated in the graph above, Single Family Residential properties remains the most foreclosed upon unit type in Yorkville with a slight decrease in total number of filings from 43 in calendar year 2018 to 39 in 2019. A slight decrease was also observed in the Townhome segment; however, a stabilization in foreclosure filings in the Condominium segment was noted. Commercial properties saw an increase in the number of newly-filed foreclosures, while the Industrial segment decreased.

Summary

Month Breakdown:

The monthly breakdown of foreclosures indicates a fluctuating pattern from month to month in years 2013 and 2019; however, the trend indicates a peak number of filings mid-year (between April to October) then a leveling off towards the end of the year during this time frame.



Ward Breakdown:

Ward 4 had the highest amount of newly filed foreclosures of all the wards in Yorkville, increasing its 2019 filings by five (5) or approximately 41%. Grande Reserve, Autumn Creek and Heartland are the larger subdivisions within Ward 4, which would indicate the reason for the higher amount of foreclosures. Ward 3 had the second most newly filed foreclosures in 2019, which included foreclosures in the Whispering Meadows, Bristol Bay and Fox Hill subdivisions. Ward 2, generally located within the downtown/older part of town, showed stronger stability in the foreclosure market by having the largest decrease in foreclosure filings this year.

Subdivision Breakdown:

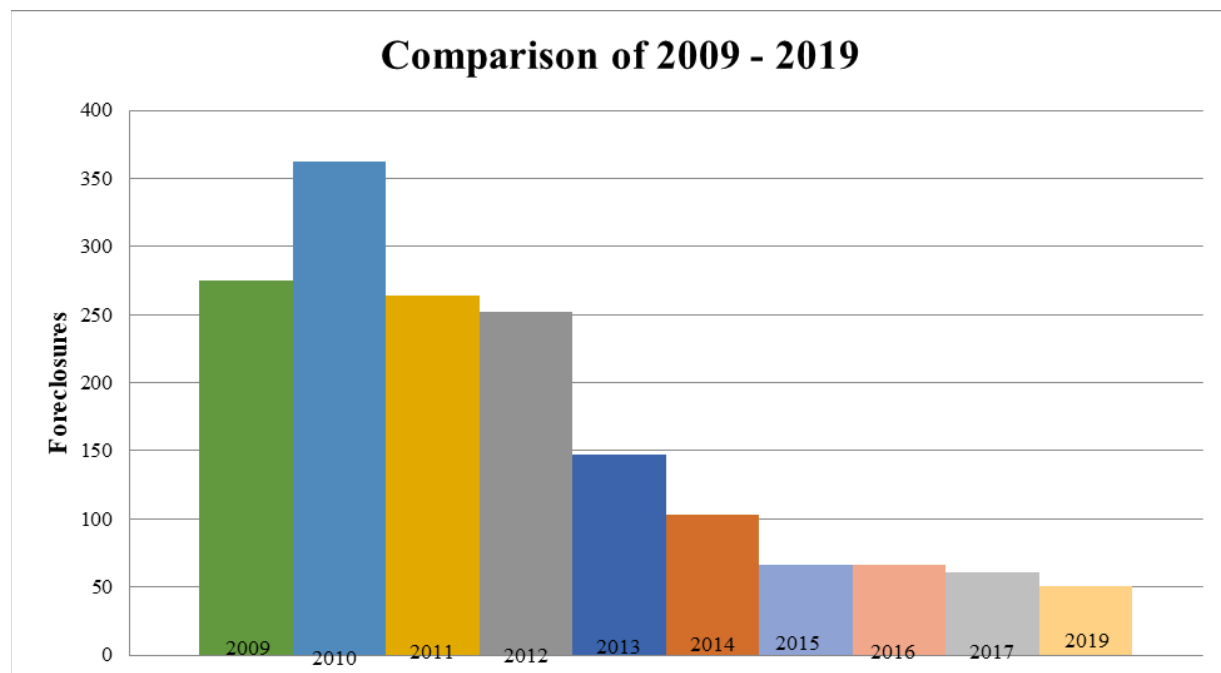
Grande Reserve and Autumn Creek tied for the highest amount of newly file foreclosures in calendar year 2019 which is understandable with their mix of single-family residences and townhomes. Therefore, it would point towards a higher rate of foreclosures compared to other subdivisions. However, it is important to note, while Autumn Creek remained unchanged in its total number of newly filed foreclosures from calendar year 2018 to 2019, Grande Reserve saw a significant uptick from two (2) foreclosures in 2018 to six (6) in 2019 – a 300% increase. Staff will continue to closely monitor the Grande Reserve subdivision for any future trends of significant increases or decreases in foreclosures.

Property Type Breakdown:

The largest amount of newly filed foreclosures in calendar year 2019 continues to be single family residences. Since a majority of the housing stock in Yorkville is single family detached, this statistic is anticipated.

Future Trends:

According to *RealtyTrac* (<http://www.realtytrac.com/statsandtrends/foreclosuretrends/il>), Illinois has a newly filed foreclosure rate of 1 in every 1,336 (down from 1 in every 1,420 in 2018). In 2019, Kendall County is no longer ranked in the top 5 counties with the highest rates of foreclosures in Illinois. While Kendall County had a newly filed foreclosure rate of 1 in every 840 homes, Yorkville faired slightly better with 1 foreclosure for every 872 homes, as of October 2019. Expectations are that the foreclosures will continue to level off or decrease in 2019. Below is a graph illustrating the trend of foreclosures in Yorkville for the past decade.





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 #6a

Tracking Number

EDC 2020-06

Agenda Item Summary Memo

Title: Comprehensive Plan Update – Future Land Use Amendments

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: Details updates to the Comprehensive Plan's Future Land Use map for approved projects

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg, AICP Community Development
Name Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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Memorandum

To: Economic Development Committee
 From: Jason Engberg, Senior Planner
 CC: Bart Olson, City Administrator
 Krysti J. Barksdale-Noble, Community Development Director
 Date: December 27, 2019
 Subject: Comprehensive Plan Update – Future Land Use Amendments

Summary

Since 2017, there have been several projects approved by the City Council, such as rezoning requests and Planned Unit Development amendments, that have conflicted with the 2016 Comprehensive Plan Future Land Use designations. Staff is recommending amending the plan to change the future land uses of these projects to their now existing land use. It is important to make these changes to ensure the plan is consistent with the current built environment and is not interpreted incorrectly within the planning horizon of the document. This memorandum will briefly discuss the changes being proposed as outlined in the following table:

Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2017-01 Cedarhurst Living	Suburban Neighborhood	Commercial Office (CO)
PZC 2017-07 Casey's General Store	Mid-Density Residential	Destination Commercial (DC)
PZC 2017-13 Coffman Carpets	Mid-Density Residential	Destination Commercial (DC)
PZC 2018-18 Heartland Business	Mid-Density Residential	Commercial Office (CO)
PZC 2019-03 Hively (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)

PZC 2017-01 Cedarhurst Living

**Current Future Land Use:
Suburban Neighborhood**



**Proposed Future Land Use:
Commercial Office**



Summary:

An application was submitted requesting authorization of an amendment to the existing Cannonball Trails Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of constructing a new two-story assisted living with memory care facility at the northeast corner of US 34 and Cannonball Trails.

Amendment:

The "Suburban Neighborhood" designation is meant to provide single family detached housing options in traditional subdivision layouts. The "Commercial Office" designation is meant to provide commercial, office, and retail space along the City's main commercial corridors including Route 47 and Route 34. Changing this property to "Commercial Office" is a much more accurate representation of the now operational facility.

PZC 2017-07 Casey's General Store

**Current Future Land Use:
Mid-Density Residential**



**Proposed Future Land Use:
Destination Commercial**



Summary:

An application was submitted requesting annexation, rezoning, special use, and variance authorization to construct a gasoline station with accessory convenience store southwest of the McHugh Road and Route 34 intersection. The property original contained a small apartment complex and single family detached home.

Amendment:

The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. The original designation reflected the existing apartments on site. The "Destination Commercial" land use is better suited to the Casey's General Store.

PZC 2017-13 Coffman Carpets

**Current Future Land Use:
Mid-Density Residential**



**Proposed Future Land Use:
Destination Commercial**



Summary:

An application was submitted requesting annexation pursuant to an annexation agreement and rezoning classification for the existing carpet retail store. The property is located south of U.S. Route 34 and west of McHugh Road.

Amendment:

The "Mid-Density Residential" designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The "Destination Commercial" designation is meant to provide large format and outlot development for commercial business along Yorkville's main commercial corridors. The "Destination Commercial" land use is better suited for the existing carpet store.

PZC 2018-18 Heartland Business Center

**Current Future Land Use:
Mid-Density Residential**



**Proposed Future Land Use:
Commercial Office**



Summary:

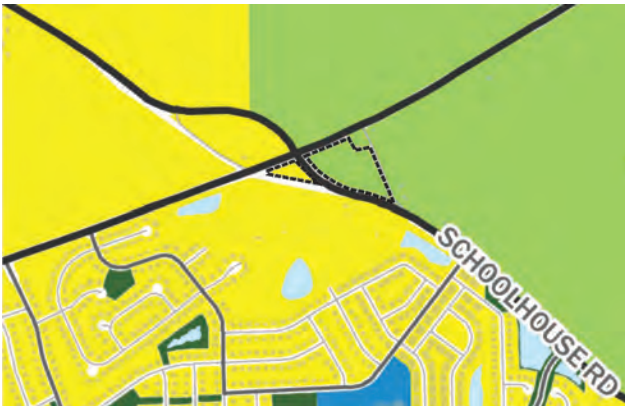
An application was submitted requesting authorization of an amendment to the existing Heartland Subdivision Planned Unit Development (PUD) and Annexation Agreement Amendment for the purpose of reducing a side yard setback to allow for a two-story office building. The property is located at the southwest corner of McHugh Road and Route 34.

Amendment:

The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Commercial Office” designation is meant to provide commercial, office, and retail space along the City’s main commercial corridors including Route 47 and Route 34. While there is currently nothing built on the property, it was approved for an office use on site and therefore a change in future land use is appropriate.

PZC 2019-03 Hively (Windmill Farms)

**Current Future Land Use:
Estate/Conservation Residential**



**Proposed Future Land Use:
Destination Commercial**



Summary:

An application was submitted requesting rezoning of three parcels within the Windmill Farms Planned Unit Development which approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning was be B-3 General Business District on two (2) parcels and A-1 Agricultural District on one (1) parcel. The properties which require a change in designation are the B-3 properties located at the southeast and southwest corner of Route 126 and Route 71. While not yet constructed, the properties were rezoned to accommodate a landscaping retail business.

Amendment:

The “Estate/Conservation Residential” designation is meant to provide flexibility for residential design that can accommodate low-density single-family housing. The “Destination Commercial” designation is meant to provide large format and outlot development for commercial business along Yorkville’s main commercial corridors. Now that the properties are zoned B-3 General Business, it is appropriate to amend the designation with the plan as it will likely be used for commercial uses in the future.

Staff Comments/Next Steps

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of the City. The changes to these five areas have already been decided and it is appropriate to change their land use designation.

This memorandum shows a closeup of each area to be changed. Before this item moves to Planning and Zoning Commission Public Hearing or City Council, a completely new Future Land Use Map will be created and replace the existing map within the document.

City staff will be available at Tuesday night's meeting to discuss this matter in greater detail.



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 #6b

Tracking Number

EDC 2020-06

Agenda Item Summary Memo

Title: Comprehensive Plan Update – Eldamain Road Corridor

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: Feedback regarding Kendall County's request for Yorkville to amend its Comp

Plan designation for parcels along the Eldamain Road corridor.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: Feedback and Direction.

Submitted by: Krysti J. Barksdale-Noble, AICP Community Development

Name

Department

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: December 16, 2019
Subject: Comprehensive Plan Update - Eldamain Road Corridor
Yorkville/Kendall County Future Land Use Plan Differences

Summary

Discussion and consideration of a potential amendment to the future land use designation in the Comprehensive Plan Update 2016 for parcels located along the Eldamain Corridor from “Estate/Conservation Residential” to “General Industrial” or another compatible future land use designation. This area is described as generally located on the east side of Eldamain Road, between the Burlington Northern Santa Fe (BNSF) railroad north terminating at Galena Road.

Background/Purpose

As the Economic Development Committee will recall, in 2016 the City adopted its Comprehensive Plan after two (2) years of research and coordination with the various city departments, the public and outside agencies. The final document thoroughly narrated Yorkville’s current conditions (as of 2016) in “Part One: Setting the Stage” and meticulously laid out a plan for future development over the **next 10 years** in “Part Two: Comprehensive Plan”. The plan included an examination of land use strategies, principles to guide future land use, analysis of community systems and infrastructure, as well as a study of major corridors such as Eldamain Road. As the recipient of the Illinois Chapter of the American Planning Association’s Daniel Burnham Award for Outstanding Comprehensive Plan in September 2017, it was considered by staff and the elected officials to be well received as the City’s guiding document for land use development.

However, in March 2017, the City was approached by Kendall County’s Planning Commission to consider revising the future land use designation of parcels along Eldamain Road to be consistent with the Kendall County Land Resource Management Plan, originally adopted in 1994 and last revised in 2011, which identifies this area as “Mixed Use Business”. The “Mixed Use Business” future land use category is consistent with the County’s Office and Research Park zoning district as well as their manufacturing districts.

Additionally, as part of that request, Kendall County also provided a list of other areas where the City’s Comprehensive Plan Update 2016 was incongruent with the county’s plan which staff summarized in a memo to the Council and Planning and Zoning Commission (see attached). At that time, it was the direction of both the City Council and Planning and Zoning Commission to not take any formal action to amend the plan.

Recently, after the announcement by the Illinois Department of Transportation that \$45 million in funds for the construction of the Eldamain Road bridge over the Fox River was allocated in their multi-year plan, the city was contacted by Kendall County once again asking us to revisit our comprehensive plan’s future land use designation for the Eldamain Road corridor to align with the Kendall County Land Resource Management Plan (see attached). Based upon this request, staff is seeking further discussion and direction of a potential amendment to the current future land use designation from “Estate/Conservation Residential” to “General Industrial” or a similar land use along Eldamain Road which is compatible with the county’s plan.

Future Land Use/Zoning Analysis

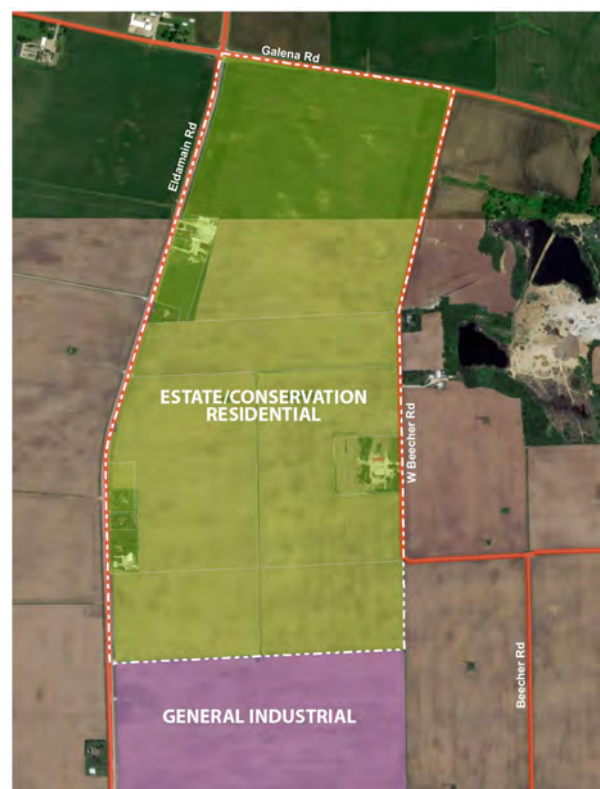
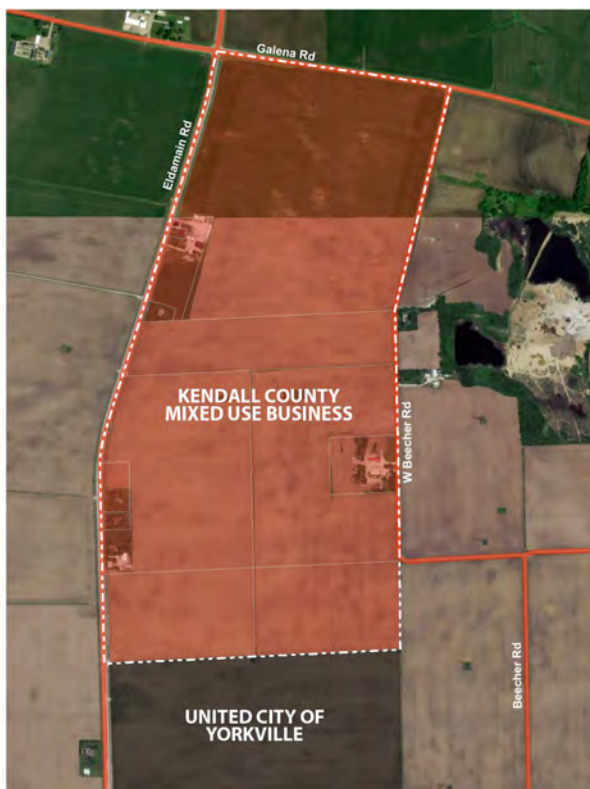
The City's Comprehensive Plan Update identified approximately 1,050 acres of land zoned for manufacturing use within our corporate boundary. Nearly 600 acres (or 56%) of that land that remain undeveloped. This includes the incorporated parcels along the Eldamain Road corridor.

The area mostly at focus as part of this discussion is approximately 470 acres of unincorporated land consisting of fifteen (15) parcels. Yorkville's future land use designation for this area is "Estate/Conservation Residential" which is intended to provide flexibility for residential design of large lot single-family homes or clustering of home with most of the development dedicated for conservation or green space area. This designation was a suitable transition land use between agricultural zones and traditional residential neighborhoods or places with identifiable scenic views, tree masses and environmental features.

However, Kendall County's Land Resource Management Plan (LRMP) identifies this area's future land use as "Mixed Use Business", in the June 2008 update. According to the LRMP, the Mixed-Use Business category would include offices, warehouses, highway-oriented commercial businesses and light industrial as such uses are benefitted from easy accessibility to major transportation roadways such as the proposed Prairie Parkway.

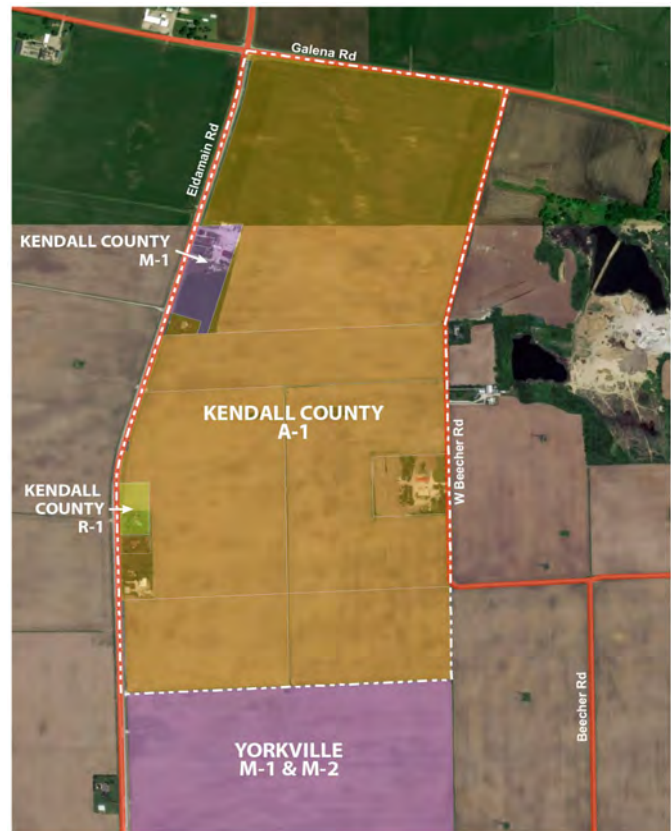
The LRMP states that the plan depicts a pattern of land uses that would accommodate growth and development in Fox and Kendall Township over the next 15-20 years based upon an analysis of existing land uses conducted in 2004; building permit and population projections from data gathered between 1990-2006; traffic estimates from 1994-2006; and public input received at township workshops held in 2004.

Below are illustrations of the future land use maps from the Yorkville Comprehensive Plan (left) and Kendall County's LRMP (right).



While most of the land in the subject area is currently zoned and used for agricultural and residential purposes in Kendall County, there is an eight (8) acre parcel that was rezoned from A-1 Agricultural District to M-1 Limited Manufacturing by Kendall County in 2017 (after the adoption of Yorkville's Comprehensive Plan). This parcel is, however, being utilized for a residence with an ancillary towing and truck storage business. Additionally, there is an approximately 3.5-acre parcel zoned R-1 since 1990. Further, within this area, there are currently six (6) large lot residential homesteads.

Since the adoption of the County's Land Resource Management Plan in 1994, most of the property in the subject area has maintained its rural character over the past twenty-five (25) years. The aerial to the right depicts current conditions of the subject area with existing zoning districts.

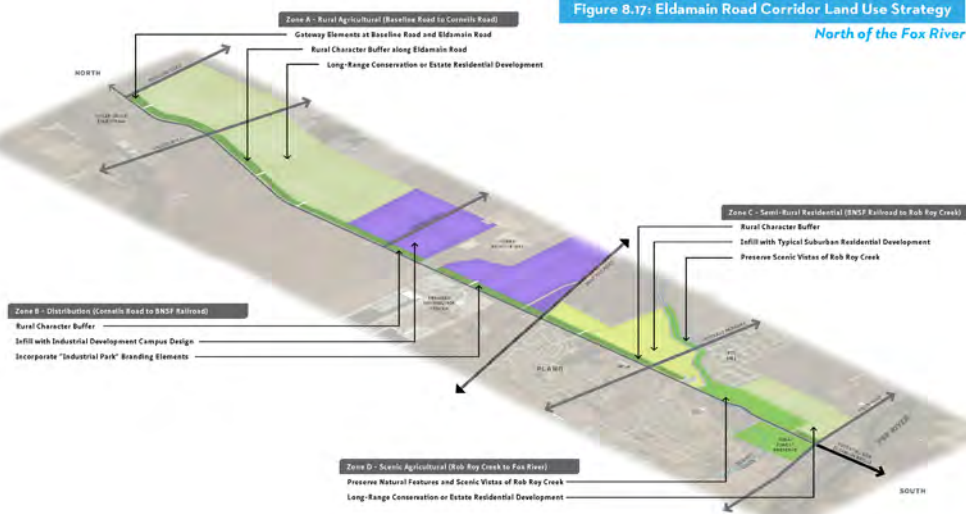


Amendment Considerations

When considering amendments to the Comprehensive Plan, particularly the Future Land Use Map, it is generally recommended that a community weigh the current trend in development (market interest/conditions) and availability of public resources to support the proposed land use such as roads, utilities and police/fire protection. The most common reason to amend a Comprehensive Plan is a developer-initiated entitlement request (e.g. rezoning, special use, variance, and/or planned unit development). However, if the city does consider the request from Kendall County, the following should be discussed.

Yorkville Comprehensive Plan

It is noted in the Land Use Strategy of the Yorkville Comprehensive Plan Update the approach of the future land use designations was to establish a balance between land uses to ensure a stable and growing tax base and realistically address the changes experienced in the local and regional economic conditions. These conditions include the fallout from the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within the Comprehensive Plan's 10-year time horizon (2016-2026). Additionally, the Eldamain Land Use Strategy (see Figure 8.17) sought to "re-position" Yorkville's future industrial land use by focusing on the development of currently zoned manufacturing districts based on market data and analysis conducted in 2016 which determined the lack of needed utilities (water, sewer and gas) and direct access to a major transportation system as major hurdles for industrial development along Eldamain Road in the near future.



The parcels currently identified in the Comprehensive Plan Update with a future land use designation of General Industrial (GI) along Eldamain Road are the two (2) Lincoln Prairie sites and the Konicek Property. Combined, these parcels total over 400 acres of targeted future industrial development. The Lincoln Prairie south parcel recently was awarded the distinction as a Certified Site by the Burlington Northern Santa Fe (BNSF) railroad. This certification program “identifies optimal rail-served sites and conducts in-depth reviews of ten economic development criteria” to determine readiness for development.¹ In addition, the city has fielded multiple inquiries and due diligence reviews by major industrial users over the past several years interested in the Lincoln Prairie south parcel, and recently Metra has identified the area immediately south of the rail line near Eldamain Road as a potential commuter rail station in the Kendall Extension Study. The goals and policies for industrial areas in Yorkville is set forth on page 107 of the Comprehensive Plan Update and provided below:

INDUSTRIAL AREAS

Yorkville's principal industrial areas include the Yorkville Business Center and Fox Industrial Park along opposite ends of Illinois Route 47, the Wrigley manufacturing complex, and the Lincoln Prairie industrial areas along Eldamain Road. Apart from the Wrigley complex, the other industrial areas retain developable land for future industrial and manufacturing use and should be the focus of future industrial development in Yorkville. No other new industrial land is proposed in this Comprehensive Plan. Some light-industrial uses exist in the Downtown district and could remain until market demand supports future commercial and mixed-use redevelopment activity (See Table 5.2 below).

Of the five industrial areas with developable land, only the Yorkville Business Center at Illinois 47 northwest of the Wrigley complex, and Fox Industrial Center near Illinois Routes 47 and 71, have parcels ready for immediate development. Approximately 27 acres are available in these areas. The three remaining areas are not subdivided into parcels: one area represents a potential 60-acre expansion of the Fox Industrial Park from its current boundary at Wolf Street south to Illinois Route 71. These industrial areas are long-term development prospects given the slack in demand for industrial and manufacturing land in Yorkville. Completing full build-out of industrial areas will occur over time and that a near-term focus for completing existing industrial developments should be a priority.

To accomplish the future development of Yorkville's industrial areas, the community will focus on pursuing several planning objectives, including

- Removing barriers to industrial area investment and facilitating development through the use of incentives and regulatory relief.
- Concentrating industrial attraction efforts in near-term industrial areas, such as the Yorkville Business Center and the Fox Industrial Park.
- Facilitating redevelopment of industrial areas to accommodate industrial uses of different sizes and to achieve more modern office park settings.
- Encouraging best practices in industrial building/park design, stormwater management, landscape buffering and placemaking.

- Ensure future industrial developments are located near adequate transportation and infrastructure networks.

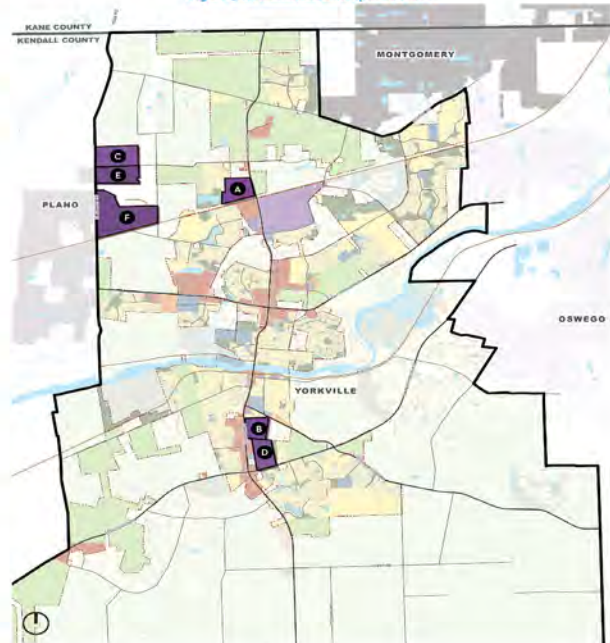
GOAL
Attract new industries in existing and planned industrial areas.

- POLICIES**
- Encourage infill industrial development in existing industrial areas.
 - Explore options for expanding and redeveloping existing Yorkville industrial areas.
 - Conduct additional industrial areas along major transportation corridors.
 - Incorporate consistent urban design and placemaking elements as part of industrial developments in Yorkville.

Table 5.2: Industrial Development Areas

INDUSTRIAL AREA	AREA LEFT TO BUILD
NEAR-TERM AREAS (1 - 15 YEARS)	
A. Yorkville Business Center	25 acres
B. Fox Industrial Park	2 acres
C. Konicek Property	120 acres
TOTAL NEAR-TERM	147 acres
LONG-RANGE AREAS (15 - 30 YEARS)	
D. Fox Industrial Park Expansion	60 acres
E. Konicek Property / Lincoln Prairie	100 acres
F. Healy Asphalt / Lincoln Prairie	200 acres
TOTAL LONG-RANGE	360 acres
TOTAL COMMERCIAL	507 acres

Figure 5.14: Industrial Development Areas



¹ <https://www.bnsf.com/ship-with-bnsf/rail-development/certified-sites.html>

Kendall County LRMP

The Kendall County Land Resource Management Plan's original adoption in 1994 considered the future growth of the county over the next 15-20 years. Since its initial adoption, a series of strategic revisions were made to address the changing needs and conditions of the various townships which make up the County. The most recent amendment to the plan for the Yorkville area was completed in 2008, at the height of the historic development boom experienced by the County and soon after the earmark of funds for the Prairie Parkway corridor which would link the I-88 to the I-80 (discussed further under *Transportation/Corridor Land Uses*). No additional comprehensive updates to the Kendall County Land Resource Management Plan has occurred since then for the Yorkville planning area.

Transportation/Corridor Land Uses

As previously mentioned, the transportation land use immediately adjacent to the subject area is Eldamain Road. Eldamain Road, under Kendall County jurisdiction, is currently a secondary north-south route in Yorkville traveling between River Road to the south and north past Baseline Road, the City's planning boundary terminus. Kendall County is in the process of reconstructing and extending Eldamain Road across the Fox River which would accommodate future growth and development in the area, particularly the currently zoned manufacturing parcels in Yorkville's corporate boundary. Funding for the bridge connection has recently been allocated by the Illinois Department of Transportation and the county expects to complete construction by early 2023. In evaluating the impact of the future Eldamain Road bridge construction, the Yorkville Comprehensive Plan update opined that "...the land use pattern should remain compatible with the open space, natural areas and viewsheds that define the areas near and around the Fox River."



The Prairie Parkway corridor, which was approved by the Illinois Department of Transportation (IDOT) in 2007, influenced many land use plans at the time (including the 2008 Yorkville Comprehensive Plan) to encourage more intensive future commercial and industrial development in the surrounding areas. However, in early 2012 the Federal Highway Administration rescinded its approval of the alternative highway and in mid-2018 IDOT announced that it was cancelling the protections for the planned corridor altogether.

Utilities/Infrastructure Systems

Currently, the east side of the Eldamain Road corridor, north of the Burlington Northern Santa Fe (BNSF) railroad to Galena Road, is not serviced by any public utilities, particularly city water and sanitary sewer. With the nearest potential water connection located approximately 2,400 feet from the subject site and sanitary sewer over 1,900 feet away, the cost to extend services would require a significant investment and most likely initiated by a future developer.

Additionally, this area would have to be served by the Yorkville Bristol Sanitary District (YBSD) for sanitary and wastewater treatment. YBSD is currently close to capacity and is in the process of completing a facilities plan study to address capacity concerns and future expansion. The plan is expected to be complete in early 2020, but approval of the plan by the Illinois Environmental Protection Agency (IEPA) make take up to one year. Further, the subject area is currently outside of the sanitary district's future wastewater planning area.

Land Use Designation Amendment Options

Based upon the mitigating factors discussed as part of the amendment considerations such as the land use strategy expressed in the Yorkville Comprehensive Plan update, trend of development in the subject area, date of the Kendall County LRMP, recent funding of the Eldamain Road bridge project, the elimination of the Prairie Parkway and lack of infrastructure serving the site, consideration could be given to alternative land use designations. The following are options available under the current Yorkville Comprehensive Plan Update for the subject area along Eldamain Road:

Estate/Conservation Residential (ECR)

Keep the Estate/Conservation Residential (ECR) land use as is currently designated for the subject area during the 10-year time frame of the Comprehensive Plan. This designation was primarily used to replace the 2008's Comprehensive Plan's "Rural Neighborhood" use category and took into consideration the existing large-lot residential and agricultural uses, as well as the significant infrastructure constraints.

Pros

- Maintains the current future land use designation based upon recent market analysis, demographic estimates and transportation projections and consistent with current land use conditions.
- Assumes the unincorporated subject area will not be utilized for new industrial development within the horizon of the Comprehensive Plan due to lack of infrastructure to support it. Even if a major industrial user is considered in the near term for this area, it is likely the parcel will annex to Yorkville than develop in Kendall County.

Cons

- Conflicts with Kendall County's Land Resource Management Plan.
- Potential conflicts could exist between residential and industrial uses if land in the subject area is developed as a new rural subdivision.

General Industrial (GI)

Amend the land use designation to General Industrial (GI) which is reserved for a broad range of warehousing and manufacturing activities of minimal environmental impact. Such industries can be served by both rail and by truck transportation and are encouraged in existing industrial zones like the Eldamain Corridor intersected by the BNSF railroad line.

Pros

- Consistent with Kendall County's Land Resource Management Plan and extends the current General Industrial (GI) future land use northwards from the Konicek property to Galena Road.
- Pending construction of the Eldamain Road bridge project and the identification of a potential Metra commuter station near Eldamain along the BNSF rail line.

Cons

- Unlikely industrial use will occur in this area during the time-frame of Comprehensive Plan.
- No immediate access to public utilities, loss of the Prairie Parkway corridor funding and lack of major market interest for industrial users within the subject area.
- Conflicts with current Yorkville Comprehensive Plan.

Agricultural Zone (AZ)

Amend the land use to Agricultural Zone (AZ) which is used for transition areas located primarily in the southern portion of the Yorkville planning area – generally south of Legion Road. These areas are expected to remain in agricultural use for the horizon of this Comprehensive Plan Update, given the current market and infrastructure constraints. Single family dwellings on large lots related to the agricultural use is also permitted.

Pros

- Consistent with the existing land uses located within the subject area and compatible with future industrial uses.
- Land use designation used as a transition area for parcels less likely to redevelop due to market conditions and infrastructure constraints during the time-line of the plan.

Cons

- Conflicts with Kendall County's Land Resource Management Plan.
- Conflicts with current Yorkville Comprehensive Plan.

Staff Comments/Next Steps

Although, the Yorkville Comprehensive Plan land use map is a guide to future development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City. ***Based upon the recent funding for the Eldamain Road bridge and the recent Metra Kendall Extension Study, staff is open to the discussion of amending this section of the Yorkville Comprehensive Plan Update.***

While the considerations raised by staff should be thoroughly reviewed, changing the future land use of this area on the Comprehensive Plan map has not immediate impact to the current land owners and

uses or the City. Rather, it indicates to future land owners and perspective developers that the proposed new land use is desired and supported by the City should a land use proposal be submitted.

If it is the recommendation of the committee to move forward with an amendment to the Comprehensive Plan, a public hearing process before the Planning and Zoning Commission and an updated map will be required. Staff will recommend as part of the public hearing process the PZC utilizes the standards for rezoning when evaluating future land use amendments which are as follows:

1. The existing uses and zoning of nearby property.
2. The extent to which the property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of the property values of plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purpose.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care to which the community has undertaken to plan its land use development.

City staff will be available at Tuesday night's meeting to discuss this matter in greater detail and answer.

Attachments

1. Staff memorandum to City Council dated July 3, 2017 regarding Yorkville/Kendall County Future Land Use Plan Differences.
2. Letter from Kendall County dated November 13, 2019.
3. Yorkville Comprehensive Plan Update - Future Land Use Map – dated August 2016.
4. Kendall County Land Resource Management Plan – Future Land Use Map – last revised October 2015.



Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: May 24, 2017
Subject: **Yorkville/Kendall County Future Land Use Plan Differences**

Background/Purpose

Every year since 2011, staff has attended the annual Kendall County Regional Planning Commission (KCPC) Meeting. As part of that meeting, the County invites representatives from municipalities to share their current and future planning projects and goals. While this sharing is voluntary, staff has always participated, being that the City is the County seat, in providing a brief but compact summary of planning related matters happening in Yorkville.

At the February 25, 2017 meeting, staff provided a summary of building permit activity, current projects under construction, status of current development incentive programs, planning goals and the recently adopted Comprehensive Plan Update. Following our presentation, staff was asked by members of the Kendall County Planning Commission (KCPC) about our current Comprehensive Plan land use designation along Eldamain Road and the lack of notice the individual members of the KCPC, and the County as a whole, received during the preparation and approval process.

In response to the question, staff reminded the KCPC we had attended the prior two (2) annual meetings and provided updates throughout the process. We also informed the commission that the 24-month long comprehensive planning process included stake holder meetings with the County, public outreach, public hearing processes, public notices, City website updates, a separate project website and coordination with the two (2) previous Kendall County Senior Planners throughout the process. Additionally, the County's Senior Planner position sat vacant for about a year and there was no staff counterpart for the City or the City's consultant to contact. However, staff did speak with the County's planning consultant Mike Hoffman of Teska, the former County Administrator Jeff Wilkins and County Highway Director Fran Klaas as part of the Comprehensive Plan update.

At the conclusion of the meeting, city staff provided a copy of the adopted Yorkville Comprehensive Plan Update to the County's Planning Commission and offered to speak with any KCPC member who had any specific concerns regarding the plan anytime via telephone, email or in-person. Staff has learned during a subsequent Kendall County Ad-Hoc Zoning Ordinance Committee meeting held on March 22, 2017, Senior Planner Asselmeier was asked to prepare a comparison of Yorkville's Future Land Use Map with the County's Land Resource Management Future Land Use Map. Attached for your review is the memo prepared by the County staff and a supplemental map illustrating the areas where differences in future land use occurs.

Staff Comments

Staff has reviewed the approximately ten (10) incidents within the 70-square mile planning area the County has identified where the City of Yorkville's 2016 adopted Comprehensive Plan Update differs from the Kendall County Land Resource Management Plan.¹ The original Kendall County Land Resource Management Plan was adopted in 1994 with select updates/amendments occurring between the years

¹ http://www.co.kendall.il.us/wp-content/uploads/PBZ_Sections_1-4.pdf

1997- 2011, with the updates to specific areas called out in the attached map prepared by the County happening in the following years:

- 2001 - Changes made to reflect new planned development regulations, municipal annexations and new plans and economic development opportunities.
- 2003 – Changes to include a more detailed plan for the Northern Three Townships (Little Rock, Bristol & Oswego Townships).²
- 2004/2005 – Changes to include a more detailed plan for Fox and Kendall Townships.³

Additionally, subsequent changes were also made in 2008 to the Kendall County plan, at the height of the housing boom, to include supplemental plans such as the Fox River Corridor Plan.⁴

Specific Differences

Generally, the concerns of land use differences listed in the memo prepared by Kendall County indicates land being designated for commercial or mixed use business in their Land Use Resource Management Plan but identified as Suburban or Estate Residential in the Yorkville Comprehensive Plan Update.

Suburban and Estate Residential future land use designations in the Yorkville Comprehensive Plan Update intend to have single-family homes are the primary use. However, it is noted in the Land Use Strategy of the Yorkville Comprehensive Plan Update (page 80) the approach of the future land use designations was to establish a balance between land uses to ensure a stable and growing tax base and realistically address the changes experienced in the local and regional economic conditions. Although, the Yorkville Comprehensive Plan land use map is a guide to future development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.

Staff has prepared the attached map to illustrate the location of the identified differences cited by Kendall County on the City's adopted Future Land Use Map for your review and consideration. As part of our analysis of Kendall County's map and memo, we did note that there were descriptive errors in cardinal directions (#4 listed as northeast should be northwest; #5 listed as southeast should be southwest and #6 listed as southeast should be southwest).

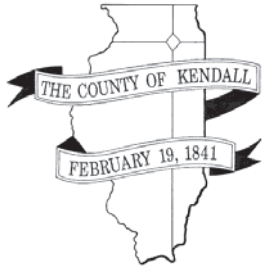
Kendall County staff has indicated that they will only use the information gathered in their memo to advise future county petitioners of the differences that exist between the two (2) plans and that they should contact the City of Yorkville prior to the submission of any application seeking land use related entitlements. It was further stated that Kendall County staff is uncertain if a committee of the County or the Kendall County Board itself will request changes to either document in the future.

City staff will be available at Wednesday night's meeting to discuss this matter in greater detail with the Planning and Zoning Commission and answer any questions from the members.

² http://www.co.kendall.il.us/wp-content/uploads/PBZ_Section_06.pdf

³ http://www.co.kendall.il.us/wp-content/uploads/PBZ_Section_07.pdf

⁴ http://www.co.kendall.il.us/wp-content/uploads/PBZ_FoxRiverCorridor.pdf



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Ad-Hoc Zoning Ordinance Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: May 19, 2017
Re: Yorkville/Kendall County Future Land Use Plan Differences

At the March 22nd Ad-Hoc Zoning Ordinance Committee meeting, the Committee requested that Staff compare Yorkville's Future Land Use Map with the Future Land Use Map in the Land Resource Management.

Attached is a copy of the Yorkville Planning Area from the Land Use Resource Management. Differences are listed by number; the numbers on the map correspond to numbers listed below this paragraph.

1. Eldmain Road - The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
2. North Side of Galena Road Near Eldmain Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
3. Both Beecher Roads – The Land Resource Management Plan calls for this area to Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
4. Northeast Corner of Route 34 and Beecher Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Suburban Residential.
5. Southeast Corner of Route 47 and Corneils Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be General Industrial.
6. Southeast Corner of Route 47 and Cannonball Trail – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.
7. Area along Blackberry Creek by River Road – The Land Resource Management Plan calls for this area to be Suburban Residential. The Yorkville Plan calls for this area to be Parks or Institutional.
8. West Highpoint Road West of Lisbon Road – The Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for this area to be Estate Residential.

Ad-Hoc Memo

May 15, 2017

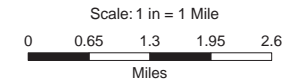
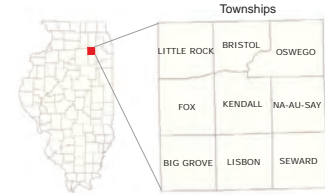
9. South of Yorkville City Limits – The Land Resource Management Plan calls for Residential, Commercial and Transportation Corridor. The Yorkville Plan calls for this area to be Estate Residential and Agricultural Zone.
10. Route 126 at Minkler Road – The Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for this area to be Estate Residential.

MHA

ENC: Future Land Use in Yorkville Planning Boundary Map

Future Land Use in Yorkville Planning Boundary KENDALL COUNTY - 2017 -

<http://www.co.kendall.il.us>



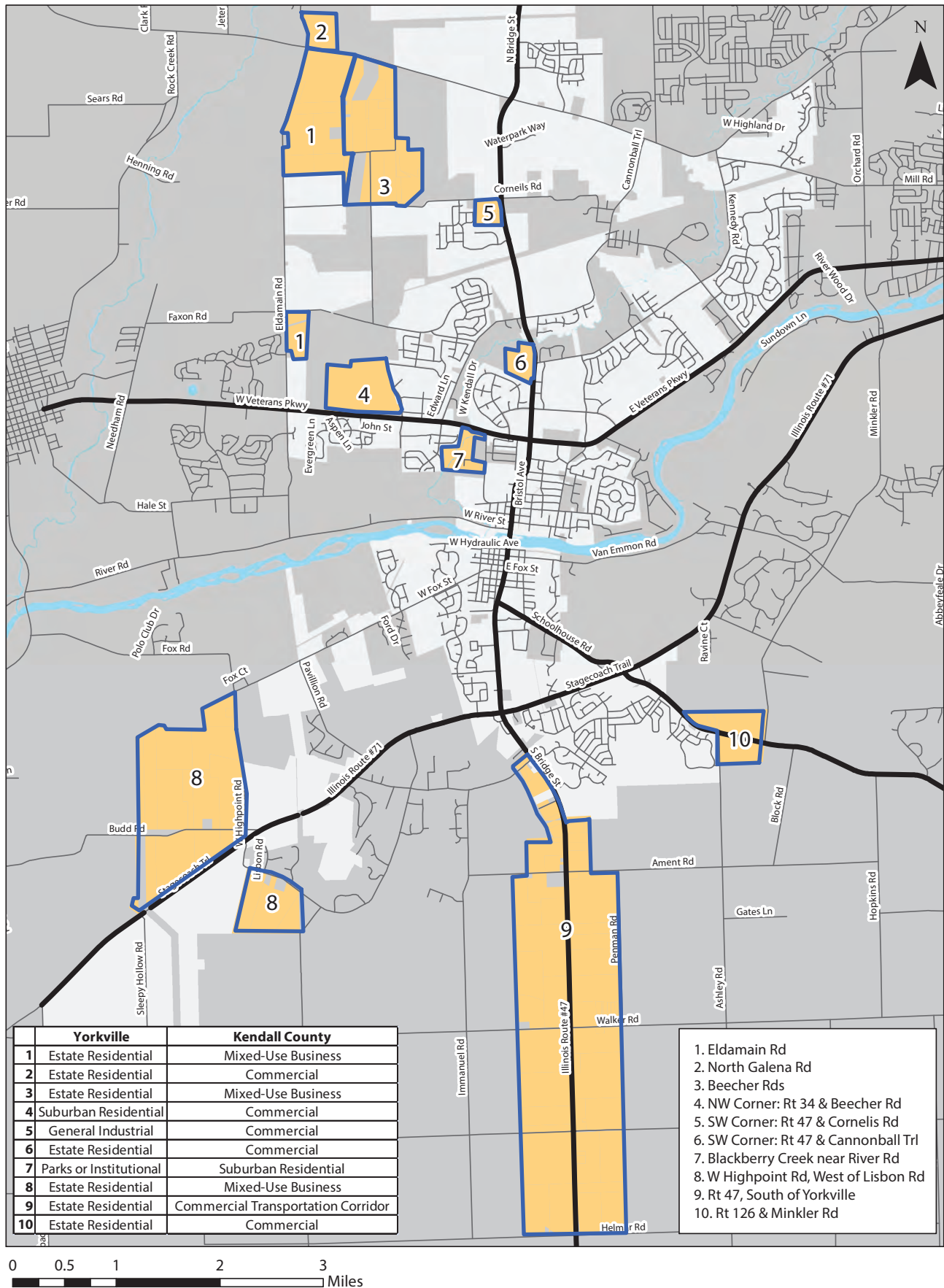
Legend

- ADJACENT COUNTY
 - COUNTY
 - INTERSTATE
 - STATE
 - FEDERAL
 - BITUMINOUS
 - GRAVEL
 - DIRT
 - LOCAL
 - RAILROAD
 - SECTIONS
 - POLITICAL TOWNSHIPS
 - COUNTY FOREST PRESERVE
 - STATE PARK
- Boundary Agreements**
- Future Land Use**
- Land Use Type**
- Urban Areas - Incorporated
 - Suburban Residential - Max Density 1.00 DU/Acre
 - Rural Residential Max Density 0.65 DU/Acre
 - Rural Estate Residential Max Density 0.45 DU/Acre
 - Countryside Residential Max Density 0.33 DU/Acre
 - Commercial
 - Commonwealth Edison
 - Mixed Use Business
 - Transportation Corridors
 - Mining
 - Potential Mining District
 - Public/Institutional
 - Agriculture
 - Open Space
 - Forest Preserve/State Parks
 - Unknown



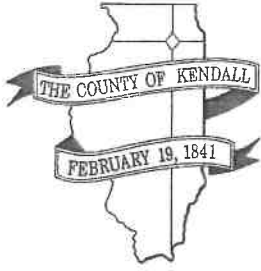
Kendall County GIS
111 West Fox Street - Room 300
Yorkville, Illinois 60550-1499
630.553.4939

Future Land Use Map Discrepancies



Yorkville, IL | Kendall County, IL





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

13 November 2019

Mayor John P. Purcell
United City of Yorkville
800 Game Farm Road
Yorkville, IL 60560

RE: Future Land Use Maps of the United City of Yorkville and the Eldamain Rd. Corridor

Dear Mr. Mayor:

As you may be aware, the State of Illinois has included the Eldamain Rd Bridge in its IDOT 5 Year Plan. This is wonderful news for the County and the City as this bridge will be a key component in the creation of another north-south corridor through Kendall County. In addition, we have become aware of the addition of a site off Eldamain Rd, Lincoln Prairie South, that has been designated by BNSF Railway as ready for business development.

As such, the Kendall County Planning, Building, and Zoning Committee would like to ask the United City of Yorkville to revisit its Comprehensive Plan of the United City of Yorkville and the Future Land Use Map for the Eldamain Rd. Corridor and surrounding areas and align it with the Kendall County Land Resource Management Plan:

1. Eldamain Road – The Kendall County Land Resource Management Plan calls for this area to be Mixed Use Business. The Yorkville Plan calls for the area to be Estate Residential.
2. North Side of Galena Road Near Eldamain Road – The Kendall County Land Resource Management Plan calls for this area to be Commercial. The Yorkville Plan calls for the area to be Estate Residential.

Kendall County desires the Eldamain Rd. Corridor to be a Business Corridor for economic development and to limit conflicting land uses on adjoining properties and to provide a smooth transition between uses found in more urban/suburban areas and uses found in rural areas. We also wish to avoid confusion for property owners and developers desiring to alter their land uses.

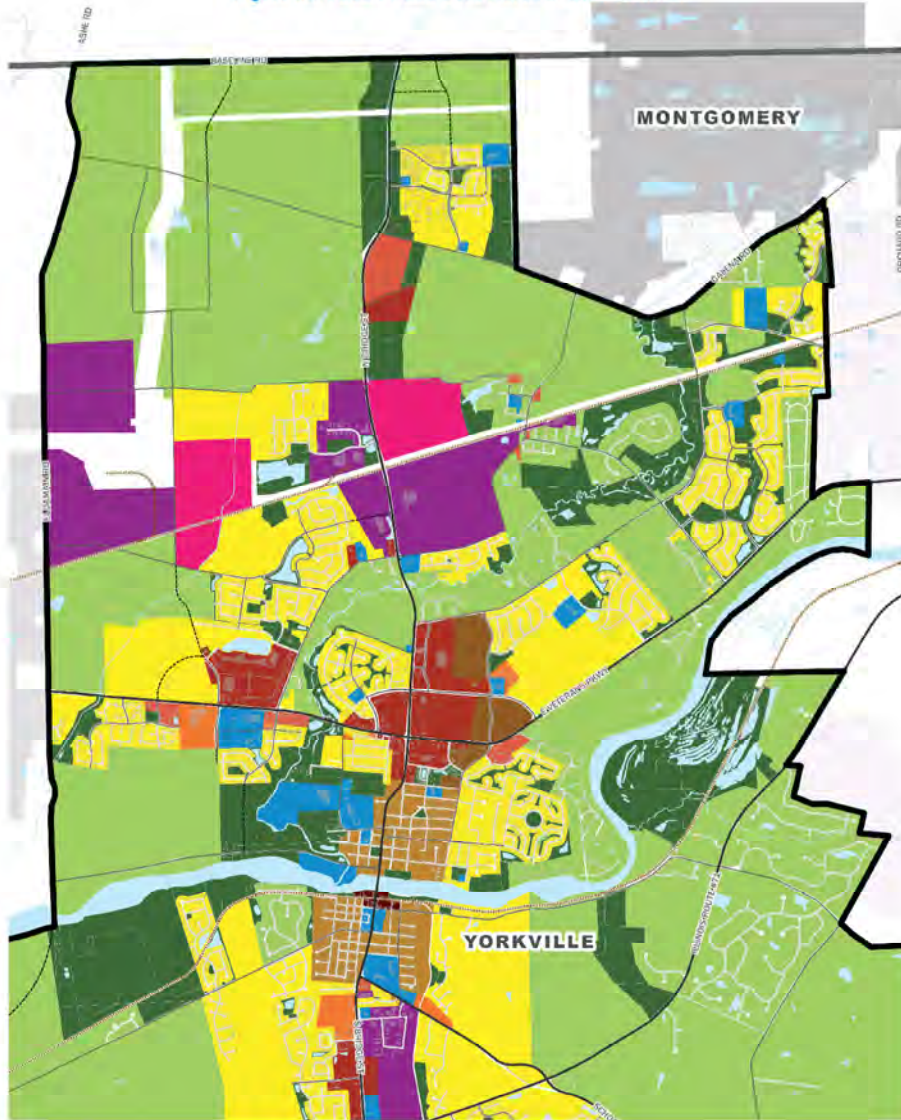
Accordingly, we request a meeting with you and your staff to go over these differences and see if how we can resolve the differences between our respective Future Land Use Maps. Please let me know if this request is possible by contacting me at 630-466-7204 or at mprochaska@co.kendall.il.us.

Sincerely,

Matthew G. Prochaska
Planning, Building, and Zoning Committee Chairman

cc: Bart Olsen, Administrator of the United City of Yorkville
City Council of the United City of Yorkville

Figure 4.1: Future Land Uses North of the Fox River



LAND USE CHANGES

The Land Use Strategy and Future Land Use Map presented above describes the distribution of general land use categories (Residential, Commercial, industrial, Open Space and Parks, and so on) that will set the framework for achieving the goals of the Comprehensive Plan. It is not a zoning map but should set the stage for future changes and modifications to the Yorkville Zoning Ordinance. The Land Use Strategy seeks to “re-position” Yorkville’s future land use pattern given current development conditions in Yorkville since the 2008 economic downturn and the unlikelihood that the Prairie Parkway will be constructed within this Plan’s time horizon. Several changes in land use classifications are proposed from those included in the 2008 Comprehensive Plan. Changes in the land use categories are summarized below:

RESIDENTIAL

A Mid-Density Residential land use zone is proposed in order to encourage new multi-family housing types in Yorkville; new housing types could diversify housing opportunities and provide housing at different price points that what is currently offered in Yorkville’s housing market. The Rural Neighborhood land use classification in the 2008 Comprehensive Plan is eliminated given that such residential development is unlikely to occur in the southeastern portions of the Yorkville planning area where there are significant infrastructure and market constraints. The primary infrastructure constraint is the need to construct a lift station along a ridge line, generally located south of Illinois Route 71. In its place, an Estate/Conservation Residential land use category has been created to accommodate large-lot residential development in areas where infrastructure exists and smaller-lot single family residential subdivisions are less likely

to be supported by market demand. Conservation subdivisions should also be encouraged in order to preserve significant environmental and topographical features, provide alternative housing types, and provide opportunities to expand Yorkville’s open space network. A Metra Station TOD zone is also included to plan accordingly for future development even if the Metra Station is years away from construction.

COMMERCIAL

Several new commercial land use categories are suggested in this Comprehensive Plan. A Downtown Mixed-Use Core zone is intended to focus revitalization and redevelopment efforts in Yorkville’s traditional downtown; new mixed-use development is envisioned on various opportunity sites that expand the Downtown’s footprint further to the east on Van Emmon Street with potential residential and commercial development. The need to address particular development design and land use issues within the Downtown necessitates the need for a Downtown-specific land use classification.

The general Commercial land use classification in the 2008 Plan is now designated Destination Commercial to recognize that a high percentage of commercial land in Yorkville accommodates large format and chain store formats, usually located along major transportation thoroughfares. Destination Commercial uses have their own particular physical design and development issues and should be distinguished from commercial uses located in the Downtown and in neighborhood retail areas.

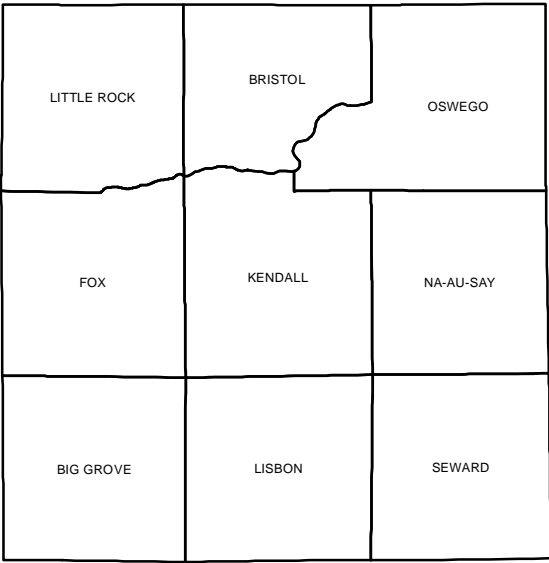
A Commercial Office land use category has been created to accommodate small-scaled office uses in single developments or as part of an office park setting;

Legend - Future Land Use Map



Figure 4.1 - Future Land Uses North of the Fox River

Future Land Use Plan
Kendall County, Illinois



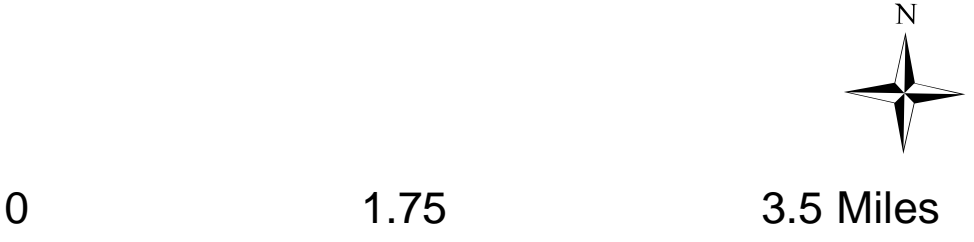
LEGEND

- Urbanized Areas (Incorporated)
- Suburban Residential (Max Density = 1.00 DU/Acre)
- Rural Residential (Max Density = 0.65 DU/Acre)*
- Rural Estate Residential (Max Density = 0.45 DU/Acre)
- Countryside Residential (Max Density = 0.33 DU/Acre)
- Commercial
- Mixed Use Business
- Transportation Corridors
- Mining
- Potential Mining District
- Public/Institutional
- Hamlets
- Agricultural
- Open Space
- Forest Preserves/State Park
- Natural Resource Areas
- Utility

*Note: Additional Density Bonuses up to 0.85 DU/Acre may be applicable; refer to individual township summaries for explanation of density bonuses

RESOLUTION	DATE	CHANGE
2003-06	4/17/2003	ADDED FUTURE LAND USE AREAS TO COORDINATE WITH PLANNED DEVELOPMENT ZONING; ADDED COMMERCIAL ROADS AND UPGRADE OF ROAD AND NA-AU-SAY TOWNSHIPS
2002-11	06/2002	ADDED RURAL RESIDENTIAL AND COMMERCIAL AREAS AROUND NEWARK AND LISBON TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS
2003-14	4/17/2003	MODIFIED EXISTING TO COORDINATE WITH THE FUTURE LAND USE PLAN FOR THE NORTHERN THREE TOWNSHIPS
2004-04	3/16/2004	ADDED FUTURE LAND USE AREAS IN LITTLE ROCK, BRISTOL, AND COWDOW TOWNSHIPS TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR THE NORTHERN THREE TOWNSHIPS AND REFLECT RECENT MINERAL ANTI-EXTRACTION BY DUST AND MINERAL
2004-04	3/16/2004	ADDED FUTURE LAND USE AREAS IN NA-AU-SAY TOWNSHIP TO REFLECT THE ADOPTED FUTURE LAND USE RECOMMENDATIONS FOR THE NA-AU-SAY TOWNSHIP/EAST ROUTE 126 CORRIDOR PLAN
2005-08	3/15/2005	ADDED FUTURE LAND USE AREAS IN FOX AND KENDALL TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2005-25	12/29/2005	ADDED & UPDATED FUTURE LAND USE AREAS IN LISBON, SEWARD, AND SOUTHERN NA-AU-SAY TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS
2006-24	8/22/2007	UPDATED PRAIRIE PARKWAY ALIGNMENT (PREFERRED ALTERNATIVE B) ALIGNMENT ANNOUNCED BY DOT ON 06/10/07
2006-25	06/2008	UPDATED FUTURE LAND USE AREAS IN FOX, KENDALL, AND BIG GROVE TOWNSHIPS TO REFLECT ADOPTED LAND USE RECOMMENDATIONS FROM TOWNSHIP MAP UPDATES AND THE FOX RIVER CORRIDOR PLAN
2009-03	1/29/2009	UPDATED COUNTY AND TOWNSHIP MAPS BASED ON THE LAND USE MAP FOR THE ROUTE 126/MILLER ROAD AREA
2011-01	04/2011	UPDATED SECTIONS 1 - 5

ORIGINAL ADOPTION - MARCH 1994 LAST REVISED - OCTOBER 2015



Kendall County GIS
111 West Pike Avenue - Room 200
Yorkville, Illinois 60550
618.835.1000

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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

Old Business #1

Tracking Number

EDC 2019-91

Agenda Item Summary Memo

Title: Downtown Public Art Program

Meeting and Date: Economic Development Committee – January 7, 2020

Synopsis: Update and Draft Resolution regarding 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: December 12, 2019
Subject: **Downtown Public Art Program**
Proposed Plan & Draft Resolution

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.

Update

Based upon prior discussions with the Economic Development Committee in April and November of last year regarding establishing a comprehensive policy and plan for encouraging public art within the downtown, staff was provided feedback and given direction to follow-up on additional items for further consideration. These items included (1) coordination with local educational institutions and/or private organizations, (2) potential Parks & Recreation Department collaboration (3) research of other communities with public art programs, and (4) identifying city-owned properties for immediate opportunities for public art.

Local Schools/Private Organization Partnerships

Staff has reached out to four (4) local educational institutions and a non-profit private organization seeking their interest in participating in the City's proposed public art program by either having student's sign-up as qualified artists or assist in sponsorship opportunities to fund art installations. The schools contacted included Waubensee Community College, Yorkville Community Unit School District, Yorkville Christian High School and the School of Expressive Arts and Learning (SEAL). All schools have expressed preliminary interest in the concept and a draft of the plan was also provided to each. Finally, staff reached out to the Yorkville Kiwanis Club for potential public/private sponsorship opportunities but has not heard back from them as of the writing of this memo.

Potential Parks & Recreation Collaboration

Collaboration with the City's Parks and Recreation Department for a public art event was recommended by the Economic Development Committee. The Parks & Recreation Department shared interest in co-sponsoring an event in tandem with an existing special event such as Hometown Days Festival or Yorkville River Fest. The public art event can take on various forms, such as:

1. "Paint by Number" event where volunteers paint a specific numbered area on a wall mural until the art installation is completed.
2. "Art at the Park Raffle" where tickets are sold for various prizes and proceeds are used to fund future art installations.
3. "Dueling Brushes" contest which requires qualified artists to register and pay a fee to compete in a contest of painting fiberglass fox statues and the winner is determined by vote of patrons at the event. All painted foxes can be displayed throughout the downtown.
4. "Auction of the Foxes" event which offers bidding for the painted fiberglass fox submissions at time of decommissioning of the statues.

Research of Other Communities

In addition to the communities staff originally researched in preparation of the Downtown Public Art Program, the Economic Development Committee recommended staff look at other area communities with public art projects such as Stevens Point Sculpture Park in Wisconsin and the bulldog statues in Batavia, Illinois.

The Stevens Point Sculpture Park is 20-acre park owned and operated by the City of Stevens Point under the guidance of an all-volunteer committee. The goal of the city is to provide a setting for environmental art exhibits used to enhance the educational programs and activities offered at the park. Art installations are acquired through funds raised by sponsors, in-kind donations and individual gifts.



The bulldog statues in Batavia, Illinois, known as “Bulldogs Unleashed”, is a public art exhibit used to fundraise for the Batavia public schools, library and parks. A partnership of three (3) non-profit organizations: the Batavia Parks Foundation, The Batavia Foundation for Educational Excellence and the Batavia Library Foundation serve as the managing body of the exhibit and conduct fundraising via sponsorships and donations. Sponsorship opportunities are offered to local businesses at various dollar levels to cover the cost of fabricating the statue and commission of an artist.



Potential City-Owned Properties

As indicated in the attached proposed Downtown Public Art Program, there are several locations identified where public art installations can be located on city-owned property. The Economic Development Committee asked that staff list the most immediate opportunities for art projects on city-owned properties. Staff has prepared the following in order of potential priority:

Location	Art Installation	Potential Funding Source
Van Emmon Activity Center	Wall Mural	Local Schools Partnership
Bicentennial Riverfront Park	Interactive Sculpture	Parks & Recreation Special Event
IL-47 Light Poles	Banners	Private Sponsorship

Staff Comments/Recommendations

Staff feels encouraged by the positive feedback we have received from the local educational institutions on the proposed public art plan and their interest in partnering with the City on an art installation project. Additionally, with the support of the Parks & Recreation Department in co-sponsoring an art event would guarantee public participation and awareness of the plan. Finally, various fundraising methods have been used by public entities (City of Stevens Point) and private organizations (Bulldogs Unleashed) to achieve public art such as donations and public/private sponsorships. It is staff's intention to continue to reach out to those local organizations to identify funding sources to forward the goals of the plan.

For your consideration, attached is the Downtown Public Art Plan and a draft resolution recommending its adoption. Staff looks forward to your comments, and we will be available at Tuesday night's meeting to answer any questions you may have 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.

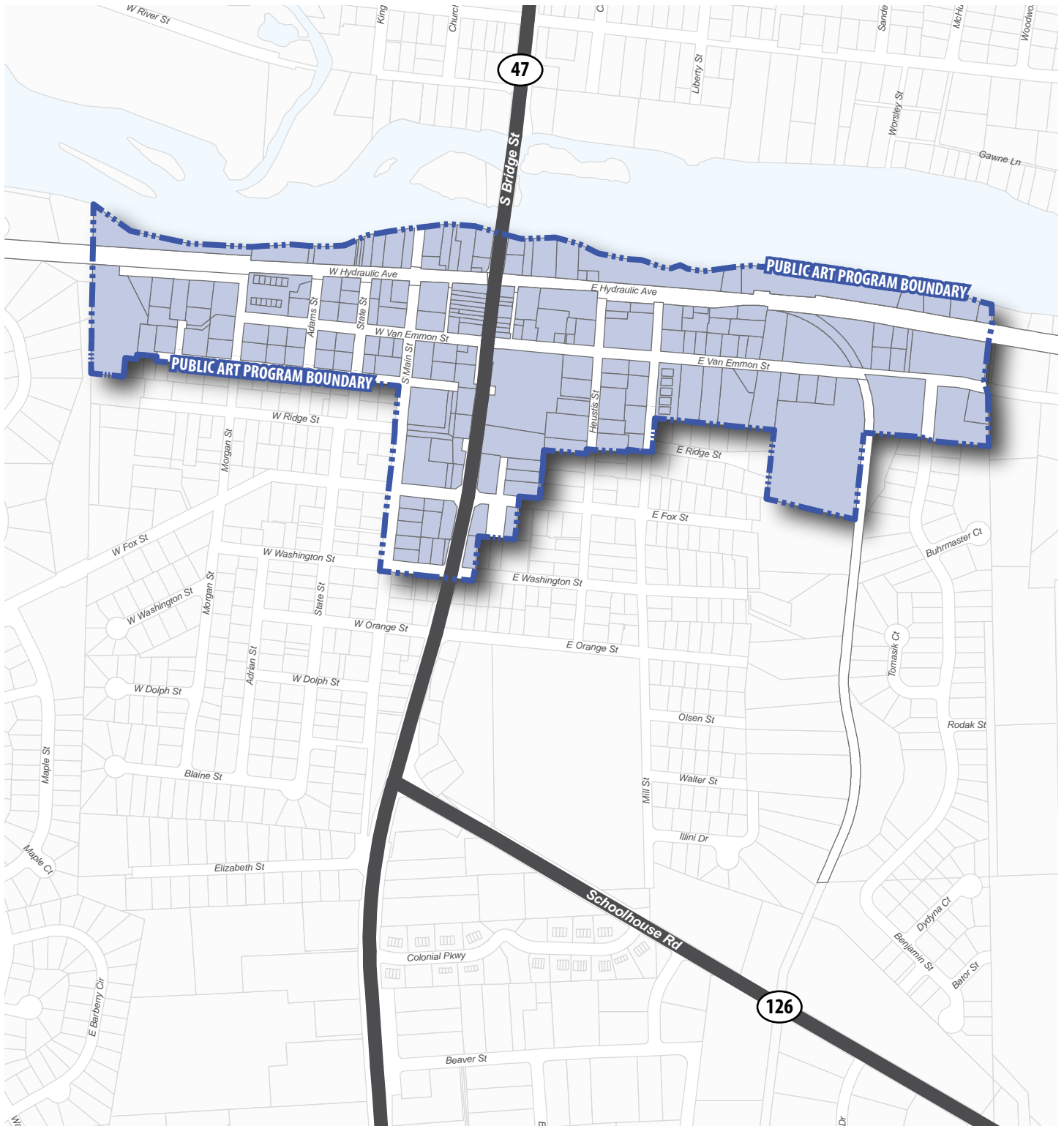
Yorkville's Downtown Public Art Program is intended to promote, enhance, beautify and revitalize the city's downtown historic commercial core. The integration of art in public spaces is envisioned to occur by:

- 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

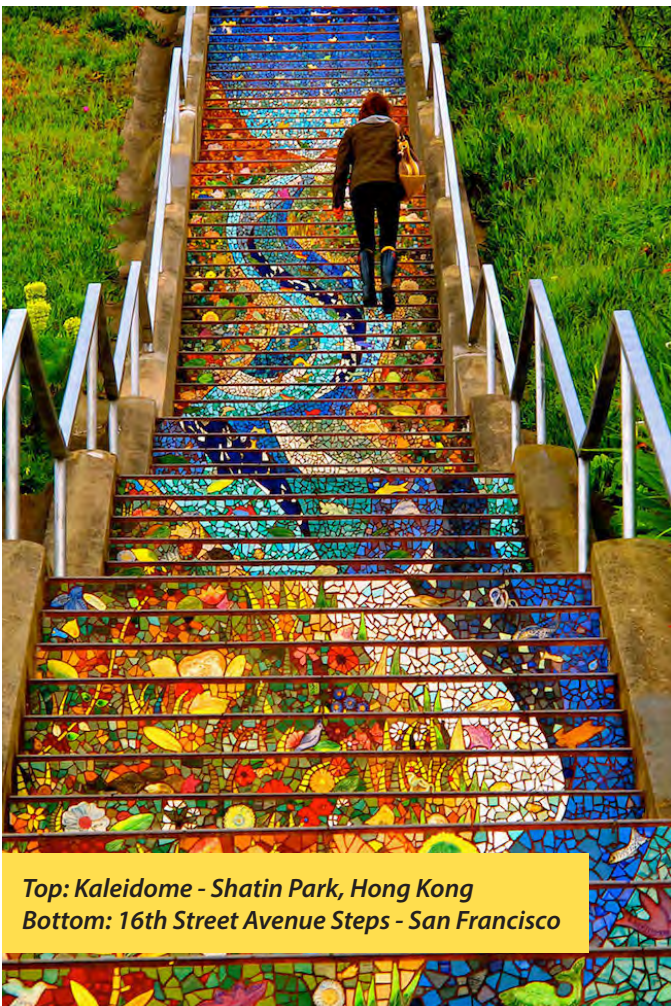
Artwork created to exist in a certain place, whereby the artist has taken into consideration the location of the art installation while planning and creating the artwork.

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

 INTERACTITVE SCULPTURE

 TEMPORARY ART

 MANHOLE COVER





PUBLIC ART CATALOGUING & MAINTENANCE.

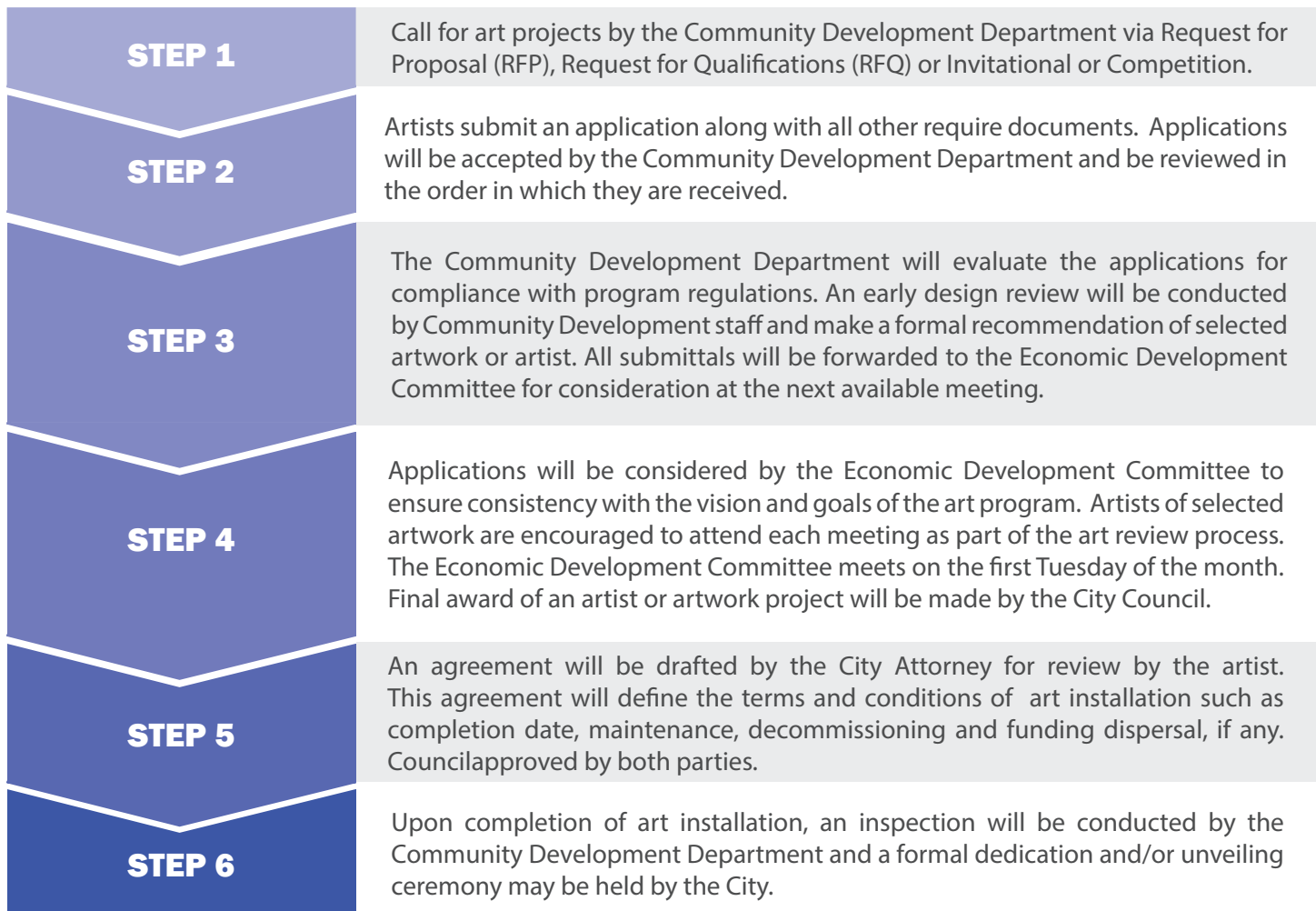
A **catalogue** of all public art work will be maintained by the City including such information as: artist, date of acquisition, date of installation, digital images of work, location of installation, dimensions and current condition. This database may also be published on the City's website and can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

All art located within the public right-of-way or on public property will be **maintained** by the City and consist of routine inspections, cleaning and applying protective surface coatings, as needed. Reasonable efforts will be made to restore artwork to its original condition if repair is needed as a result of aging, damage or vandalism. Works of art on private property (such as murals) approved through the Downtown Public Art Program will require a plan for continued maintenance by the artist and/or property owner.



THE PROCESS

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 available 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="checkbox"/> WALL MURAL <input type="checkbox"/> MANHOLE COVERS <input type="checkbox"/> UTILITY BOX ART <input type="checkbox"/> INTERACTIVE SCULPTURES <input type="checkbox"/> TEMPORARY ART <input type="checkbox"/> BANNER ART <input type="checkbox"/> OTHER (SPECIFY) _____			
ARTIST CONTACT INFORMATION			
NAME:		TELEPHONE: <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS	
ADDRESS:		E-MAIL: <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS	
CITY, STATE, ZIP:		FAX:	
ARTIST EDUCATION			
<input type="checkbox"/> CHECK IF CURRENTLY ENROLLED IN AN ART CLASS OR DEGREED PROGRAM			
SCHOOL NAME:		EDUCATIONAL LEVEL <input type="checkbox"/> HIGH SCHOOL <input type="checkbox"/> UNDER GRADUATE <input type="checkbox"/> GRADUATE	
ADDRESS:		DEGREE PROGRAM: <input type="checkbox"/>	
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="checkbox"/> YES <input type="checkbox"/> NO	
ATTACHMENT CHECKLIST:			
<input type="checkbox"/> Two (2) Letters of Recommendations from an instructor, client, colleague or other professional regarding artistic capabilities. <input type="checkbox"/> Sample portfolio or resume illustrating body of previous artwork.			
<input type="checkbox"/> List of awards, grants, scholarships or recognition received for previous artwork. <input type="checkbox"/> 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="checkbox"/> RECOMMENDED <input type="checkbox"/> NOT RECOMMENDED			
ECONOMIC DEVELOPMENT COMMITTEE:		DATE: _____	
<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED			
			DATE APPROVED:

**A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING THE DOWNTOWN PUBLIC ART PROGRAM**

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 City was encouraged in the 2016 Comprehensive Plan Update to enhance the visual appearance, pedestrian environment and functionality of the downtown by adopting an overlay district to address design standards which will promote higher quality-built environment and sense of place; and,

WHEREAS, a Downtown Overlay District was adopted by the City Council which included a Streetscape Master Plan that recommended implementing public art and sculptures to distinguish the City’s unique character and identity; and,

WHEREAS, to forward the goals and purpose of the Comprehensive Plan Update and the Downtown Overlay District, the City is prepared to undertake a Downtown Public Art Program in accordance with the terms and conditions as set forth in the program details attached hereto.

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

Section 1. That the YORKVILLE DOWNTOWN PUBLIC ART PROGRAM, a copy of which is attached hereto and made a part hereof by reference as Exhibit A, be and the same is hereby approved.

Section 2. That the City Administrator and the Community Development Director are hereby authorized and directed to task such actions as necessary to implement this program.

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

Passed by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2020.

KEN KOCH _____

DAN TRANSIER _____

JACKIE MILSCHEWSKI _____

ARDEN JOE PLOCHER _____

CHRIS FUNKHOUSER _____

JOEL FRIEDERS _____

SEAVER TARULIS _____

JASON PETERSON _____

Mayor

Attest:

City Clerk