



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

Agenda Item Number
Public Works Committee #1 Supplemental Information
Tracking Number
PW 2020-66

Agenda Item Summary Memo

Title: Blackberry Shore Lane Parking Restriction

Meeting and Date: City Council – December 8, 2020

Synopsis: _____

Council Action Previously Taken:

Date of Action: CC 11-24-20 Action Taken: Send resident letters and return to 12/8 CC

Item Number: PW 2020-66

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration

Name Department

Agenda Item Notes:

Jori Behland

From: Jori Behland
Sent: Friday, December 4, 2020 10:04 AM
To: Jori Behland
Subject: FW: Blackberry Shore In. parking restrictions

-----Original Message-----

From: Dean Sirek [REDACTED]
Sent: Thursday, December 3, 2020 7:24 PM
To: Bart Olson <BOlson@yorkville.il.us>
Subject: Blackberry Shore In. parking restrictions

Dear sirs, I am writing in reference to the parking restrictions on our street. We live at the corner of Blackberry Shore and High Ridge and have seen many cars park along the street where it causes cars to have to stop and wait for cars coming the opposite direction. Our opinion is that our street is not wide enough for parking on either side of street but realize that restricting parking on both sides may be difficult. Therefore we are looking for possibly only parking on south side of street during the day (no overnight parking). We ask that you please consider this proposal as well because we do not want to see cars get hit out in the street because someone does not see a car coming the other direction or a car sitting on the street in general. The townhomes will have garages and extra off street parking so they should not have a need to park in the street anyway. Please consider this request as we would not like to see accidents or cars being damaged or broke into in the street. Thank you in advance for passing this ordinance.

Sent from my iPad



Reviewed By:	
Legal	<input type="checkbox"/>
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Community Development	<input type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

Mayor's Report #5
Supplemental Information

Tracking Number

CC 2020-99

Agenda Item Summary Memo

Title: Prairie Pointe Building Update

Meeting and Date: City Council – December 8, 2020

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: Yorkville City Council
From: Peter Ratos Building Code Official
CC: Bart Olson, City Administrator
Date: December 4, 2020
Subject: **Prairie Pointe Building Update**

Summary

In November of 2020 the City entered a contract to purchase the building located at 651 Prairie Point Drive. The Building Department was tasked to complete the due diligence on the structure and building systems to identify any outstanding issues that may influence future use of the building by the City of Yorkville.

Background

The building is a three-story structure built in 2006 with a total occupiable square footage of 41,493. This building is composed of a steel super structure enclosed and decked with pre-cast concrete panels. The interior of the building is composed of non-structural steel framing and 5/8-inch drywall covering all interior walls and was previously used as office space.

Plumbing Systems

Drain and Vent System- The DWV system in the building is constructed of schedule 40 PVC pipe and is compliant with the 2014 Illinois State Plumbing Code. Currently the drain system is flowing 45% of the maximum allowed volume, this will allow for the system to be expanded without major changes to the sewer line currently servicing the building. There has been no issue with this system reported to the City or by YBSD since the time of construction.

Water Distribution System- The building is provided with an 8-inch water service that feeds the potable water and fire suppression system. The potable water system is constructed of Type L copper and meets the requirements of the 2014 Illinois State Plumbing Code and is in good working order. The building is equipped with a 75-gallon electric water heater with a pump powered hot water return line. The water heating systems are adequate for the buildings current configuration.

Heating and Ventilation System

The HVAC system in the building consists of roof top units that supply heat and cooling to the floors below through duct work in the overhead space of each floor. The system is equipped with zone control modules that allow of each office space to regulate the temperature independently. The roof top units and duct system are original to the building but seem to be in

good working order. After consulting with the Kuhn Plumbing and Heating, the company contracted to maintain the building to date, the system has only required minor repairs in the past including flame sensors, blower motor solenoid, gas pressure regulator valve and zone valve actuator.

Electrical System

The electrical system in the building was installed to the standard of the 2005 NEC Code. While the system does not meet the current standards of the 2017 NEC required on new construction, the system is built in such a way as to allow the modified portions to be retrofitted to meet the current NEC Code. All the receptacles in the building have been tested during this process and are in good working order. The systems that supply power to each floor of the structure have been inspected and are also in good working order and remain installed as specified in the original building plans. There have been no issues reported or requests for service with Com Ed for this building. The building does not currently have a backup power system in place. Using historical load records the building will require a 95KW to 100KW per hour generator back up system to be installed before being occupied by the City.

Fire Protection System

The building is protected by a fire alarm system and fire suppression system. The fire systems were last inspected and certified in June of 2020. The systems are both in good working order and have been updated to a modern radio alert system in 2019. The fire equipment in the building is all to code and tagged as compliant in 2020 as is required by the Life Safety Code. Fire Marshal Mike Torrance was consulted during this process and has identified one issue with the system. The electronic locks on the stairwell doors will need to be removed or linked to the fire alarm system. This will allow an unimpeded flow of people from the building during an emergency.

ADA Requirements

The building is equipped with an elevator and in its current configuration meets the 1991 ADA standards. The building will require a few modifications to meet ADA and Illinois ADA Codes for Existing Buildings if the City is to occupy this building in its current configuration. The entry doors to the building require more than the maximum of 5 pound of force to open and will require assistance devices to be installed. All accessible bathroom stalls will require an addition of a vertical grab bar. The estimated cost for these compliance measures are as follows.

Door openers - \$3,600 to \$4,000 per unit - 2 units required
Grab bar - \$200.00 per ADA bathroom stall - 9 ADA bath stalls required

Total price- \$9,000 to \$9,800

Conclusion

The building is in excellent condition and has been very well maintained by the current owner. The structure meets or exceeds the Code standards that were in place at the time of construction. While performing the due diligence inspections and fact-finding meetings, nothing has been uncovered that would indicate that the building has any underlying issues that would present a problem.