



**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, June 7, 2016**  
**6:00 p.m.**  
City Hall Conference Room  
800 Game Farm Road, Yorkville, IL

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**Citizen Comments:**

**Minutes for Correction/Approval:** April 5, 2016

**New Business:**

1. EDC 2016-27 Building Permit Report for March and April 2016
2. EDC 2016-28 Building Inspection Report for March and April 2016
3. EDC 2016-29 Property Maintenance Report for March and April 2016
4. EDC 2016-30 Mold
5. EDC 2016-31 Economic Development Update
6. EDC 2016-32 Foreclosure Update
7. PC 2016-12 210 Beaver Street – Proposed Special Use for a Commercial School
8. EDC 2016-33 Proposal to Combine Plan Commission and Zoning Board of Appeals
9. EDC 2016-34 New Tenant Occupancy Letters
10. EDC 2016-35 Commercial and Industrial Incentives

**Old Business:**

**Additional Business:**

| <b>2016/2017 City Council Goals – Economic Development Committee</b> |                 |                                     |
|--|-----------------|-------------------------------------|
| <b>Goal</b>  | <b>Priority</b> | <b>Staff</b>                        |
| “Downtown Planning”  | 1               | Bart Olson & Krysti Barksdale-Noble |
| “Southside Development”  | 2               | Bart Olson & Krysti Barksdale-Noble |
| “Capital Improvement Plan”   | 4               | Bart Olson & Krysti Barksdale-Noble |
| “Manufacturing and Industrial Development”                           | 5               | Krysti Barksdale-Noble              |
| “Revenue Growth”   | 8               | Krysti Barksdale-Noble              |
| “Filling Storefronts”  | 15              | Krysti Barksdale-Noble              |
| “BUILD Program to General Fund”                                      | 17              | Bart Olson & Krysti Barksdale-Noble |

UNITED CITY OF YORKVILLE  
WORKSHEET  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, June 7, 2016  
6:00 PM  
CITY HALL CONFERENCE ROOM

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**CITIZEN COMMENTS:**

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**MINUTES FOR CORRECTION/APPROVAL:**

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1. April 5, 2016
  - Approved \_\_\_\_\_
  - As presented
  - With corrections

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**NEW BUSINESS:**

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1. EDC 2016-27 Building Permit Report for March and April 2016
    - Moved forward to CC \_\_\_\_\_ consent agenda? Y N
    - Approved by Committee \_\_\_\_\_
    - Bring back to Committee \_\_\_\_\_
    - Informational Item
    - Notes \_\_\_\_\_
- 
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2. EDC 2016-28 Building Inspection Report for March and April 2016

Moved forward to CC \_\_\_\_\_ consent agenda? Y N

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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3. EDC 2016-29 Property Maintenance Report for March and April 2016

Moved forward to CC \_\_\_\_\_ consent agenda? Y N

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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4. EDC 2016-30 Mold

Moved forward to CC \_\_\_\_\_ consent agenda? Y N

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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5. EDC 2016-31 Economic Development Update

- Moved forward to CC \_\_\_\_\_ consent agenda? Y N
- Approved by Committee \_\_\_\_\_
- Bring back to Committee \_\_\_\_\_
- Informational Item
- Notes \_\_\_\_\_

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6. EDC 2016-32 Foreclosure Update

- Moved forward to CC \_\_\_\_\_ consent agenda? Y N
- Approved by Committee \_\_\_\_\_
- Bring back to Committee \_\_\_\_\_
- Informational Item
- Notes \_\_\_\_\_

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7. PC 2016-12 210 Beaver Street – Proposed Special Use for a Commercial School

- Moved forward to CC \_\_\_\_\_ consent agenda? Y N
- Approved by Committee \_\_\_\_\_
- Bring back to Committee \_\_\_\_\_
- Informational Item
- Notes \_\_\_\_\_

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8. EDC 2016-33 Proposal to Combine Plan Commission and Zoning Board of Appeals

Moved forward to CC \_\_\_\_\_ consent agenda? Y N

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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9. EDC 2016-34 New Tenant Occupancy Letters

Moved forward to CC \_\_\_\_\_ consent agenda? Y N

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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10. EDC 2016-35 Incentive Policy

Moved forward to CC \_\_\_\_\_ consent agenda? Y N

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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**OLD BUSINESS:**

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**ADDITIONAL BUSINESS:**

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| 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 – April 5, 2016

**Meeting and Date:** EDC – June 7, 2016

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Committee Approval

**Submitted by:** \_\_\_\_\_  
Name Department

#### Agenda Item Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# DRAFT

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, April 5, 2016 6:00pm  
Yorkville City Hall, Conference Room  
800 Game Farm Road**

**In Attendance:**

**Committee Members:**

Chairman Ken Koch  
Alderman Diane Teeling  
Alderman Chris Funkhouser

Absent: Alderman Carlo Colosimo

**Other City Officials:**

City Administrator Bart Olson  
Code Official Pete Ratos

**Other Guests:**

|  |                               |
|--|-------------------------------|
| Mr. Terry Richards                                   | Lynn Dubajic, City Consultant |
| Adam Richards  | JoAnne Bowers, Pulte          |
| Kelly Helland, Attorney                              | Peter Tremulis, Pulte         |
| Ms. Tairi Grace, Grace Holistic Center for Education |                               |

The meeting was called to order by Chairman Ken Koch at 6:01pm.

**Citizen Comments:** None

**Previous Meeting Minutes:** March 1, 2016

The minutes were approved as read on a unanimous voice vote.

**New Business:**

***1. EDC 2016-16 Building Permit Report for February 2016***

Mr. Ratos reported 8 B.U.I.L.D. permits, 7 commercial and 17 miscellaneous. No further action.

***2. EDC 2016-17 Building Inspection Report for February 2016***

There were 103 inspections and the numbers are trending upwards. No further action.

***3. EDC 2016-18 Property Maintenance Report for February 2016***

There was one case in February for an illegal sign at the new liquor store on Rt. 47 and the entire sign was removed.

#### **4. EDC 2016-19 Economic Development Report for March 2016**

Ms. Dubajic presented the economic development highlights as follows:

1. Work is proceeding for the new restaurant replacing former Barley Fork, will open late April
2. Some interest in the downtown area for "other uses"
3. The Stagecoach Crossing structure will be completed and offices to move in.
4. West Suburban Bank building near Stagecoach Crossing has been purchased
5. Continuing to work on Kendall Marketplace
6. Preparing for ICSC conference in May--Lynn, Mr. Olson and Mayor Golinski will attend
7. Sherwin Williams will have groundbreaking at Rt. 34 & 47 soon
8. Continue to work on industrial development
9. Working with a grocer for south side
10. Working on Push for the Path and promoted on recent radio station. Currently there are commitments for \$11,250 in sponsorships.
11. Attended KEDAG (Kendall Economic Development Alliance Group) meeting. CMAP provided recommendations for KEDAG. Ms. Dubajic will provide most recent info for committee.
12. Job Fair at Waubensee College will be changing to mini job fairs and will emphasize manufacturing on June 10, healthcare on June 17 and IT on June 24, all from 9am to 1pm.
13. Brief discussion of possible project in Bristol Bay area
14. Ms. Dubajic's website links to City website

#### **5. PC 2016-06 Commercial Trade School – Text Amendment**

Mr. Olson said this is the first step to amend the zoning code for the Grace Holistic Center for Education special use request. They wish to establish a school in a building in the M1 district. It was determined the zoning code wasn't as modernized as much as needed. He briefly discussed the language in the amendment and the Special Use. Mr. Funkhouser questioned the intensity of the use of M2 and was not comfortable with a Special Use in M1. This item moves to Plan Commission on April 20 to consider the Special Use and zoning.

#### **6. PC 2016-07 Lot 19 Commercial Drive – Proposed Special Use for a Self Storage Facility**

This project was previously approved and the developer later decided to add another building and re-orient the development. The lot coverage has decreased by 1%. The revision has been reviewed by engineering and it was decided that an east/west orientation was best and will aid in drainage. A building on the west will block car lights. The Fire Department has also reviewed and the neighbor to the north is OK with the change. The committee was OK with this revision and it will move to Plan Commission and then to City Council.

#### **7. PC 2016-08 319 E. Van Emmon Road – Proposed Special Use for a Commercial School**

Parking spaces were discussed in relationship to the nearby truck docks and it was thought it would not be an issue. It was noted that part of the building is used as a storage facility and Mr. Funkhouser said it might be an incompatible use. He also suggested the use of the M1 designation might not be compatible with the Comp Plan. Alderman Koch also had concern for students crossing Van Emmon to use the park. Special signage might be needed for any special ed students being dropped off by parents.

**8. EDC 2016-20 Autumn Creek – Proposed Amended Annexation Agreement for Fee/Ordinance Lock**

Mr. Olson said this agreement reaffirms a previous agreement. Pulte would now like some of the fee locks, building codes and appearance codes to be extended 5 years as they build out the remaining lots in the development. This would also apply to 3 townhome buildings which would be built like the current ones. The fee locks were put in place in 2005-2006.

Mr. Tremulis also commented on the request. Five years ago he said townhomes sold for \$130,000 to \$150,000 with resales now from \$94,000 to \$150,000. Due to lack of townhome appreciation, they will not be building townhomes soon. He said prices on single family homes have not improved much either and he said they are only seeing a 3.9% profit. Alderman Funkhouser suggested a shorter term of 3-4 years and a slight increase in fees while Ms. Bowers noted there was a recent increase in the fees. Pre-payment of fees was also suggested. Committee members Koch and Teeling said they were OK with keeping the 5-year agreement. Ms. Teeling added that Pulte has remained in the City throughout the recession and she wants them to stay. Ms. Bowers said they would like a 5-year term so the builder can sell some townhomes FHA.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting was adjourned at 6:49pm.

Minutes respectfully submitted by  
Marlys Young



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

Agenda Item Number

NB #1

Tracking Number

EDC 2016-27

### Agenda Item Summary Memo

**Title:** Building Permit Report for March and April 2016

**Meeting and Date:** EDC – June 7, 2016

**Synopsis:** All permits issued in March and April 2016

#### 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:

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# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

March 2016

|                    | Number of Permits Issued | SFD<br><i>Single Family Dwelling</i> | B.U.I.L.D.<br><i>Single Family Dwelling</i> | SFA<br><i>Single Family Attached</i> | Multi-Family<br><i>Apartments Condominiums</i> | Commercial<br><i>Includes all Permits Issued for Commercial Use</i> | Industrial | Misc. | Construction Cost | Permit Fees  |
|--------------------|--------------------------|--------------------------------------|---|--------------------------------------|--|---|------------|-------|-------------------|--------------|
| March 2016         | 73                       | 5                                    | 11  | 0                                    | 0  | 12  | 0          | 45    | 3,667,897.00      | 180,093.14   |
| Calendar Year 2016 | 124                      | 5                                    | 19  | 0                                    | 0  | 29  | 0          | 71    | 5,469,709.00      | 296,500.52   |
| Fiscal Period 2016 | 583                      | 12                                   | 73  | 0                                    | 0  | 124   | 0          | 374   | 19,724,814.00     | 1,115,381.60 |
| March 2015         | 41                       | 0                                    | 10  | 0                                    | 0  | 8   | 0          | 23    | 2,294,256.00      | 183,805.07   |
| Calendar Year 2015 | 72                       | 0                                    | 15  | 0                                    | 0  | 22  | 0          | 35    | 33,307,553.00     | 280,917.49   |
| Fiscal Period 2015 | 504                      | 3                                    | 61  | 0                                    | 0  | 97  | 0          | 343   | 52,628,870.00     | 1,056,601.70 |
| March 2014         | 35                       | 3                                    | 9   | 0                                    | 0  | 3   | 0          | 20    | 2,080,318.00      | 155,265.57   |
| Calendar Year 2014 | 65                       | 4                                    | 10  | 0                                    | 0  | 18  | 0          | 33    | 2,641,627.00      | 189,319.95   |
| Fiscal Period 2014 | 501                      | 24                                   | 40  | 0                                    | 0  | 106   | 0          | 331   | 17,229,271.00     | 834,092.53   |
| March 2013         | 34                       | 1                                    | 4   | 0                                    | 0  | 11  | 0          | 18    | 895,139.00        | 71,407.86    |
| Calendar Year 2013 | 85                       | 8                                    | 14  | 0                                    | 0  | 33  | 0          | 30    | 4,006,050.00      | 278,062.48   |
| Fiscal Period 2013 | 514                      | 29                                   | 40  | 0                                    | 0  | 121   | 0          | 324   | 17,082,542.00     | 918,552.91   |



# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

April 2016

### TYPES OF PERMITS

|                    | Number of Permits Issued | SFD<br><i>Single Family Detached</i> | B.U.I.L.D<br><i>Single Family Detached Program Begins 1/1/2012</i> | SFA<br><i>Single Family Attached</i> | Multi-Family<br><i>Apartments Condominiums</i> | Commercial<br><i>Includes all Permits Issued for Commercial Use</i> | Industrial | Misc. | Construction Cost | Permit Fees  |
|--------------------|--------------------------|--------------------------------------|--|--------------------------------------|--|---|------------|-------|-------------------|--------------|
| April 2016         | 98                       | 2                                    | 11   | 0                                    | 0  | 12  | 0          | 73    | 3,021,167.00      | 166,920.82   |
| Calendar Year 2016 | 222                      | 7                                    | 30   | 0                                    | 0  | 41  | 0          | 144   | 8,490,876.00      | 463,436.34   |
| Fiscal Year 2016   | 681                      | 14                                   | 84   | 0                                    | 0  | 136   | 0          | 447   | 22,745,981.00     | 1,283,317.42 |
| April 2015         | 73                       | 1                                    | 7  | 0                                    | 0  | 15  | 0          | 50    | 2,135,457.00      | 132,603.47   |
| Calendar Year 2015 | 145                      | 1                                    | 22   | 0                                    | 0  | 37  | 0          | 85    | 35,506,010.00     | 413,520.96   |
| Fiscal Year 2015   | 577                      | 4                                    | 67   | 0                                    | 0  | 112   | 0          | 393   | 54,764,327.00     | 1,189,540.17 |
| April 2014         | 73                       | 1                                    | 8  | 0                                    | 0  | 14  | 0          | 50    | 2,193,218.00      | 131,232.07   |
| Calendar Year 2014 | 138                      | 5                                    | 18   | 0                                    | 0  | 32  | 0          | 83    | 4,834,845.00      | 320,552.03   |
| Fiscal Year 2014   | 574                      | 25                                   | 48   | 0                                    | 0  | 120   | 0          | 381   | 19,422,489.00     | 967,624.60   |
| April 2013         | 79                       | 5                                    | 5  | 0                                    | 0  | 11  | 0          | 58    | 2,336,266.00      | 160,59.90    |
| Calendar Year 2013 | 164                      | 13                                   | 19   | 0                                    | 0  | 44  | 0          | 88    | 6,339,316.00      | 444,345.38   |
| Fiscal Year 2013   | 593                      | 34                                   | 45   | 0                                    | 0  | 132   | 0          | 382   | 19,418,808.00     | 1,084,845.81 |



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

Agenda Item Number

NB #2

Tracking Number

EDC 2016-28

### Agenda Item Summary Memo

**Title:** Building Inspection Report for March and April 2016

**Meeting and Date:** EDC – June 7, 2016

**Synopsis:** All inspections scheduled in March and April 2016

#### 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:

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DATE: 03/31/2016  
TIME: 16:06:08  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 03/01/2016 TO 03/31/2016

| INSPECTOR | TIME     | TYPE OF INSPECTION   | PERMIT   | ADDRESS             | LOT | SCHED.<br>DATE | COMP.<br>DATE |
|-----------|----------|--|----------|---------------------|-----|----------------|---------------|
| PR        | _____    | 017-FIN FINAL INSPECTION   | 20150022 | 712 GREENFIELD TURN | 100 |                | 03/30/2016    |
| PR        | _____    | 018-PLF PLUMBING - FINAL OSR READ  |          |                     |     |                | 03/30/2016    |
| TK        | _____    | 019-EFL ENGINEERING - FINAL INSPE<br>Comments1: NO PARKWAY TREE OK TO TEMP |          |                     |     |                | 03/30/2016    |
| DBH       | _____    | 013-REI REINSPECTION<br>Comments1: PARKWAY TREE                            | 20150030 | 1444 VIOLET CT      | 369 |                | 03/24/2016    |
| BC        | _____    | 001-FTG FOOTING  | 20150058 | 701 KENTSHIRE DR    | 133 |                | 03/21/2016    |
| BC        | _____    | 002-BKF BACKFILL   |          |                     |     |                | 03/28/2016    |
| BC        | _____    | 017-EPW ENGINEERING- PUBLIC WALK   | 20150065 | 1971 MEADOWLARK LN  | 122 |                | 03/16/2016    |
| PR        | _____    | 001-FIN FINAL INSPECTION<br>Comments1: ROOF                                | 20150203 | 410 ELM ST          |     |                | 03/02/2016    |
| PR        | _____    | 002-FIN FINAL INSPECTION   | 20150269 | 468 E BARBERRY CIR  |     |                | 03/02/2016    |
| PR        | _____ AM | 006-INS INSULATION   | 20150290 | 101 W WASHINGTON ST |     |                | 03/09/2016    |
| PR        | _____    | 002-FIN FINAL INSPECTION   | 20150375 | 312 E ORANGE ST     |     |                | 03/02/2016    |
| PR        | _____    | 013-FIN FINAL INSPECTION   | 20150429 | 633 BIRCHWOOD DR    | 141 | 03/01/2016     |               |
| PR        | _____    | 014-PLR PLUMBING - ROUGH   |          |                     |     | 03/01/2016     |               |
| TK        | _____    | 015-EFL ENGINEERING - FINAL INSPE<br>Comments1: BBOX KEYABLE OK TO TEMP    |          |                     |     |                | 03/01/2016    |
| PR        | _____    | 006-RFR ROUGH FRAMING  | 20150458 | 2211 KINGSMILL ST   | 168 |                | 03/14/2016    |
| PR        | _____    | 007-REL ROUGH ELECTRICAL   |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 008-RMC ROUGH MECHANICAL   |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 009-PLR PLUMBING - ROUGH<br>Comments1: FAILED                              |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 010-PLR PLUMBING - ROUGH   |          |                     |     |                | 03/18/2016    |
| PR        | _____    | 011-INS INSULATION   |          |                     |     |                | 03/18/2016    |
| PR        | _____    | 013-FIN FINAL INSPECTION   | 20150486 | 1453 RUBY DR        | 353 | 03/07/2016     |               |
| PR        | _____    | 014-PLF PLUMBING - FINAL OSR READ  |          |                     |     | 03/07/2016     |               |

DATE: 03/31/2016  
TIME: 16:06:08  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 03/01/2016 TO 03/31/2016

| INSPECTOR | TIME     | TYPE OF INSPECTION  | PERMIT   | ADDRESS             | LOT | SCHED.<br>DATE | COMP.<br>DATE |
|-----------|----------|---|----------|---------------------|-----|----------------|---------------|
| TK        | _____    | 015-EFL ENGINEERING - FINAL INSPE                               |          |                     |     | 03/07/2016     |               |
| PR        | _____    | 010-BSM BASEMENT FLOOR  | 20150500 | 842 OMAHA DR        | 33  |                | 03/01/2016    |
| PR        | _____    | 011-STP STOOP   |          |                     |     |                | 03/01/2016    |
| PR        | _____    | 001-FIN FINAL INSPECTION  | 20150512 | 207 W MAIN ST       |     |                | 03/02/2016    |
| PR        | _____    | 004-PLU PLUMBING - UNDERSLAB                                    | 20150528 | 868 GREENFIELD TURN | 128 |                | 03/10/2016    |
| PR        | _____    | 005-BSM BASEMENT FLOOR  |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 006-REL ROUGH ELECTRICAL  |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 007-RFR ROUGH FRAMING   |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 008-PLR PLUMBING - ROUGH  |          |                     |     |                | 03/14/2016    |
| PR        | _____    | 009-RMC ROUGH MECHANICAL  |          |                     |     |                | 03/14/2016    |
| BC        | _____    | 010-INS INSULATION  |          |                     |     |                | 03/16/2016    |
| BH        | _____ PM | 001-FTG FOOTING   | 20150549 | 2761 LILAC CT       | 328 |                | 03/02/2016    |
| PR        | _____    | 002-FOU FOUNDATION  |          |                     |     |                | 03/07/2016    |
| PR        | _____    | 003-BKF BACKFILL  |          |                     |     |                | 03/10/2016    |
| PR        | _____ PM | 004-ESW ENGINEERING - SEWER / WAT                               |          |                     |     |                | 03/11/2016    |
| PR        | _____    | 005-PLU PLUMBING - UNDERSLAB                                    |          |                     |     |                | 03/18/2016    |
| PR        | _____    | 014-FIN FINAL INSPECTION  | 20150552 | 2752 LILAC CT       | 330 |                | 03/18/2016    |
| TK        | _____    | 015-EFL ENGINEERING - FINAL INSPE<br>Comments1: BBOX OK TO TEMP |          |                     |     |                | 03/18/2016    |
| PR        | _____    | 006-FIN FINAL INSPECTION  | 20150563 | 934 N BRIDGE ST     |     |                | 03/18/2016    |
| PR        | _____    | 007-PLF PLUMBING - FINAL OSR READ                               |          |                     |     |                | 03/18/2016    |
| PR        | _____    | 008-REI REINSPECTION<br>Comments1: RE FINAL INSPECTIONS         |          |                     |     |                | 03/22/2016    |
| PR        | _____    | 009-REI REINSPECTION<br>Comments1: FINAL INSPECTION             |          |                     |     |                | 03/28/2016    |
| AS        | _____    | 010-FIN FINAL INSPECTION  |          |                     |     |                | 03/29/2016    |

DATE: 03/31/2016  
TIME: 16:06:08  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 03/01/2016 TO 03/31/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION  | PERMIT   | ADDRESS            | LOT | SCHED.<br>DATE | COMP.<br>DATE |
|-----------|-------|---|----------|--------------------|-----|----------------|---------------|
| BKF       | _____ | 011-FIN FINAL INSPECTION  |          |                    |     |                | 03/29/2016    |
| PR        | _____ | 013-EPW ENGINEERING- PUBLIC WALK  | 20150564 | 1975 MEADOWLARK LN | 120 |                | 03/18/2016    |
| PR        | _____ | 014-STP STOOP   |          |                    |     |                | 03/18/2016    |
| PR        | _____ | AM 001-REL ROUGH ELECTRICAL   | 20150607 | 1991 MEADOWLARK CT | 113 |                | 03/16/2016    |
| PR        | _____ | AM 002-RFR ROUGH FRAMING  |          |                    |     |                | 03/16/2016    |
| PR        | _____ | 003-RMC ROUGH MECHANICAL  |          |                    |     |                | 03/16/2016    |
| PR        | _____ | 004-PLR PLUMBING - ROUGH  |          |                    |     |                | 03/16/2016    |
| BC        | _____ | AM 005-INS INSULATION   |          |                    |     |                | 03/18/2016    |
| PR        | _____ | 011-FIN FINAL INSPECTION  | 20150621 | 1985 MARKETVIEW DR |     |                | 03/16/2016    |
| PR        | _____ | 012-GAR GARAGE FLOOR  | 20150622 | 802 CAULFIELD PT   | 112 |                | 03/07/2016    |
| PR        | _____ | 013-STP STOOP   |          |                    |     |                | 03/07/2016    |
| BC        | _____ | 013-EPW ENGINEERING- PUBLIC WALK  | 20150625 | 891 PURCELL ST     | 68  |                | 03/15/2016    |
| PR        | _____ | 014-FIN FINAL INSPECTION  |          |                    |     |                | 03/29/2016    |
| PR        | _____ | 015-PLF PLUMBING - FINAL OSR READ                                       |          |                    |     |                | 03/29/2016    |
| TK        | _____ | 016-EFL ENGINEERING - FINAL INSPE<br>Comments1: BBOX KEYABLE OK TO TEMP |          |                    |     |                | 03/30/2016    |
| PR        | _____ | AM 001-FTG FOOTING  | 20150634 | 2601 LILAC WAY     | 309 |                | 03/14/2016    |
| PR        | _____ | 002-FOU FOUNDATION  |          |                    |     |                | 03/16/2016    |
| PR        | _____ | 003-BKF BACKFILL  |          |                    |     |                | 03/21/2016    |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT                                       |          |                    |     |                | 03/22/2016    |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB  |          |                    |     |                | 03/29/2016    |
| PR        | _____ | 001-FTG FOOTING   | 20150635 | 1462 RUBY DR       | 355 |                | 03/01/2016    |
| PR        | _____ | 002-FOU FOUNDATION  |          |                    |     |                | 03/04/2016    |
| PR        | _____ | PM 003-ESW ENGINEERING - SEWER / WAT                                    |          |                    |     |                | 03/09/2016    |
| PR        | _____ | 004-BKF BACKFILL  |          |                    |     |                | 03/10/2016    |

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|-----------|-------|--------------------------------------|----------|-----------------|-----|----------------|---------------|
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB         |          |                 |     |                | 03/15/2016    |
| PR        | _____ | 006-BSM BASEMENT FLOOR               |          |                 |     |                | 03/16/2016    |
| PR        | _____ | 007-GAR GARAGE FLOOR                 |          |                 |     |                | 03/16/2016    |
| PR        | _____ | 008-STP STOOP                        |          |                 |     |                | 03/16/2016    |
| PR        | _____ | PM 001-FTG FOOTING                   | 20150651 | 2751 LILAC CT   | 327 |                | 03/03/2016    |
| PR        | _____ | 002-FOU FOUNDATION                   |          |                 |     |                | 03/08/2016    |
| PR        | _____ | 003-BKF BACKFILL                     |          |                 |     |                | 03/14/2016    |
| PR        | _____ | PM 004-ESW ENGINEERING - SEWER / WAT |          |                 |     |                | 03/11/2016    |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB         |          |                 |     |                | 03/18/2016    |
| PR        | _____ | AM 006-GAR GARAGE FLOOR              |          |                 |     |                | 03/28/2016    |
| PR        | _____ | 007-BSM BASEMENT FLOOR               |          |                 |     |                | 03/28/2016    |
| PR        | _____ | 008-STP STOOP                        |          |                 |     |                | 03/28/2016    |
| PR        | _____ | PM 001-FTG FOOTING                   | 20150652 | 2602 LILAC WAY  | 374 |                | 03/04/2016    |
| PR        | _____ | PM 002-FOU FOUNDATION                |          |                 |     |                | 03/09/2016    |
| PR        | _____ | 003-BKF BACKFILL                     |          |                 |     |                | 03/14/2016    |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT    |          |                 |     |                | 03/16/2016    |
| PR        | _____ | 005-ESW ENGINEERING - SEWER / WAT    |          |                 |     |                | 03/16/2016    |
| PR        | _____ | 006-PLU PLUMBING - UNDERSLAB         |          |                 |     |                | 03/21/2016    |
| PR        | _____ | AM 007-BSM BASEMENT FLOOR            |          |                 |     | 03/29/2016     |               |
| PR        | _____ | 008-GAR GARAGE FLOOR                 |          |                 |     | 03/29/2016     |               |
| PR        | _____ | 009-STP STOOP                        |          |                 |     | 03/29/2016     |               |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT    | 20150654 | 937 N CARLY CIR | 127 |                | 03/01/2016    |
| BC        | _____ | 005-GAR GARAGE FLOOR                 |          |                 |     |                | 03/15/2016    |
| PR        | _____ | 006-BSM BASEMENT FLOOR               |          |                 |     |                | 03/18/2016    |

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| PR        | _____ | 007-PLU PLUMBING - UNDERSLAB      |          |                      |     |                | 03/16/2016    |
| PR        | _____ | 005-ESW ENGINEERING - SEWER / WAT | 20150655 | 884 PURCELL ST       | 77  |                | 03/01/2016    |
| PR        | _____ | 006-PLU PLUMBING - UNDERSLAB      |          |                      |     |                | 03/03/2016    |
| PR        | _____ | 007-BSM BASEMENT FLOOR            |          |                      |     |                | 03/07/2016    |
| PR        | _____ | 008-GAR GARAGE FLOOR              |          |                      |     |                | 03/10/2016    |
| PR        | _____ | 009-INS INSULATION                |          |                      |     |                | 03/18/2016    |
| PR        | _____ | 010-RFR ROUGH FRAMING             |          |                      |     |                | 03/16/2016    |
| PR        | _____ | 011-REL ROUGH ELECTRICAL          |          |                      |     |                | 03/16/2016    |
| PR        | _____ | 012-RMC ROUGH MECHANICAL          |          |                      |     |                | 03/16/2016    |
| PR        | _____ | 013-PLR PLUMBING - ROUGH          |          |                      |     |                | 03/16/2016    |
| PR        | _____ | 007-FIN FINAL INSPECTION          | 20150662 | 942 N BRIDGE ST      | 1   |                | 03/08/2016    |
| PR        | _____ | 008-PLF PLUMBING - FINAL OSR READ |          |                      |     |                | 03/08/2016    |
| PR        | _____ | 006-FIN FINAL INSPECTION          | 20160003 | 202 SPRUCE CT        | 25  |                | 03/18/2016    |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB      | 20160007 | 751 WINDETT RIDGE RD | 87  |                | 03/16/2016    |
| PR        | _____ | 006-REL ROUGH ELECTRICAL          |          |                      |     |                | 03/23/2016    |
| PR        | _____ | 007-RFR ROUGH FRAMING             |          |                      |     |                | 03/23/2016    |
| PR        | _____ | 008-RMC ROUGH MECHANICAL          |          |                      |     |                | 03/23/2016    |
| PR        | _____ | PM 009-PLR PLUMBING - ROUGH       |          |                      |     |                | 03/23/2016    |
| PR        | _____ | 010-INS INSULATION                |          |                      |     | 03/24/2016     |               |
| PR        | _____ | 001-FIN FINAL INSPECTION          | 20160011 | 301 BRUELL ST        | 34  |                | 03/07/2016    |
|           |       | Comments1: DOOR                   |          |                      |     |                |               |
| PR        | _____ | 003-INS INSULATION                | 20160016 | 1387 SLATE DR        | 335 |                | 03/01/2016    |
| BH        | _____ | 002-FOU FOUNDATION                | 20160023 | 862 N CARLY CIR      | 44  |                | 03/02/2016    |
| PR        | _____ | 003-BKF BACKFILL                  |          |                      |     |                | 03/11/2016    |
| PR        | _____ | 004-PLU PLUMBING - UNDERSLAB      |          |                      |     |                | 03/16/2016    |

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|-----------|-------|--|----------|---------------------|-----|----------------|---------------|
| BC        | _____ | 005-BSM BASEMENT FLOOR   |          |                     |     |                | 03/18/2016    |
| PR        | _____ | PM 006-ESW ENGINEERING - SEWER / WAT   |          |                     |     |                | 03/23/2016    |
| PR        | _____ | 002-FIN FINAL INSPECTION   | 20160025 | 1568 CORAL DR       | 183 |                | 03/07/2016    |
| PR        | _____ | 001-REL ROUGH ELECTRICAL   | 20160030 | 2567 EMERALD LN     | 130 |                | 03/17/2016    |
| PR        | _____ | 002-RFR ROUGH FRAMING  |          |                     |     |                | 03/17/2016    |
| PR        | _____ | 003-PLR PLUMBING - ROUGH   |          |                     |     |                | 03/17/2016    |
| PR        | _____ | 001-FIN FINAL INSPECTION   | 20160033 | 221 W VETERANS PKWY |     |                | 03/03/2016    |
| BC        | _____ | 001-PHD POST HOLE - DECK<br>Comments1: 2 HOLES   | 20160034 | 1466 CORNERSTONE DR | 15  |                | 03/17/2016    |
| PR        | _____ | AM 003-FOU FOUNDATION  | 20160043 | 1977 MEADOWLARK LN  | 119 |                | 03/07/2016    |
| BC        | _____ | 004-BKF BACKFILL   |          |                     |     |                | 03/15/2016    |
| BC        | _____ | 001-PH POST HOLES / PILES  | 20160044 | 1981 BANBURY AVE    | 28  |                | 03/16/2016    |
| BC        | _____ | 002-RFR ROUGH FRAMING<br>Comments1: SOUTH END OF BAND JOIST NOT SUPPORTED. R<br>Comments2: EINSPECT AT FINAL |          |                     |     |                | 03/29/2016    |
| PR        | _____ | PM 001-FTG FOOTING   | 20160045 | 1447 SLATE CT       | 340 |                | 03/03/2016    |
| PR        | _____ | 002-FOU FOUNDATION   |          |                     |     |                | 03/11/2016    |
| BC        | _____ | 003-BKF BACKFILL   |          |                     |     |                | 03/16/2016    |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT  |          |                     |     |                | 03/16/2016    |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB   |          |                     |     |                | 03/21/2016    |
| PR        | _____ | AM 006-BSM BASEMENT FLOOR  |          |                     |     |                | 03/29/2016    |
| PR        | _____ | 007-GAR GARAGE FLOOR   |          |                     |     |                | 03/29/2016    |
| PR        | _____ | 008-STP STOOP  |          |                     |     |                | 03/29/2016    |
| BC        | _____ | 001-FOU FOUNDATION   | 20160046 | 1377 SLATE DR       | 334 |                | 03/23/2016    |
| PR        | _____ | 002-FTG FOOTING  |          |                     |     |                | 03/22/2016    |
| BC        | _____ | PM 003-BKF BACKFILL  |          |                     |     |                | 03/30/2016    |

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|-----------|-------|---|----------|---------------------|------|----------------|---------------|
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT                                     |          |                     |      |                | 03/30/2016    |
| PR        | _____ | 001-FIN FINAL INSPECTION<br>Comments1: ROOF                           | 20160051 | 2078 NORTHLAND LN   |      |                | 03/01/2016    |
| PR        | _____ | AM 001-FTG FOOTING  | 20160053 | 2722 CRANSTON CIR   | 121  |                | 03/09/2016    |
| PR        | _____ | 002-FOU FOUNDATION  |          |                     |      |                | 03/11/2016    |
| PR        | _____ | 003-BKF BACKFILL  |          |                     |      |                | 03/16/2016    |
| PR        | _____ | PM 004-ESW ENGINEERING - SEWER / WAT                                  |          |                     |      |                | 03/17/2016    |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB  |          |                     |      |                | 03/21/2016    |
| PR        | _____ | 006-GAR GARAGE FLOOR  |          |                     |      |                | 03/22/2016    |
| PR        | _____ | 007-STP STOOP   |          |                     |      |                | 03/22/2016    |
| PR        | _____ | 008-ELE ELECTRIC SERVICE  |          |                     |      |                | 03/22/2016    |
| PR        | _____ | 001-PHF POST HOLE - FENCE   | 20160054 | 1571 CORNERSTONE DR | 41   |                | 03/11/2016    |
| BC        | _____ | 001-FTG FOOTING   | 20160059 | 789 KENTSHIRE DR    | 142  |                | 03/28/2016    |
| PR        | _____ | 001-FTG FOOTING   | 20160060 | 2484 ELLSWORTH DR   | 355  |                | 03/28/2016    |
| BC        | 11:30 | 002-FOU FOUNDATION  |          |                     |      |                | 03/29/2016    |
| PR        | _____ | PM 003-ESW ENGINEERING - SEWER / WAT<br>Comments1: WATER SERVICE ONLY |          |                     |      | 03/31/2016     |               |
| PR        | _____ | 001-FTG FOOTING   | 20160061 | 2988 ELLSWORTH DR   | 348  |                | 03/24/2016    |
| PR        | _____ | 002-FOU FOUNDATION  |          |                     |      |                | 03/28/2016    |
| PR        | _____ | PM 003-ESW ENGINEERING - SEWER / WAT<br>Comments1: WATER ONLY         |          |                     |      | 03/31/2016     |               |
| PR        | _____ | 001-FTG FOOTING   | 20160062 | 2992 ELLSWORTH DR   | 347  |                | 03/24/2016    |
| PR        | _____ | 002-FOU FOUNDATION  |          |                     |      |                | 03/28/2016    |
| BC        | _____ | 001-PH POST HOLES / PILES   | 20160063 | 326 BERTRAM DR      | 1161 |                | 03/16/2016    |
| PR        | _____ | 001-FTG FOOTING   | 20160065 | 2986 ELLSWORTH DR   | 349  |                | 03/24/2016    |
| BC        | _____ | 002-FOU FOUNDATION  |          |                     |      |                | 03/29/2016    |

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|-----------|-------|--|----------|---------------------------|-----|----------------|---------------|
| BC        | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W                                | 20160067 | 1447 ASPEN ST             |     |                | 03/17/2016    |
| BC        | _____ | 001-FIN FINAL INSPECTION<br>Comments1: SIGN                      | 20160069 | ROUTE 34 & AMERICAN WAY   |     |                | 03/24/2016    |
| BC        | _____ | 001-FIN FINAL INSPECTION<br>Comments1: 4 SIGNS                   | 20160070 | AMERICAN WAY & GRANDE TRA |     |                | 03/24/2016    |
| PR        | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W                                | 20160071 | 1782 WALSH DR             | 6   |                | 03/11/2016    |
| PR        | _____ | 001-FIN FINAL INSPECTION   | 20160072 | 201 E VETERANS PKWY       | 11  |                | 03/29/2016    |
| PR        | _____ | 001-PHD POST HOLE - DECK   | 20160074 | 1220 PATRICK CT           | 15  |                | 03/18/2016    |
| BC        | _____ | 002-RFR ROUGH FRAMING  |          |                           |     |                | 03/22/2016    |
| BC        | 12:00 | 001-PHF POST HOLE - FENCE  | 20160078 | 2012 RAINTREE RD          | 82  |                | 03/28/2016    |
| PR        | 10:00 | 001-ROF ROOF UNDERLAYMENT ICE & W                                | 20160079 | 512 POWERS CT             |     |                | 03/10/2016    |
| BC        | _____ | 002-FIN FINAL INSPECTION   |          |                           |     |                | 03/14/2016    |
| PR        | _____ | 001-ESW ENGINEERING - SEWER / WAT                                | 20160080 | 771 GREENFIELD TURN       | 58  |                | 03/23/2016    |
| BC        | _____ | 001-FTG FOOTING  | 20160085 | 448 SUTTON ST             | 229 |                | 03/28/2016    |
| PR        | _____ | 001-PHF POST HOLE - FENCE  | 20160108 | 688 ARROWHEAD DR          | 10  |                | 03/30/2016    |
| BC        | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W<br>Comments1: NO WORK GOING ON | 20160133 | 317 ESSEX CT              |     |                | 03/30/2016    |
| BC        | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W                                | 20160134 | 1313 WILLOW WAY           | 220 |                | 03/30/2016    |
| PR        | _____ | 001-PHF POST HOLE - FENCE  | 20160136 | 573 W BARBERRY CIR        | 51  |                | 03/30/2016    |

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|----------------------|------|------------------------------------|--------|---------|-----|-------------|------------|
| -----                |      |                                    |        |         |     |             |            |
| PERMIT TYPE SUMMARY: |      | ADD ADDITION                       |        |         | 2   |             |            |
|                      |      | BIP BUILD INCENTIVE PROGRAM SFD    |        |         | 108 |             |            |
|                      |      | BSM BASEMENT REMODEL               |        |         | 5   |             |            |
|                      |      | CCO COMMERCIAL OCCUPANCY PERMIT    |        |         | 1   |             |            |
|                      |      | CRM COMMERCIAL REMODEL             |        |         | 9   |             |            |
|                      |      | DCK DECK                           |        |         | 3   |             |            |
|                      |      | ELE ELECTRICAL UPGRADE             |        |         | 1   |             |            |
|                      |      | FNC FENCE                          |        |         | 6   |             |            |
|                      |      | MIS MISCELLANEOUS                  |        |         | 1   |             |            |
|                      |      | REM REMODEL                        |        |         | 5   |             |            |
|                      |      | REP REPAIR                         |        |         | 1   |             |            |
|                      |      | ROF ROOFING                        |        |         | 11  |             |            |
|                      |      | SFD SINGLE-FAMILY DETACHED         |        |         | 24  |             |            |
|                      |      | SGN SIGN                           |        |         | 2   |             |            |
|                      |      |                                    |        |         |     |             |            |
| INSPECTION SUMMARY:  |      | BKF BACKFILL                       |        |         | 11  |             |            |
|                      |      | BSM BASEMENT FLOOR                 |        |         | 9   |             |            |
|                      |      | EFL ENGINEERING - FINAL INSPECTION |        |         | 5   |             |            |
|                      |      | ELE ELECTRIC SERVICE               |        |         | 1   |             |            |
|                      |      | EPW ENGINEERING- PUBLIC WALK       |        |         | 3   |             |            |
|                      |      | ESW ENGINEERING - SEWER / WATER    |        |         | 15  |             |            |
|                      |      | FIN FINAL INSPECTION               |        |         | 23  |             |            |
|                      |      | FOU FOUNDATION                     |        |         | 14  |             |            |
|                      |      | FTG FOOTING                        |        |         | 15  |             |            |
|                      |      | GAR GARAGE FLOOR                   |        |         | 8   |             |            |
|                      |      | INS INSULATION                     |        |         | 7   |             |            |
|                      |      | PH POST HOLES / PILES              |        |         | 2   |             |            |
|                      |      | PHD POST HOLE - DECK               |        |         | 2   |             |            |
|                      |      | PHF POST HOLE - FENCE              |        |         | 4   |             |            |
|                      |      | PLF PLUMBING - FINAL OSR READY     |        |         | 5   |             |            |
|                      |      | PLR PLUMBING - ROUGH               |        |         | 8   |             |            |
|                      |      | PLU PLUMBING - UNDERSLAB           |        |         | 12  |             |            |
|                      |      | REI REINSPECTION                   |        |         | 3   |             |            |
|                      |      | REL ROUGH ELECTRICAL               |        |         | 6   |             |            |
|                      |      | RFR ROUGH FRAMING                  |        |         | 8   |             |            |
|                      |      | RMC ROUGH MECHANICAL               |        |         | 5   |             |            |
|                      |      | ROF ROOF UNDERLAYMENT ICE & WATER  |        |         | 5   |             |            |
|                      |      | STP STOOP                          |        |         | 8   |             |            |
|                      |      |                                    |        |         |     |             |            |
| INSPECTOR SUMMARY:   |      | AS AMY SERBY, ENVIRONMENTAL KEN C  |        |         | 1   |             |            |
|                      |      | BC BOB CREADEUR                    |        |         | 28  |             |            |
|                      |      | BH BRIAN HOLDIMAN                  |        |         | 2   |             |            |
|                      |      | BKF BRISTOL KENDALL FIRE DEPT      |        |         | 1   |             |            |
|                      |      | DBH DAVE BEHERNS                   |        |         | 1   |             |            |
|                      |      | PR PETER RATOS                     |        |         | 141 |             |            |
|                      |      | TK TOM KONEN                       |        |         | 5   |             |            |

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| STATUS SUMMARY: |      | C BC               |        |         |     | 3           |            |
|                 |      | C DBH              |        |         |     | 1           |            |
|                 |      | C PR               |        |         |     | 10          |            |
|                 |      | I AS               |        |         |     | 1           |            |
|                 |      | I BC               |        |         |     | 25          |            |
|                 |      | I BH               |        |         |     | 2           |            |
|                 |      | I BKF              |        |         |     | 1           |            |
|                 |      | I PR               |        |         |     | 126         |            |
|                 |      | I TK               |        |         |     | 2           |            |
|                 |      | T PR               |        |         |     | 5           |            |
|                 |      | T TK               |        |         |     | 3           |            |
| REPORT SUMMARY: |      |                    |        |         |     | 179         |            |

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|-----------|-------|--|----------|----------------------|-----|-------------|------------|
| BC        | _____ | 002-FIN FINAL INSPECTION   | 20140417 | 1468 SLATE CT        | 343 |             | 04/27/2016 |
| PR        | _____ | PM 016-FIN FINAL INSPECTION  | 20140589 | 323 SUTTON ST        | 196 |             | 04/05/2016 |
| PR        | _____ | 017-PLF PLUMBING - FINAL OSR READ  |          |                      |     |             | 04/05/2016 |
| TK        | _____ | 018-EFL ENGINEERING - FINAL INSPE<br>Comments1: REINSPECTION REQUIRED, BROKEN SQUARE OF<br>Comments2: SIDEWALK |          |                      |     |             | 04/05/2016 |
| PR        | _____ | PM 014-FIN FINAL INSPECTION  | 20140590 | 347 SUTTON ST        | 198 |             | 04/05/2016 |
| PR        | _____ | 015-PLF PLUMBING - FINAL OSR READ  |          |                      |     |             | 04/05/2016 |
| TK        | _____ | 016-EFL ENGINEERING - FINAL INSPE  |          |                      |     |             | 04/05/2016 |
| PR        | 11:00 | 003-ESW ENGINEERING - SEWER / WAT<br>Comments1: SEWER ONLY   | 20150058 | 701 KENTSHIRE DR     | 133 |             | 04/04/2016 |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT<br>Comments1: WATER ONLY   |          |                      |     |             | 04/05/2016 |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB   |          |                      |     |             | 04/07/2016 |
| PR        | _____ | 006-BSM BASEMENT FLOOR   |          |                      |     |             | 04/08/2016 |
| PR        | _____ | 007-GAR GARAGE FLOOR   |          |                      |     |             | 04/08/2016 |
| BC        | _____ | 016-WKS PUBLIC & SERVICE WALKS   | 20150429 | 633 BIRCHWOOD DR     | 141 |             | 04/19/2016 |
| BC        | _____ | 017-WKS PUBLIC & SERVICE WALKS   | 20150448 | 2478 WAVERLY CIR     | 237 |             | 04/15/2016 |
| BC        | _____ | 018-WKS PUBLIC & SERVICE WALKS   | 20150475 | 822 CAULFIELD PT     | 109 |             | 04/15/2016 |
| PR        | _____ | AM 016-WKS PUBLIC & SERVICE WALKS  | 20150476 | 511 WINDETT RIDGE RD | 69  |             | 04/14/2016 |
| PR        | 11:00 | 001-FTG FOOTING  | 20150478 | 1382 N BRIDGE ST     | 3   |             | 04/21/2016 |
| PR        | _____ | AM 015-WKS PUBLIC & SERVICE WALKS  | 20150485 | 1437 SLATE CT        | 339 |             | 04/13/2016 |
| PR        | _____ | AM 016-WKS PUBLIC & SERVICE WALKS  | 20150486 | 1453 RUBY DR         | 353 |             | 04/13/2016 |
| PR        | _____ | AM 016-WKS PUBLIC & SERVICE WALKS  | 20150488 | 1433 RUBY DR         | 351 |             | 04/13/2016 |
| PR        | _____ | AM 016-WKS PUBLIC & SERVICE WALKS  | 20150489 | 1458 SLATE CT        | 344 |             | 04/13/2016 |
| BC        | _____ | 017-EPW ENGINEERING- PUBLIC WALK   |          |                      |     |             | 04/14/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION   | PERMIT   | ADDRESS              | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|----------------------|-----|-------------|------------|
| PR        | _____ | AM 016-WKS PUBLIC & SERVICE WALKS  | 20150491 | 1403 RUBY DR         | 349 |             | 04/13/2016 |
| BC        | _____ | 017-EPW ENGINEERING- PUBLIC WALK   |          |                      |     |             | 04/14/2016 |
| PR        | _____ | 002-FIN FINAL INSPECTION<br>Comments1: ABOVE GROUND POOL   | 20150494 | 301 DRAYTON CT       | 52  |             | 04/26/2016 |
| BC        | _____ | 012-PPS PRE-POUR, SLAB ON GRADE  | 20150500 | 842 OMAHA DR         | 33  |             | 04/25/2016 |
| BC        | _____ | 013-WKS PUBLIC & SERVICE WALKS   |          |                      |     |             | 04/25/2016 |
| PR        | _____ | AM 014-WKS PUBLIC & SERVICE WALKS  | 20150521 | 691 WINDETT RIDGE RD | 83  |             | 04/14/2016 |
| PR        | _____ | PM 001-FTG FOOTING   | 20150522 | 611 SUTTON ST        | 161 |             | 04/18/2016 |
| BC        | _____ | AM 002-BKF BACKFILL  |          |                      |     |             | 04/25/2016 |
| PR        | _____ | 003-ESW ENGINEERING - SEWER / WAT  |          |                      |     |             | 04/29/2016 |
| PR        | _____ | 016-WKS PUBLIC & SERVICE WALKS   | 20150526 | 867 GREENFIELD TURN  | 43  |             | 04/19/2016 |
| BC        | _____ | 011-WKS PUBLIC & SERVICE WALKS   | 20150528 | 868 GREENFIELD TURN  | 128 |             | 04/20/2016 |
| PR        | _____ | 001-PHD POST HOLE - DECK   | 20150545 | 122 CLAREMONT CT     | 36  |             | 04/19/2016 |
| BC        | _____ | 016-WKS PUBLIC & SERVICE WALKS   | 20150548 | 1388 SLATE DR        | 383 |             | 04/14/2016 |
| BC        | _____ | AM 006-STP STOOP   | 20150549 | 2761 LILAC CT        | 328 |             | 04/13/2016 |
| BC        | _____ | 007-BSM BASEMENT FLOOR   |          |                      |     |             | 04/13/2016 |
| BC        | _____ | 008-GAR GARAGE FLOOR   |          |                      |     |             | 04/13/2016 |
| PR        | _____ | 009-SUM SUMP   |          |                      |     |             | 04/12/2016 |
| PR        | _____ | 010-RFR ROUGH FRAMING<br>Comments1: R403.1.6 FOUNDATION ANCHORAGE--ANCHORS M<br>Comments2: ORE THAN SIX FT APART OF MORE THAN 12" F<br>Comments3: ROM END OF PLATE, BASSEMENT & GAR. INSTA<br>Comments4: LL WASHERS & NUTS ON ALL ANCHORS. |          |                      |     |             | 04/22/2016 |
| PR        | _____ | 011-REL ROUGH ELECTRICAL   |          |                      |     |             | 04/22/2016 |
| PR        | _____ | 012-RMC ROUGH MECHANICAL   |          |                      |     |             | 04/22/2016 |
| PR        | _____ | 013-PLR PLUMBING - ROUGH   |          |                      |     |             | 04/25/2016 |
| PR        | _____ | 014-INS INSULATION   |          |                      |     |             | 04/27/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION   | PERMIT   | ADDRESS            | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|--------------------|-----|-------------|------------|
| PR        | _____ | 012-FIN FINAL INSPECTION   | 20150550 | 1443 RUBY DR       | 352 |             | 04/11/2016 |
| PR        | _____ | 013-PLF PLUMBING - FINAL OSR READ  |          |                    |     |             | 04/11/2016 |
| PR        | _____ | 014-SUM SUMP   |          |                    |     |             | 04/12/2016 |
| PR        | _____ | AM 015-WKS PUBLIC & SERVICE WALKS  |          |                    |     |             | 04/13/2016 |
| BC        | _____ | 017-WKS PUBLIC & SERVICE WALKS   | 20150551 | 2678 LILAC WAY     | 379 |             | 04/14/2016 |
| BC        | _____ | 016-WKS PUBLIC & SERVICE WALKS   | 20150552 | 2752 LILAC CT      | 330 |             | 04/14/2016 |
| PR        | 13:30 | 015-FIN FINAL INSPECTION   | 20150564 | 1975 MEADOWLARK LN | 120 |             | 04/08/2016 |
| PR        | _____ | 016-PLF PLUMBING - FINAL OSR READ  |          |                    |     |             | 04/08/2016 |
| TK        | _____ | 017-EFL ENGINEERING - FINAL INSPE<br>Comments1: RE-INSPECTION REQUIRED FOR FINAL CO. BBO<br>Comments2: X KEYABLE |          |                    |     |             | 04/08/2016 |
| BC        | _____ | AM 006-GAR GARAGE FLOOR<br>Comments1: PREPOUR PATIO AND FRONT STOOP  | 20150575 | 798 BLUESTEM DR    | 114 |             | 04/05/2016 |
| PR        | _____ | 007-REL ROUGH ELECTRICAL<br>Comments1: SCREEN PORCH & PATIO  |          |                    |     |             | 04/27/2016 |
| _____     | _____ | 008-RFR ROUGH FRAMING<br>Comments1: SCREEN PORCH AND PATIO   |          |                    |     |             | 04/27/2016 |
| BC        | _____ | AM 001-MIS MISCELLANEOUS<br>Comments1: EXTERIOR CONCRETE   | 20150602 | 1845 MARKETVIEW DR | 6   |             | 04/04/2016 |
| PR        | _____ | 002-UGE UNDERGROUND ELECTRIC   |          |                    |     |             | 04/18/2016 |
| PR        | _____ | 003-EDA ENGINEERING - DRIVEWAY AP<br>Comments1: CURBING  |          |                    |     |             | 04/18/2016 |
| PR        | _____ | 004-PLU PLUMBING - UNDERSLAB   |          |                    |     |             | 04/26/2016 |
| PR        | _____ | PM 014-FIN FINAL INSPECTION  | 20150622 | 802 CAULFIELD PT   | 112 |             | 04/05/2016 |
| PR        | _____ | 015-PLF PLUMBING - FINAL OSR READ  |          |                    |     |             | 04/05/2016 |
| TK        | _____ | 016-EFL ENGINEERING - FINAL INSPE<br>Comments1: bbox not keyable, reinspection required<br>Comments2: for temp   |          |                    |     |             | 04/05/2016 |
| BC        | _____ | 017-WKS PUBLIC & SERVICE WALKS   |          |                    |     |             | 04/15/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION                | PERMIT   | ADDRESS            | LOT | SCHED.<br>DATE | COMP.<br>DATE |
|-----------|-------|-----------------------------------|----------|--------------------|-----|----------------|---------------|
| PR        | _____ | 004-RFR ROUGH FRAMING             | 20150627 | 1967 MEADOWLARK LN | 124 |                | 04/07/2016    |
| PR        | _____ | 005-REL ROUGH ELECTRICAL          |          |                    |     |                | 04/07/2016    |
| PR        | _____ | 006-RMC ROUGH MECHANICAL          |          |                    |     |                | 04/07/2016    |
| PR        | _____ | 007-PLR PLUMBING - ROUGH          |          |                    |     |                | 04/07/2016    |
| PR        | _____ | 008-PLU PLUMBING - UNDERSLAB      |          |                    |     |                | 04/07/2016    |
| PR        | _____ | 009-INS INSULATION                |          |                    |     |                | 04/12/2016    |
| PR        | _____ | 010-BSM BASEMENT FLOOR            |          |                    |     |                | 04/14/2016    |
| PR        | _____ | 011-GAR GARAGE FLOOR              |          |                    |     |                | 04/20/2016    |
| PR        | _____ | 012-STP STOOP                     |          |                    |     |                | 04/20/2016    |
| BC        | _____ | 013-WKS PUBLIC & SERVICE WALKS    |          |                    |     |                | 04/27/2016    |
| BC        | _____ | 006-GAR GARAGE FLOOR              | 20150634 | 2601 LILAC WAY     | 309 |                | 04/13/2016    |
| BC        | _____ | 007-BSM BASEMENT FLOOR            |          |                    |     |                | 04/13/2016    |
| BC        | _____ | 008-STP STOOP                     |          |                    |     |                | 04/14/2016    |
| PR        | _____ | 009-SUM SUMP                      |          |                    |     |                | 04/12/2016    |
| PR        | _____ | 009-SUM SUMP                      | 20150635 | 1462 RUBY DR       | 355 |                | 04/12/2016    |
| PR        | _____ | 010-RFR ROUGH FRAMING             |          |                    |     |                | 04/19/2016    |
| PR        | _____ | 011-REL ROUGH ELECTRICAL          |          |                    |     |                | 04/19/2016    |
| PR        | _____ | 012-RMC ROUGH MECHANICAL          |          |                    |     |                | 04/19/2016    |
| PR        | _____ | 013-PLR PLUMBING - ROUGH          |          |                    |     |                | 04/19/2016    |
| BC        | _____ | 014-INS INSULATION                |          |                    |     |                | 04/21/2016    |
| BC        | _____ | 001-FTG FOOTING                   | 20150650 | 2649 LILAC WAY     | 316 |                | 04/15/2016    |
| BC        | _____ | 002-FOU FOUNDATION                |          |                    |     |                | 04/19/2016    |
| PR        | _____ | 003-BKF BACKFILL                  |          |                    |     |                | 04/26/2016    |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT |          |                    |     |                | 04/26/2016    |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION   | PERMIT   | ADDRESS                  | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|--------------------------|-----|-------------|------------|
| PR        | _____ | 009-SUM SUMP   | 20150651 | 2751 LILAC CT            | 327 |             | 04/12/2016 |
| PR        | _____ | 010-REL ROUGH ELECTRICAL   |          |                          |     |             | 04/27/2016 |
| PR        | _____ | 011-RFR ROUGH FRAMING  |          |                          |     |             | 04/27/2016 |
| PR        | _____ | 012-RMC ROUGH MECHANICAL   |          |                          |     |             | 04/27/2016 |
| PR        | _____ | 013-PLR PLUMBING - ROUGH   |          |                          |     |             | 04/27/2016 |
| PR        | _____ | 014-INS INSULATION   |          |                          |     |             | 05/02/2016 |
| PR        | _____ | 010-SUM SUMP   | 20150652 | 2602 LILAC WAY           | 374 |             | 04/12/2016 |
| PR        | _____ | 008-INS INSULATION   | 20150654 | 937 N CARLY CIR          | 127 |             | 04/05/2016 |
| PR        | _____ | 009-REL ROUGH ELECTRICAL   |          |                          |     |             | 04/01/2016 |
| PR        | _____ | 010-RFR ROUGH FRAMING  |          |                          |     |             | 04/01/2016 |
| PR        | _____ | 011-RMC ROUGH MECHANICAL   |          |                          |     |             | 04/01/2016 |
| PR        | _____ | 012-PLR PLUMBING - ROUGH   |          |                          |     |             | 04/01/2016 |
| BC        | _____ | AM 013-EPW ENGINEERING- PUBLIC WALK  |          |                          |     |             | 04/20/2016 |
| PR        | _____ | 014-FIN FINAL INSPECTION   | 20150655 | 884 PURCELL ST           | 77  |             | 04/26/2016 |
| PR        | _____ | 015-PLF PLUMBING - FINAL OSR READ  |          |                          |     |             | 04/26/2016 |
| TK        | _____ | 016-EFL ENGINEERING - FINAL INSPE<br>Comments1: NO FINAL GRADE, OK TO TEMP |          |                          |     |             | 04/28/2016 |
| PR        | _____ | 001-FIN FINAL INSPECTION   | 20150660 | 624 W VETERANS PKWY UNIT |     |             | 04/26/2016 |
| PR        | _____ | AM 011-WKS PUBLIC & SERVICE WALKS  | 20160007 | 751 WINDETT RIDGE RD     | 87  |             | 04/14/2016 |
| PR        | _____ | 012-FTG FOOTING  |          |                          |     |             | 04/26/2016 |
| BC        | _____ | 001-FIN FINAL INSPECTION<br>Comments1: ROOF REPAIR                         | 20160008 | 242 GREENBRIAR DR        |     |             | 04/19/2016 |
| PR        | _____ | AM 004-FIN FINAL INSPECTION  | 20160016 | 1387 SLATE DR            | 335 |             | 04/07/2016 |
| BC        | _____ | 007-GAR GARAGE FLOOR   | 20160023 | 862 N CARLY CIR          | 44  |             | 04/04/2016 |
| PR        | _____ | 008-EPW ENGINEERING- PUBLIC WALK   |          |                          |     |             | 04/06/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION                                  | PERMIT   | ADDRESS             | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|---------------------|-----|-------------|------------|
| PR        | _____ | 009-REL ROUGH ELECTRICAL                            |          |                     |     |             | 04/19/2016 |
| PR        | _____ | 010-RFR ROUGH FRAMING                               |          |                     |     |             | 04/19/2016 |
| PR        | _____ | 011-RMC ROUGH MECHANICAL                            |          |                     |     |             | 04/19/2016 |
| PR        | _____ | 012-PLR PLUMBING - ROUGH                            |          |                     |     |             | 04/19/2016 |
| PR        | _____ | 013-INS INSULATION                                  |          |                     |     |             | 04/21/2016 |
| BC        | _____ | 002-FIN FINAL INSPECTION                            | 20160034 | 1466 CORNERSTONE DR | 15  |             | 04/05/2016 |
|           |       | Comments1: R507.2 DECK NOT POSITIVELY ANCHORED TO P |          |                     |     |             |            |
|           |       | Comments2: RIMARY STRUCTURE LEDGER IS NAILED TO STR |          |                     |     |             |            |
|           |       | Comments3: UCTURE. 1/2" LAG SCREWS OR BOLTS W/WASHE |          |                     |     |             |            |
|           |       | Comments4: RS REQUIRED                              |          |                     |     |             |            |
| PR        | _____ | 003-REI REINSPECTION                                |          |                     |     |             | 04/06/2016 |
| PR        | _____ | PM 001-FTG FOOTING                                  | 20160039 | 479 SUTTON ST       | 210 |             | 04/19/2016 |
| BC        | _____ | AM 002-BKF BACKFILL                                 |          |                     |     |             | 04/25/2016 |
| PR        | _____ | 001-PPS PRE-POUR, SLAB ON GRADE                     | 20160042 | 1410 S BRIDGE ST    |     |             | 04/29/2016 |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB                        | 20160043 | 1977 MEADOWLARK LN  | 119 |             | 04/19/2016 |
| PR        | _____ | 006-BSM BASEMENT FLOOR                              |          |                     |     |             | 04/20/2016 |
| PR        | _____ | 007-STP STOOP                                       |          |                     |     |             | 04/20/2016 |
| BC        | _____ | 003-FIN FINAL INSPECTION                            | 20160044 | 1981 BANBURY AVE    | 28  |             | 04/13/2016 |
| PR        | _____ | 009-SUM SUMP  | 20160045 | 1447 SLATE CT       | 340 |             | 04/12/2016 |
| BC        | _____ | AM 005-STP STOOP                                    | 20160046 | 1377 SLATE DR       | 334 |             | 04/14/2016 |
| BC        | _____ | 006-BSM BASEMENT FLOOR                              |          |                     |     |             | 04/14/2016 |
| BC        | _____ | 007-GAR GARAGE FLOOR                                |          |                     |     |             | 04/14/2016 |
| PR        | _____ | 008-PLU PLUMBING - UNDERSLAB                        |          |                     |     |             | 04/12/2016 |
| PR        | _____ | AM 001-FTG FOOTING                                  | 20160047 | 2688 LILAC WAY      | 380 |             | 04/08/2016 |
| BC        | _____ | 002-FOU FOUNDATION                                  |          |                     |     |             | 04/13/2016 |
| PR        | _____ | 003-ESW ENGINEERING - SEWER / WAT                   |          |                     |     |             | 04/21/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION                   | PERMIT   | ADDRESS              | LOT | SCHED.<br>DATE | COMP.<br>DATE |
|-----------|-------|--------------------------------------|----------|----------------------|-----|----------------|---------------|
| PR        | _____ | AM 001-FTG FOOTING                   | 20160048 | 1368 SLATE DR        | 381 |                | 04/08/2016    |
| PR        | _____ | AM 002-FOU FOUNDATION                |          |                      |     |                | 04/15/2016    |
| PR        | _____ | 003-BKF BACKFILL                     |          |                      |     |                | 04/21/2016    |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT    |          |                      |     |                | 04/21/2016    |
| PR        | _____ | AM 009-RFR ROUGH FRAMING             | 20160053 | 2722 CRANSTON CIR    | 121 |                | 04/06/2016    |
| PR        | _____ | 010-REL ROUGH ELECTRICAL             |          |                      |     |                | 04/06/2016    |
| PR        | _____ | 011-RMC ROUGH MECHANICAL             |          |                      |     |                | 04/06/2016    |
| PR        | _____ | 012-PLR PLUMBING - ROUGH             |          |                      |     |                | 04/06/2016    |
| PR        | _____ | AM 013-INS INSULATION                |          |                      |     |                | 04/07/2016    |
| PR        | _____ | 014-WKS PUBLIC & SERVICE WALKS       |          |                      |     |                | 04/25/2016    |
| PR        | _____ | 001-RFR ROUGH FRAMING                | 20160056 | 129 COMMERCIAL DR #7 | 18  |                | 04/14/2016    |
| PR        | _____ | 002-REL ROUGH ELECTRICAL             |          |                      |     |                | 04/14/2016    |
| PR        | _____ | 003-RMC ROUGH MECHANICAL             |          |                      |     |                | 04/14/2016    |
| PR        | _____ | 004-PLR PLUMBING - ROUGH             |          |                      |     |                | 04/14/2016    |
| PR        | _____ | 001-FTG FOOTING                      | 20160058 | 4000 N BRIDGE ST     |     |                | 04/19/2016    |
| BC        | _____ | AM 002-BKF BACKFILL                  | 20160059 | 789 KENTSHIRE DR     | 142 |                | 04/05/2016    |
| PR        | _____ | PM 003-ESW ENGINEERING - SEWER / WAT |          |                      |     |                | 04/08/2016    |
| PR        | _____ | AM 004-PLU PLUMBING - UNDERSLAB      |          |                      |     |                | 04/14/2016    |
| PR        | _____ | 005-BSM BASEMENT FLOOR               |          |                      |     |                | 04/14/2016    |
| PR        | _____ | 006-GAR GARAGE FLOOR                 |          |                      |     |                | 04/14/2016    |
| PR        | _____ | 004-BKF BACKFILL                     | 20160060 | 2484 ELLSWORTH DR    | 355 |                | 04/01/2016    |
| PR        | _____ | AM 005-PLU PLUMBING - UNDERSLAB      |          |                      |     |                | 04/08/2016    |
| PR        | _____ | 006-GAR GARAGE FLOOR                 |          |                      |     |                | 04/13/2016    |
| PR        | _____ | 007-BSM BASEMENT FLOOR               |          |                      |     |                | 04/13/2016    |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION   | PERMIT   | ADDRESS             | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|---------------------|-----|-------------|------------|
| PR        | _____ | 008-STP STOOP  |          |                     |     |             | 04/13/2016 |
| PR        | _____ | 004-BKF BACKFILL   | 20160061 | 2988 ELLSWORTH DR   | 348 |             | 04/01/2016 |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB   |          |                     |     |             | 04/05/2016 |
| PR        | _____ | AM 006-STP STOOP   |          |                     |     |             | 04/07/2016 |
| PR        | _____ | 007-BSM BASEMENT FLOOR   |          |                     |     |             | 04/07/2016 |
| PR        | _____ | 008-GAR GARAGE FLOOR   |          |                     |     |             | 04/07/2016 |
| PR        | _____ | PM 005-PLU PLUMBING - UNDERSLAB  | 20160062 | 2992 ELLSWORTH DR   | 347 |             | 04/05/2016 |
| PR        | _____ | AM 006-STP STOOP   |          |                     |     |             | 04/07/2016 |
| PR        | _____ | 007-GAR GARAGE FLOOR   |          |                     |     |             | 04/07/2016 |
| PR        | _____ | 008-BSM BASEMENT FLOOR   |          |                     |     |             | 04/07/2016 |
| PR        | _____ | 003-BKF BACKFILL<br>Comments1: ALSO WATER SERVICE  | 20160065 | 2986 ELLSWORTH DR   | 349 |             | 04/01/2016 |
| PR        | _____ | AM 004-PLU PLUMBING - UNDERSLAB  |          |                     |     |             | 04/08/2016 |
| PR        | _____ | 005-GAR GARAGE FLOOR   |          |                     |     |             | 04/13/2016 |
| PR        | _____ | 006-BSM BASEMENT FLOOR   |          |                     |     |             | 04/13/2016 |
| PR        | _____ | 007-STP STOOP  |          |                     |     |             | 04/13/2016 |
| BC        | _____ | 001-ROF ROOF UNDERLAYMENT ICE & W  | 20160066 | 1316 EVERGREEN LN   |     |             | 04/26/2016 |
| BC        | _____ | 003-FIN FINAL INSPECTION   | 20160074 | 1220 PATRICK CT     | 15  |             | 04/25/2016 |
| BC        | _____ | 001-FIN FINAL INSPECTION   | 20160077 | 1607 CYPRESS LN     |     |             | 04/27/2016 |
| BC        | _____ | 002-FTG FOOTING  | 20160080 | 771 GREENFIELD TURN | 58  |             | 04/05/2016 |
| BC        | _____ | 003-BKF BACKFILL   |          |                     |     |             | 04/15/2016 |
| BC        | _____ | PM 001-PHD POST HOLE - DECK  | 20160081 | 1432 WALSH DR       | 198 |             | 04/14/2016 |
| PR        | _____ | 002-RFR ROUGH FRAMING  |          |                     |     |             | 04/19/2016 |
| BC        | _____ | 003-FIN FINAL INSPECTION<br>Comments1: ADJUST SINLE GATE ON NORTH SIDE TO ENSUR<br>Comments2: E SELF CLOSING |          |                     |     |             | 04/28/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION                                    | PERMIT   | ADDRESS                | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|---|----------|------------------------|-----|-------------|------------|
| PR        | _____ | 001-FIN FINAL INSPECTION                              | 20160083 | 421 WINTERBERRY DR     |     |             | 04/08/2016 |
| BC        | _____ | 002-BKF BACKFILL                                      | 20160085 | 448 SUTTON ST          | 229 |             | 04/05/2016 |
| PR        | _____ | PM 003-ESW ENGINEERING - SEWER / WAT                  |          |                        |     |             | 04/08/2016 |
| PR        | _____ | 004-PLU PLUMBING - UNDERSLAB                          |          |                        |     |             | 04/14/2016 |
| PR        | _____ | 005-BSM BASEMENT FLOOR                                |          |                        |     |             | 04/14/2016 |
| PR        | _____ | 006-GAR GARAGE FLOOR                                  |          |                        |     |             | 04/14/2016 |
| PR        | _____ | AM 001-FTG FOOTING                                    | 20160087 | 763 KENTSHIRE DR       | 139 |             | 04/06/2016 |
| PR        | _____ | 002-BKF BACKFILL                                      |          |                        |     |             | 04/13/2016 |
| PR        | _____ | 003-ESW ENGINEERING - SEWER / WAT                     |          |                        |     |             | 04/25/2016 |
| PR        | _____ | 004-PLU PLUMBING - UNDERSLAB                          |          |                        |     |             | 04/28/2016 |
| PR        | _____ | 001-FIN FINAL INSPECTION                              | 20160092 | 1305 CHESTNUT LN       |     |             | 04/19/2016 |
| BC        | _____ | 001-RFR ROUGH FRAMING<br>Comments1: REPAIR ON BALCONY | 20160093 | 1323 -1325 CHESTNUT LN |     |             | 04/20/2016 |
| BC        | _____ | 001-PPS PRE-POUR, SLAB ON GRADE                       | 20160099 | 2324 TITUS DR          | 234 |             | 04/13/2016 |
| BC        | _____ | 001-PPS PRE-POUR, SLAB ON GRADE                       | 20160101 | 484 HONEYSUCKLE LN     | 162 |             | 04/18/2016 |
| PR        | _____ | 001-FIN FINAL INSPECTION                              | 20160103 | 226 W ELIZABETH ST     | 20  |             | 04/14/2016 |
| BC        | _____ | AM 001-FTG FOOTING                                    | 20160106 | 2658 LILAC WAY         | 377 |             | 04/01/2016 |
| PR        | _____ | AM 002-FOU FOUNDATION                                 |          |                        |     |             | 04/06/2016 |
| PR        | _____ | 003-ESW ENGINEERING - SEWER / WAT                     |          |                        |     |             | 04/12/2016 |
| BC        | _____ | 004-BKF BACKFILL                                      |          |                        |     |             | 04/13/2016 |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB                          |          |                        |     |             | 04/18/2016 |
| PR        | _____ | 006-BSM BASEMENT FLOOR                                |          |                        |     |             | 04/21/2016 |
| PR        | _____ | 007-GAR GARAGE FLOOR                                  |          |                        |     |             | 04/21/2016 |
| PR        | _____ | 008-STP STOOP   |          |                        |     |             | 04/21/2016 |
| BC        | _____ | AM 001-FTG FOOTING                                    | 20160107 | 2647 EMERALD LN        | 387 |             | 04/01/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME  | TYPE OF INSPECTION                                   | PERMIT   | ADDRESS          | LOT | SCHED. DATE | COMP. DATE |
|-----------|-------|--|----------|------------------|-----|-------------|------------|
| PR        | _____ | AM 002-FOU FOUNDATION                                |          |                  |     |             | 04/07/2016 |
| PR        | _____ | 003-ESW ENGINEERING - SEWER / WAT                    |          |                  |     |             | 04/12/2016 |
| BC        | _____ | 004-BKF BACKFILL                                     |          |                  |     |             | 04/13/2016 |
| PR        | _____ | 005-PLU PLUMBING - UNDERSLAB                         |          |                  |     |             | 04/18/2016 |
| PR        | _____ | 006-BSM BASEMENT FLOOR                               |          |                  |     |             | 04/21/2016 |
| PR        | _____ | 007-GAR GARAGE FLOOR                                 |          |                  |     |             | 04/21/2016 |
| PR        | _____ | 008-STP STOOP  |          |                  |     |             | 04/21/2016 |
| BC        | _____ | 002-FIN FINAL INSPECTION                             | 20160108 | 688 ARROWHEAD DR | 10  |             | 04/01/2016 |
| PR        | _____ | PM 001-PLU PLUMBING - UNDERSLAB                      | 20160112 | 895 PURCELL ST   | 67  |             | 04/04/2016 |
| BC        | _____ | 002-FIN FINAL INSPECTION<br>Comments1: PAVER PATIO   |          |                  |     |             | 04/25/2016 |
| PR        | _____ | AM 001-PPS PRE-POUR, SLAB ON GRADE                   | 20160115 | 1423 RUBY DR     | 350 |             | 04/13/2016 |
| BC        | _____ | AM 001-PHF POST HOLE - FENCE                         | 20160116 | 906 S MAIN ST    |     |             | 04/22/2016 |
| BC        | _____ | 001-FIN FINAL INSPECTION                             | 20160117 | 803 E MAIN ST    | 42  |             | 04/19/2016 |
| BC        | _____ | 001-PHF POST HOLE - FENCE                            | 20160120 | 641 OMAHA DR     | 10  |             | 04/14/2016 |
| BC        | _____ | AM 001-FTG FOOTING                                   | 20160121 | 812 CAULFIELD PT | 110 |             | 04/19/2016 |
| BC        | _____ | 002-BKF BACKFILL                                     |          |                  |     |             | 04/28/2016 |
| BC        | _____ | 001-FTG FOOTING                                      | 20160122 | 801 CAULFIELD PT | 106 |             | 04/19/2016 |
| BC        | _____ | AM 002-BKF BACKFILL                                  |          |                  |     |             | 04/25/2016 |
| PR        | _____ | 001-FTG FOOTING                                      | 20160123 | 2602 FAIRFAX WAY | 277 |             | 04/06/2016 |
| BC        | _____ | AM 002-BKF BACKFILL                                  |          |                  |     |             | 04/15/2016 |
| PR        | _____ | 003-PLU PLUMBING - UNDERSLAB                         |          |                  |     |             | 04/28/2016 |
| PR        | _____ | 004-ESW ENGINEERING - SEWER / WAT                    |          |                  |     |             | 04/25/2016 |
| PR        | _____ | 001-FIN FINAL INSPECTION<br>Comments1: EGRESS WINDOW | 20160126 | 201 WORSLEY ST   |     |             | 04/26/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME     | TYPE OF INSPECTION                          | PERMIT   | ADDRESS              | LOT  | SCHED. DATE | COMP. DATE |
|-----------|----------|---|----------|----------------------|------|-------------|------------|
| BC        | _____    | 001-FIN FINAL INSPECTION                    | 20160127 | 1530 CRIMSON LN      | 6    |             | 04/26/2016 |
| BC        | _____ AM | 001-PHD POST HOLE - DECK                    | 20160129 | 628 DENISE CT        | 36   |             | 04/05/2016 |
| PR        | _____ PM | 002-RFR ROUGH FRAMING                       |          |                      |      |             | 04/11/2016 |
| PR        | _____    | 001-FIN FINAL INSPECTION                    | 20160132 | 701 N BRIDGE ST      |      |             | 04/11/2016 |
| BC        | _____    | 002-ROF ROOF UNDERLAYMENT ICE & W           | 20160133 | 317 ESSEX CT         |      |             | 04/04/2016 |
| BC        | _____    | 002-FIN FINAL INSPECTION                    | 20160134 | 1313 WILLOW WAY      | 220  |             | 04/01/2016 |
| BC        | _____    | 001-PHD POST HOLE - DECK                    | 20160135 | 922 S CARLY CIR      | 100  |             | 04/13/2016 |
| PR        | _____    | 001-PHF POST HOLE - FENCE                   | 20160141 | 278 WINDETT RIDGE RD | 18   |             | 04/08/2016 |
| BC        | _____    | 001-FIN FINAL INSPECTION                    | 20160144 | 2222 NORTHLAND LN    |      |             | 04/26/2016 |
| PR        | 11:00    | 001-PHD POST HOLE - DECK                    | 20160146 | 873 N CARLY CIR      | 23   |             | 04/15/2016 |
| PR        | _____    | 002-RFR ROUGH FRAMING                       |          |                      |      |             | 04/20/2016 |
| BC        | _____    | 003-FIN FINAL INSPECTION<br>Comments1: DECK |          |                      |      |             | 04/25/2016 |
| PR        | _____    | 001-FTG FOOTING                             | 20160150 | 412 WINDETT RIDGE RD | 193  |             | 04/11/2016 |
| PR        | _____ AM | 002-RFR ROUGH FRAMING                       |          |                      |      |             | 04/14/2016 |
| PR        | _____ AM | 001-PHF POST HOLE - FENCE                   | 20160152 | 2031 RAINTREE RD     | 67   |             | 04/11/2016 |
| BC        | _____    | 001-FIN FINAL INSPECTION<br>Comments1: ROOF | 20160153 | 523 YELLOWSTONE LN   | 6    |             | 04/22/2016 |
| PR        | _____    | 001-PHF POST HOLE - FENCE                   | 20160154 | 712 GREENFIELD TURN  | 100  |             | 04/12/2016 |
| BC        | _____    | 001-PHF POST HOLE - FENCE                   | 20160160 | 206 FAIRHAVEN DR     | 80   |             | 04/18/2016 |
| PR        | _____    | 001-PPS PRE-POUR, SLAB ON GRADE             | 20160166 | 482 OMAHA DR         | 83   |             | 04/21/2016 |
| BC        | _____    | 001-PHF POST HOLE - FENCE                   | 20160167 | 4528 MARQUETTE ST    | 1219 |             | 04/27/2016 |
| BC        | _____    | 001-PHF POST HOLE - FENCE                   | 20160168 | 423 TWINLEAF TR      | 84   |             | 04/20/2016 |
| BC        | _____    | 001-PHF POST HOLE - FENCE                   | 20160169 | 1415 CHESTNUT LN     | 68   |             | 04/22/2016 |
| BC        | _____    | 002-FIN FINAL INSPECTION                    |          |                      |      |             | 04/26/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR | TIME     | TYPE OF INSPECTION                | PERMIT   | ADDRESS             | LOT | SCHED. DATE | COMP. DATE |
|-----------|----------|-----------------------------------|----------|---------------------|-----|-------------|------------|
| PR        | 11:00    | 001-ROF ROOF UNDERLAYMENT ICE & W | 20160173 | 1737 JOHN ST        | 184 |             | 04/11/2016 |
| PR        | _____    | 001-RFR ROUGH FRAMING             | 20160174 | 596 REDHORSE LN     | 114 |             | 04/15/2016 |
| PR        | _____    | 002-REL ROUGH ELECTRICAL          |          |                     |     | 04/15/2016  |            |
| PR        | _____    | 003-RMC ROUGH MECHANICAL          |          |                     |     |             | 04/15/2016 |
| PR        | _____    | 004-PLR PLUMBING - ROUGH          |          |                     |     |             | 04/15/2016 |
| PR        | _____    | 005-FIN FINAL INSPECTION          |          |                     |     |             | 05/02/2016 |
| PR        | _____    | 001-PHF POST HOLE - FENCE         | 20160177 | 310 E RIDGE ST      | 9   |             | 04/21/2016 |
| PR        | _____ AM | 001-PLR PLUMBING - ROUGH          | 20160190 | 416 ELM ST          | 34  |             | 04/28/2016 |
| BC        | _____    | 001-FIN FINAL INSPECTION          | 20160191 | 617 GREENFIELD TURN | 72  |             | 04/18/2016 |
| PR        | _____    | 001-FTG FOOTING                   | 20160192 | 883 N CARLY CIR     | 21  |             | 04/15/2016 |
| BC        | _____    | 002-FOU FOUNDATION                |          |                     |     |             | 04/22/2016 |
| BC        | _____    | 003-BKF BACKFILL                  |          |                     |     |             | 04/29/2016 |
| BC        | _____    | 001-PHF POST HOLE - FENCE         | 20160193 | 1611 COTTONWOOD TR  | 5   |             | 04/18/2016 |
| PR        | _____    | 001-FTG FOOTING                   | 20160194 | 2575 FAIRFAX WAY    | 249 |             | 04/25/2016 |
| BC        | 10:30    | 001-ROF ROOF UNDERLAYMENT ICE & W | 20160196 | 417 E SOMONAUK ST   | 3   |             | 04/15/2016 |
| BC        | _____ AM | 001-ROF ROOF UNDERLAYMENT ICE & W | 20160199 | 339 E VAN EMMON ST  |     |             | 04/15/2016 |
| BC        | _____    | 002-FIN FINAL INSPECTION          |          |                     |     |             | 04/27/2016 |
| BC        | _____    | 001-PHF POST HOLE - FENCE         | 20160201 | 310 E FOX ST        |     |             | 04/25/2016 |
| PR        | _____    | 001-ROF ROOF UNDERLAYMENT ICE & W | 20160212 | 2194 MEADOWVIEW LN  | 15  |             | 04/21/2016 |
| BC        | _____    | 002-FIN FINAL INSPECTION          |          |                     |     |             | 04/26/2016 |
| PR        | 12:30    | 001-ROF ROOF UNDERLAYMENT ICE & W | 20160216 | 521 CHESHIRE CT     | 42  |             | 04/26/2016 |
| BC        | _____    | 002-FIN FINAL INSPECTION          |          |                     |     |             | 04/28/2016 |
| BC        | _____ AM | 001-FIN FINAL INSPECTION          | 20160234 | 2112 ALAN DALE LN   |     |             | 04/26/2016 |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR            | TIME | TYPE OF INSPECTION                 | PERMIT | ADDRESS | LOT | SCHED. DATE | COMP. DATE |
|----------------------|------|------------------------------------|--------|---------|-----|-------------|------------|
| -----                |      |                                    |        |         |     |             |            |
| PERMIT TYPE SUMMARY: |      | ADD ADDITION                       |        |         |     |             | 1          |
|                      |      | AGP ABOVE-GROUND POOL              |        |         |     |             | 1          |
|                      |      | BDO COMMERCIAL BUILD-OUT           |        |         |     |             | 4          |
|                      |      | BIP BUILD INCENTIVE PROGRAM SFD    |        |         |     |             | 156        |
|                      |      | BSM BASEMENT REMODEL               |        |         |     |             | 6          |
|                      |      | COM COMMERCIAL BUILDING            |        |         |     |             | 3          |
|                      |      | CRM COMMERCIAL REMODEL             |        |         |     |             | 4          |
|                      |      | DCK DECK                           |        |         |     |             | 15         |
|                      |      | ESN ELECTRIC SIGN                  |        |         |     |             | 1          |
|                      |      | FNC FENCE                          |        |         |     |             | 15         |
|                      |      | MIS MISCELLANEOUS                  |        |         |     |             | 2          |
|                      |      | MSC MISCELLANEOUS                  |        |         |     |             | 1          |
|                      |      | PLM PLUMBING REPAIR OR ALTERATION  |        |         |     |             | 1          |
|                      |      | PTO PATIO / PAVERS                 |        |         |     |             | 7          |
|                      |      | REP REPAIR                         |        |         |     |             | 2          |
|                      |      | ROF ROOFING                        |        |         |     |             | 15         |
|                      |      | SFD SINGLE-FAMILY DETACHED         |        |         |     |             | 35         |
|                      |      | SHD SHED/ACCESSORY BUILDING        |        |         |     |             | 2          |
|                      |      | WIN WINDOW REPLACEMENT             |        |         |     |             | 2          |
|                      |      |                                    |        |         |     |             |            |
| INSPECTION SUMMARY:  |      | BKF BACKFILL                       |        |         |     |             | 17         |
|                      |      | BSM BASEMENT FLOOR                 |        |         |     |             | 14         |
|                      |      | EDA ENGINEERING - DRIVEWAY APRON   |        |         |     |             | 1          |
|                      |      | EFL ENGINEERING - FINAL INSPECTION |        |         |     |             | 5          |
|                      |      | EPW ENGINEERING- PUBLIC WALK       |        |         |     |             | 4          |
|                      |      | ESW ENGINEERING - SEWER / WATER    |        |         |     |             | 12         |
|                      |      | FIN FINAL INSPECTION               |        |         |     |             | 36         |
|                      |      | FOU FOUNDATION                     |        |         |     |             | 6          |
|                      |      | FTG FOOTING                        |        |         |     |             | 18         |
|                      |      | GAR GARAGE FLOOR                   |        |         |     |             | 15         |
|                      |      | INS INSULATION                     |        |         |     |             | 7          |
|                      |      | MIS MISCELLANEOUS                  |        |         |     |             | 1          |
|                      |      | PHD POST HOLE - DECK               |        |         |     |             | 5          |
|                      |      | PHF POST HOLE - FENCE              |        |         |     |             | 12         |
|                      |      | PLF PLUMBING - FINAL OSR READY     |        |         |     |             | 6          |
|                      |      | PLR PLUMBING - ROUGH               |        |         |     |             | 10         |
|                      |      | PLU PLUMBING - UNDERSLAB           |        |         |     |             | 16         |
|                      |      | PPS PRE-POUR, SLAB ON GRADE        |        |         |     |             | 6          |
|                      |      | REI REINSPECTION                   |        |         |     |             | 1          |
|                      |      | REL ROUGH ELECTRICAL               |        |         |     |             | 10         |
|                      |      | RFR ROUGH FRAMING                  |        |         |     |             | 15         |
|                      |      | RMC ROUGH MECHANICAL               |        |         |     |             | 9          |
|                      |      | ROF ROOF UNDERLAYMENT ICE & WATER  |        |         |     |             | 7          |
|                      |      | STP STOOP                          |        |         |     |             | 11         |
|                      |      | SUM SUMP                           |        |         |     |             | 7          |
|                      |      | UGE UNDERGROUND ELECTRIC           |        |         |     |             | 1          |
|                      |      | WKS PUBLIC & SERVICE WALKS         |        |         |     |             | 21         |

INSPECTIONS SCHEDULED FROM 04/01/2016 TO 04/30/2016

| INSPECTOR          | TIME | TYPE OF INSPECTION | PERMIT | ADDRESS      | LOT | SCHED.<br>DATE | COMP.<br>DATE |
|--------------------|------|--------------------|--------|--------------|-----|----------------|---------------|
| INSPECTOR SUMMARY: |      |                    |        |              |     |                |               |
|                    |      | BC                 |        | BOB CREADEUR |     |                | 1             |
|                    |      | PR                 |        | PETER RATOS  |     |                | 86            |
|                    |      | TK                 |        | TOM KONEN    |     |                | 181           |
|                    |      |                    |        |              |     |                | 5             |
| STATUS SUMMARY:    |      |                    |        |              |     |                |               |
|                    | C    | BC                 |        |              |     |                | 29            |
|                    | C    | PR                 |        |              |     |                | 35            |
|                    | C    | TK                 |        |              |     |                | 2             |
|                    | I    |                    |        |              |     |                | 1             |
|                    | I    | BC                 |        |              |     |                | 48            |
|                    | I    | PR                 |        |              |     |                | 128           |
|                    | T    | BC                 |        |              |     |                | 9             |
|                    | T    | PR                 |        |              |     |                | 18            |
|                    | T    | TK                 |        |              |     |                | 3             |
| REPORT SUMMARY:    |      |                    |        |              |     |                |               |
|                    |      |                    |        |              |     |                | 273           |



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

Agenda Item Number

NB #3

Tracking Number

EDC 2016-29

### Agenda Item Summary Memo

**Title:** Property Maintenance Report for March and April 2016

**Meeting and Date:** EDC – June 7, 2016

**Synopsis:** \_\_\_\_\_  
\_\_\_\_\_

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Informational

**Council Action Requested:** None

**Submitted by:** Pete Ratos Community Development  
Name Department

#### Agenda Item Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Have a question or comment about this agenda item?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](http://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](http://www.yorkville.il.us/gov_officials.php)*



# Memorandum

To: Economic Development Committee  
From: Pete Ratos, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering  
Date: April 19, 2016  
Subject: March Property Maintenance

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## Property Maintenance Report March 2016

### Adjudication:

1 Property Maintenance Case heard in March

|        |                   |                  |                     |
|--------|-------------------|------------------|---------------------|
| N 2682 | 802 S. Bridge St. | Prohibited Signs | Dismissed/Compliant |
|--------|-------------------|------------------|---------------------|

**March Property Maintenance Complaint Report Attached**

## Case Report

03/01/2016 - 03/31/2016

| Case #   | Case Date | ADDRESS OF COMPLAINT      | TYPE OF VIOLATION   | STATUS          | VIOLATION LETTER SENT | CITATION ISSUED | DATE OF HEARING |
|----------|-----------|---------------------------|---|-----------------|-----------------------|-----------------|-----------------|
| 20160028 | 3/29/2016 | 1971 Banbury Ave          | Vehicles  | IN VIOLATION    | 3/30/2016             | 4/13/2016       | 5/16/2016       |
| 20160027 | 3/24/2016 | 1959 Country Hills        | Vehicles  | CLOSED          | 3/28/2016             |                 |                 |
| 20160026 | 3/24/2016 | 1979 country Hills        | Vehicles  | CLOSED          | 3/28/2016             |                 |                 |
| 20160025 | 3/24/2016 | 302 N BRIDGE ST           | LIGHTS DIRECTED AT RESIDENCE                                  | COMPLIANT       |                       |                 |                 |
| 20160024 | 3/23/2016 | Westbury East Village     | TRASH, RUBBISH  | IN VIOLATION    | 3/24/2016             | 4/14/2016       | 5/16/2016       |
| 20160023 | 3/22/2016 | 2075 MARKETVIEW DR        | WORKING WITHOUT PERMIT  | IN VIOLATION    | 3/24/2016             |                 |                 |
| 20160022 | 3/22/2016 | COUNTRY SIDE CENTER       | TREES CUT DOWN AND LEFT ON CITY PROPERTY                      | CLOSED          |                       |                 |                 |
| 20160021 | 3/17/2016 | 306-308 Heustis St.       | Exposed Dumpster, Residential                                 | IN VIOLATION    | 3/24/2016             |                 |                 |
| 20160020 | 3/11/2016 | SOUTH QUADRANT            | CHANGE OF OCCUPANCY   | TO BE INSPECTED |                       |                 |                 |
| 20160019 | 3/11/2016 | 922 Canyon Trail          | UNLICENSED VEHICLES   | CLOSED          | 3/22/2016             |                 |                 |
| 20160018 | 3/10/2016 | 306-308 HEUSTIS ST        | EXTERIOR WALLS, PROTECTIVE TREATMENT, WINDOW SKYLIGHT & DOORS | IN VIOLATION    | 3/10/2016             |                 |                 |
| 20160017 | 3/10/2016 | 320 BLACKBERRY LN         | JUNK, REFUSE  | IN VIOLATION    | 3/28/2016             | 4/14/2016       | 5/16/2016       |
| 20160016 | 3/8/2016  | SEC E MAIN & RT AND ALONG | SIGNS IN RIGHT OF WAY   | CLOSED          |                       |                 |                 |

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|

**Total Records: 13**

**4/22/2016**



# Memorandum

To: Economic Development Committee  
From: Pete Ratos, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering  
Date: May 18, 2016  
Subject: April Property Maintenance

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## Property Maintenance Report April 2016

### Adjudication:

1 Property Maintenance Case heard in April

|        |             |                  |        |
|--------|-------------|------------------|--------|
| N 2191 | 208 Wolf St | Permit for Signs | Liable |
|--------|-------------|------------------|--------|

**April Property Maintenance Complaint Report Attached**

PROPERTY MAINTENANCE  
04/01/2016 - 04/30/2016

| Case #   | Case Date | ADDRESS OF COMPLAINT | TYPE OF VIOLATION                             | DOWNTOWN SWEEP | STATUS         | VIOLATION LETTER SENT | FOLLOW UP STATUS | CITATION ISSUED | FINDINGS |
|----------|-----------|----------------------|---|----------------|----------------|-----------------------|------------------|-----------------|----------|
| 20160066 | 4/29/2016 | 1958 Raintree Rd.    | Grass/Weeds                                   |                | CLOSED         |                       | COMPLIANT        |                 |          |
| 20160065 | 4/27/2016 | 208 W. Ridge St      | Vehicles                                      |                | CLOSED         | 4/28/2016             | COMPLIANT        |                 |          |
| 20160064 | 4/27/2016 | 222 Mill St.         | Vehicles                                      |                | DOWNTOWN SWEEP | 4/28/2016             | COMPLIANT        |                 |          |
| 20160063 | 4/27/2016 | 367 Pensacola St.    | Grass/Weeds                                   |                | IN VIOLATION   |                       | IN VIOLATION     | 5/5/2016        |          |
| 20160062 | 4/27/2016 | 332 Bertram Dr.      | Grass/Weeds                                   |                | CLOSED         |                       | COMPLIANT        |                 |          |
| 20160061 | 4/27/2016 | 4545 Marquette St.   | Grass/Weeds                                   |                | IN VIOLATION   |                       |                  | 5/5/2016        |          |
| 20160060 | 4/27/2016 | 1218 Willow Way      | Permit, off street parking                    |                | CLOSED         | 4/28/2016             | COMPLIANT        |                 |          |
| 20160059 | 4/26/2016 | 572 Yellowstone Ln   | Fence   |                | CLOSED         | 4/26/2016             | COMPLIANT        |                 |          |
| 20160058 | 4/25/2016 | 1023 HOMESTEAD DR    | VEHICLE IN DRIVEWAY FRONT END ON JACKS        |                | CLOSED         | 4/26/2016             | COMPLIANT        |                 |          |
| 20160057 | 4/25/2016 | 1152 KATE DR         | WEEDS GRASS                                   |                | IN VIOLATION   |                       |                  |                 |          |
| 20160056 | 4/21/2016 | 804 MORGAN ST        | VARIOUS                                       |                | COMPLIANT      |                       |                  |                 |          |
| 20160055 | 4/20/2016 | KYLYNS RIDGE         | BROKEN FENCES AND CAMPERS PARKED IN SIDE YARD |                | COMPLIANT      |                       |                  |                 |          |
| 20160054 | 4/20/2016 | ALAN DALE LN         | CHICKEN WIRE FENCES                           |                | CLOSED         |                       |                  |                 |          |
| 20160053 | 4/20/2016 | 2146 NORTHLAND LN    | 5TH WHEEL PARKED ON STREET                    |                | CLOSED         |                       |                  |                 |          |

|          |           |  |   |  |              |           |              |          |              |
|----------|-----------|--|---|--|--------------|-----------|--------------|----------|--------------|
| 20160052 | 4/20/2016 | 1142 & 1162<br>MIDNIGHT LN,<br>SCHOOL AND<br>COMMON<br>AREAS IN<br>AUTUMN<br>CREEK | WEEDS GRASS   |  | COMPLIANT    |           |              |          |              |
| 20160051 | 4/18/2016 | 501 Morgan St.   | Rubbish, debris   |  | CLOSED       | 4/19/2016 | COMPLIANT    |          |              |
| 20160050 | 4/18/2016 | 305 Center<br>Parkway  | Vehicles  |  | CLOSED       | 4/19/2016 | COMPLIANT    |          |              |
| 20160049 | 4/18/2016 | 683<br>YELLOWSTON<br>E   | WEEDS GRASS<br>, CAR NOT<br>PARKED ON<br>DRIVEWAY                 |  | IN VIOLATION | 4/19/2016 |              |          |              |
| 20160048 | 4/15/2016 | 604 State St.  | Vehicles  |  | IN VIOLATION | 4/18/2016 |              |          |              |
| 20160047 | 4/14/2016 | 702 Heustis St.  | Roof, Vehicles,<br>exterior                                       |  | IN VIOLATION | 4/15/2016 |              |          |              |
| 20160046 | 4/13/2016 | 2887 Cranston<br>Circle  | Vehicles  |  | IN VIOLATION | 4/14/2016 |              |          |              |
| 20160045 | 4/12/2016 | 306 W<br>MADISON   | NOXIOUS<br>ODOR   |  | COMPLIANT    |           |              |          | NO VIOLATION |
| 20160044 | 4/12/2016 | ELLSWORTH<br>DR  | CONSTRUCTIO<br>N TRAFFIC  |  | COMPLIANT    |           |              |          |              |
| 20160043 | 4/11/2016 | 1319<br>EVERGREEN<br>LN  | DILAPIDATED<br>FENCE,<br>POTENTIAL<br>ILLEGAL<br>HOME<br>ADDITION |  | CLOSED       | 4/14/2016 | COMPLIANT    |          | PENDING      |
| 20160042 | 4/8/2016  | 1947<br>COMMERCIAL<br>DR   | WORKING<br>WITHOUT<br>PERMIT                                      |  | IN VIOLATION |           |              |          |              |
| 20160041 | 4/7/2016  | Lot 5 Fox Hill<br>Unit 6   | TRASH AND<br>DEBRIS   |  | IN VIOLATION | 4/8/2016  |              |          |              |
| 20160040 | 4/5/2016  | 506 Colton St.   | Vehicles  |  | IN VIOLATION | 4/6/2016  | IN VIOLATION | 5/2/2016 |              |
| 20160039 | 4/5/2016  | 307 Colton St.   | Vehicles  |  | CLOSED       | 4/6/2016  | COMPLIANT    |          |              |
| 20160038 | 4/4/2016  | 941 Canyon Trial   | WORKING<br>WITHOUT<br>PERMIT                                      |  | IN VIOLATION | 4/26/2016 |              |          |              |

|          |          |                         |  |     |                   |          |              |           |  |
|----------|----------|-------------------------|--|-----|-------------------|----------|--------------|-----------|--|
| 20160037 | 4/4/2016 | 206 Heustis             | Vehicles,<br>rubbish, snipe<br>signs, fence,etc. |     | DOWNTOWN<br>SWEEP | 4/4/2016 | IN VIOLATION | 4/25/2016 |  |
| 20160036 | 4/1/2016 | 222 Mill St.            | Vehicles   |     | DOWNTOWN<br>SWEEP | 4/4/2016 | COMPLIANT    |           |  |
| 20160035 | 4/1/2016 | 208 W Van<br>Emmon St.  | Roof   |     | DOWNTOWN<br>SWEEP | 4/4/2016 |              |           |  |
| 20160034 | 4/1/2016 | 208 W.<br>Hydraulic     | Ext. walls, Paint,<br>structural<br>members      |     | DOWNTOWN<br>SWEEP | 4/5/2016 | IN VIOLATION | 4/25/2016 |  |
| 20160033 | 4/1/2016 | Grainco Building        | Roof, gutter                                     | Yes | DOWNTOWN<br>SWEEP | 4/4/2016 |              | 4/25/2016 |  |
| 20160032 | 4/1/2016 | 300 E. Hydraulic<br>Ave | TRASH,<br>RUBBISH,<br>Vehicle                    | Yes | DOWNTOWN<br>SWEEP |          |              |           |  |
| 20160031 | 4/1/2016 | 1426 Aspen              |  |     |                   |          |              |           |  |
| 20160030 | 4/1/2016 | 4574 Marquette<br>St.   | Vehicles   |     | IN VIOLATION      | 4/1/2016 |              | 4/13/2016 |  |
| 20160029 | 4/1/2016 | 4438 Pleasant Ct.       | TRASH,<br>RUBBISH                                |     | IN VIOLATION      | 4/1/2016 |              |           |  |
|          |          |                         |  |     |                   |          |              |           |  |

**Total Records: 38**



| 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

NB #4

Tracking Number

EDC 2916-30

### Agenda Item Summary Memo

**Title:** Mold

**Meeting and Date:** Economic Development Committee – June 7, 2016

**Synopsis:** See attached memo.

#### 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:

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# Memorandum

To: Economic Development Committee  
From: Bart Olson, City Administrator  
CC:  
Date: June 2, 2016  
Subject: Mold

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## Summary

Review of the City's options for property maintenance complaints related to mold.

## Background

This item was discussed by the City Council at the May 24<sup>th</sup> meeting under citizen comments. Several tenants of the City Center apartment building expressed their concerns about mold growth in the building, and the City Council directed this matter to be reviewed at the June EDC meeting.

Neither the City or the County have any regulations that directly address mold growth. Because there are so many types of mold and effects of mold, proper mold testing and diagnosis is highly specialized field. Most municipalities do not have someone on staff that is properly trained in mold, and most municipalities hire a specialist when they have an issue with mold.

The County Health Department has been involved with this investigation, but their role and authority is limited. They have no ability to cite the building owner or the tenant for mold growth, and they have no one on staff that is trained in proper mold inspections. They have been a willing participant in review of complaint materials and have visited the site with City staff members. They have advised the tenants on general matters, including alternate affordable living arrangements within the County and basic indoor hygiene. Further, since this matter is within City limits they have even less authority over the property maintenance conditions than they would if the property was in an unincorporated area. For these reasons, the County Health Department does not have a major role in the complaint and resolution processes.

The City's authority in the matter is rooted in the property maintenance code. There are various sections of the property maintenance code that address general unsanitary interior surfaces, ventilation, plumbing, and other matters. Depending on the actual details of each individual dwelling unit, the tenant and/or the landlord could be held liable for property maintenance violations. The landlord could be held responsible for matters related to the exterior of the building and the common areas on the property.

Pete Ratos has inspected the property a few times since the initial complaint a few weeks ago. Nothing within the interior of the building nor the exterior of the building has been deemed defective (leaks, cracks in exterior walls, junk or refuse, etc.), which would warrant a property maintenance violation. Should a mold inspection report be produced by either the tenant, landlord, or the City which shows evidence of harmful mold which requires major renovation to the building, the City can write a citation under the property maintenance code and force the property owner to remediate through the circuit court system. In that scenario, if there is evidence that the property can not be remediated, the City can proceed through the circuit court system to condemn the building and have it demolished, as

we've seen in other parts of town over the years. Should a mold inspection report be produced by either the tenant, landlord, or the City which shows evidence of mold which requires cleaning or minor renovation, the City may have the ability to use the property maintenance code to force compliance by the tenant (cleanliness) or the landlord (minor renovation), likely through administrative adjudication.

To date, the City has received several complaints from past and current tenants that the mold issues have been presented to the landlord. The landlord has voluntarily moved forward with mold testing in four of the units, and has produced an inspection report to the City (received the morning of June 2), which staff is reviewing. The landlord has verbally committed to the City staff that if the building needs to be remediated or renovated, they would willingly do so. They did go through and do major renovations to the interior of the units and the roof of the units a few years ago, so they have some recent history with undertaking major projects within the complex.

### **Recommendation**

This is an informational item.

The matter is being addressed through the City's property maintenance code and is still in flux. The City staff is reviewing the mold report presented by the landlord. The City staff has the ability and the budget to authorize a consultant to review the landlord-presented mold report and/or conduct an entirely new inspection. If the Code official feels that the landlord-presented mold report, any future City-presented mold report, or in-person inspection yields a property maintenance violation against the landlord, tenant, or both, a written citation will be sent.

There is no recommendation for City Council action by staff. Kendall County resident Todd Milliron has been coordinating responses among tenants and has recommended that the City adopt more stringent and direct codes against mold, and/or create landlord-tenant regulations. We have not reviewed either item in depth, but we think that the complexity of mold issues requires professional assistance (out-sourced when needed) and landlord-tenant regulations are not available to us as a non-home rule municipality. If the City were home-rule, it would have more authority over tenant-landlord issues.



| 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

NB #5

Tracking Number

EDC 2016-31

### Agenda Item Summary Memo

**Title:** Economic Development Report for May 2016

**Meeting and Date:** EDC – June 7, 2016

**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 June 2016 EDC Meeting of the United City of Yorkville

Downtown Redevelopment:

- Continue to work with Minor Threat Restaurant Group (Dale Lewis) on opening of three restaurant concepts and live theatre. Opening is now scheduled approximately June 15th. The group is also working on opening the theatre as soon as possible. The venue will be used for comedy shows, movies and music.
- Working with two other businesses looking to locate in the downtown. Both would be leasing space.

Development south of Fox River:

- Ground broken on Route 47 just south of Beaver Street (next to Merlins). Dance Studio
- Continued work to locate grocery store south of the River. Continue to meet with owner of potential grocery store that is looking closely at Yorkville.
- Additional tenant looking at Stagecoach Crossing. This will continue the leasing up of former West Suburban Bank building.
- Working with a group interested in opening a “Polaris” Dealership in Yorkville. This dealership will be a strong sales tax generator.

Development north of the Fox River:

- Kendall Crossing...Working with a variety of smaller tenants to allow for the construction of a multi-tenant building at the center.
- Kendall Marketplace...Meet and worked with Alex Berman ICSC Show in Las Vegas.
- O’Reilly Auto Parts store at Routes 34 and 47 has broken ground.

Industrial Development:

- Continue to work on attracting new industrial business to Yorkville, to expand jobs and tax base.
- Had multiple meetings with officials from DCEO (State of Illinois) to explore the potential of an enterprise zone being certified in Yorkville.

Recreational Development:

- Continue to work with Justine Brummel on multi-use sports facility.

Other Activity:

- Appeared on WSPY TV and Radio to showcase Yorkville, and promote the Push for the Path 5K.

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

NB #6

Tracking Number

EDC 2016-32

### Agenda Item Summary Memo

**Title:** Foreclosure Tracking

**Meeting and Date:** EDC/June 7, 2016

**Synopsis:** Update on newly filed foreclosures from January 2016 to May 2016.

#### 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?*

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](mailto:agendas@yorkville.il.us), post at [www.facebook.com/CityofYorkville](http://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](http://www.yorkville.il.us/gov_officials.php)*



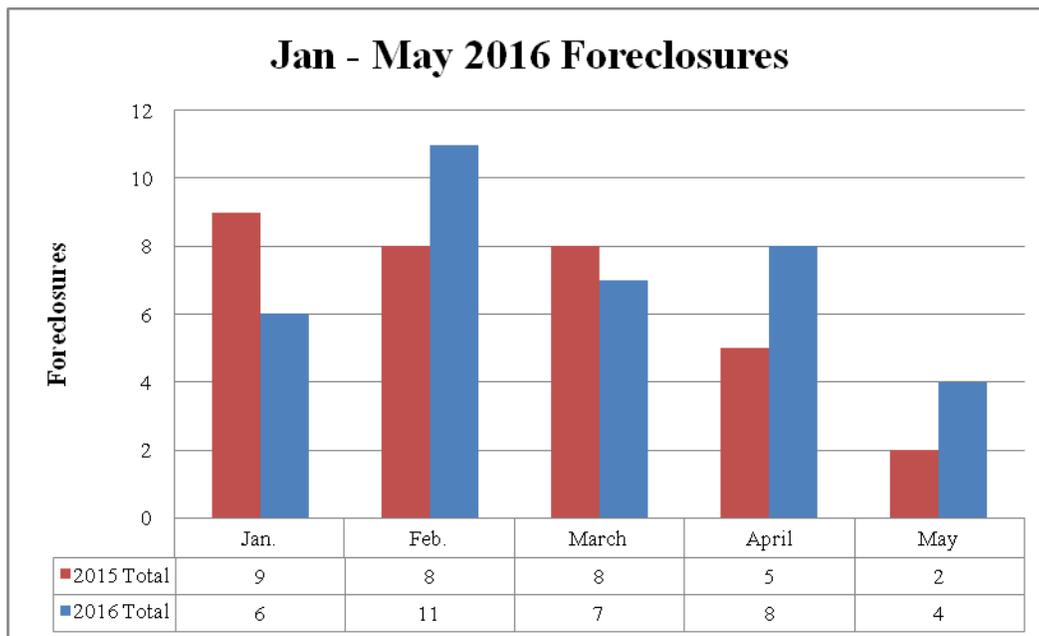
# Memorandum

To: Economic Development Committee  
 From: Krysti Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Date: June 1, 2016  
 Subject: Biannual Foreclosure Update –2016

Below is the foreclosure comparison from the period of January 2016 through May 2016. These results are compared to the same months for 2015 and all data is provided by <http://www.public-record.com>. Based on these results, the total number of foreclosures between January – May 2016 have slightly increased compared to the numbers documented for the same time period in 2015. The following graphs illustrate the trend in foreclosures month by month for the same period in 2015 and 2016. It also breaks down the amount of foreclosures by ward, subdivision and property type (residential, commercial, vacant land, etc).

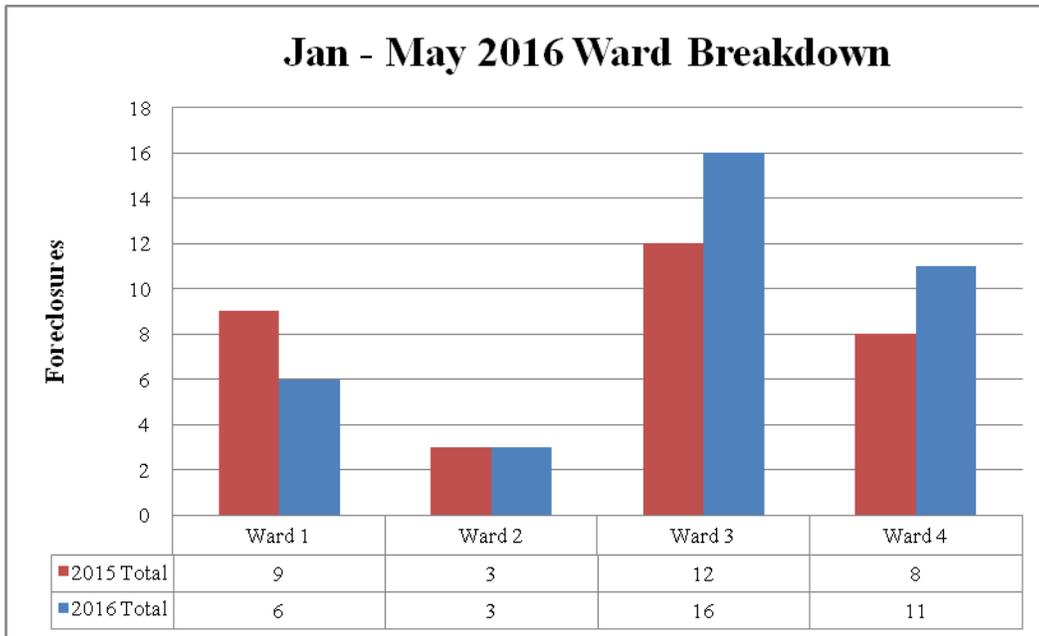
## Month Breakdown:

- The number of total foreclosures from January – May 2015 and January - May 2016 has increased slightly. In total, there were 32 newly filed foreclosures during this period in 2015 versus 36 foreclosures in 2016. This is an increase of approximately 11%.



## Ward Breakdown:

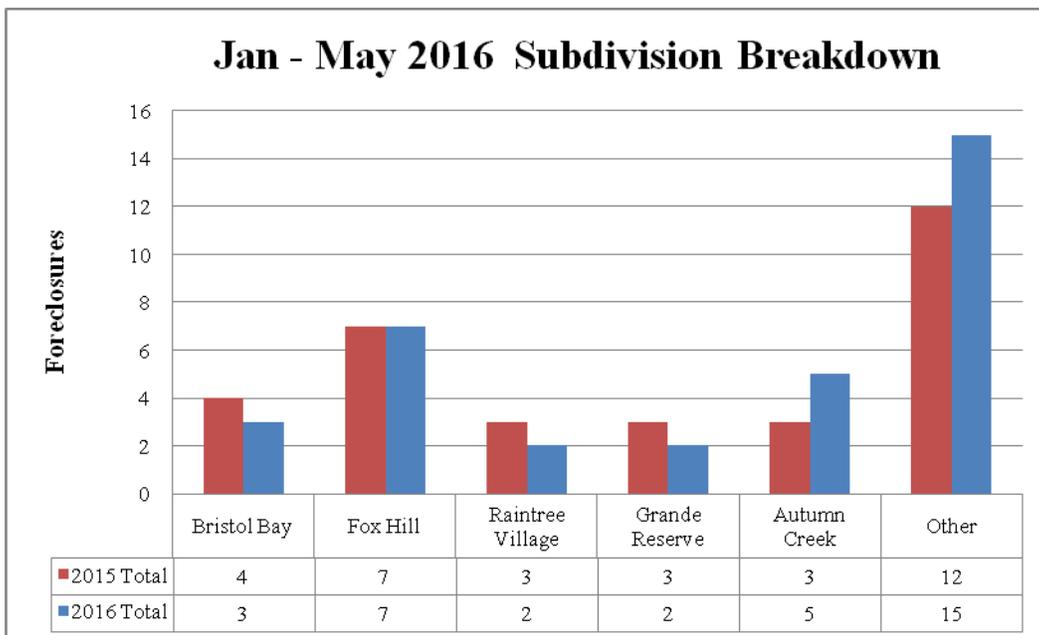
- As indicated in the graph below, Ward 3 has had the most foreclosures in the first half of calendar year 2016. While the newly-filed foreclosures are down in Ward 1 and remained the same for Ward 2 from the same period in 2015, Ward 3 and Ward 4 experienced significant increases in 2016. The increase of four (4) foreclosures in Ward 3 from this period in 2015 to 2016 and three (3) foreclosures in Ward 4 contributed to the overall slight increase in newly filed foreclosures in Q1 and Q2 of 2016.



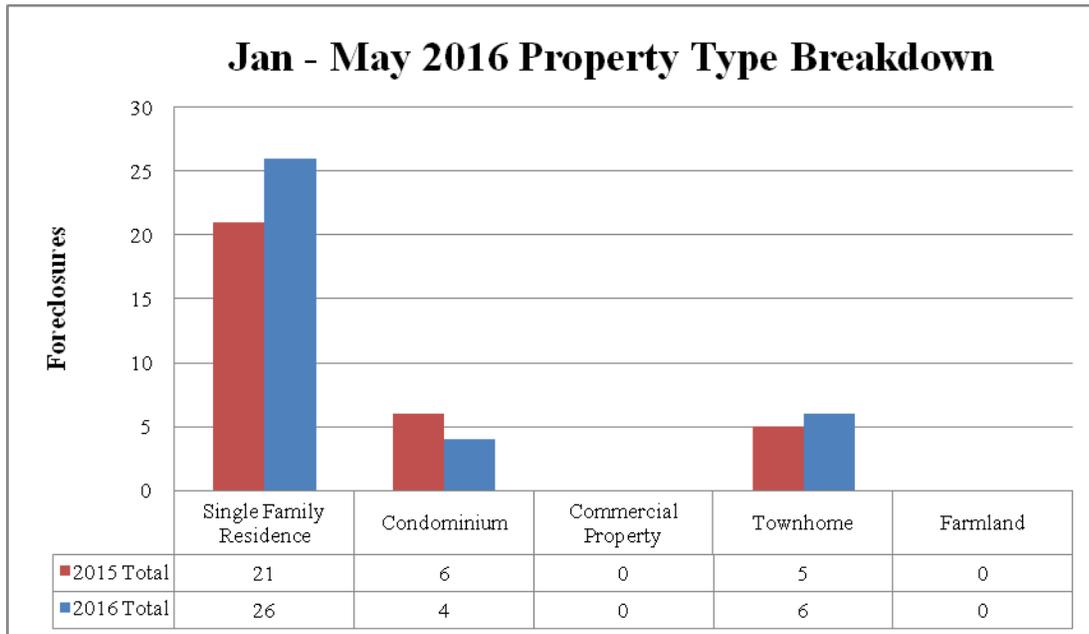
**Subdivision Breakdown:**

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

- As indicated in the graph below, Fox Hill had the highest amount of foreclosures in both 2015 and 2016 for this period with seven (7) in each year. With the exception of Autumn Creek, Bristol Bay, Raintree Village and Grande Reserve all saw decreases in foreclosures during this same period as compared to 2015.



**Property Type Breakdown:**



- As indicated in the graph above, Single Family Residential properties remains the most foreclosed upon unit type in Yorkville and increased in 2016. The Townhome segment saw a small increase in 2016, while the number of Condominiums foreclosed upon dropped slightly in 2016.

**Summary**

*Month Breakdown:*

The monthly breakdown of foreclosures indicates a fluctuating pattern from month to month 2016 between the months of January through May, where 2015 indicated a steady decrease during the same time period.

*Ward Breakdown:*

Ward 3 remains as having the highest amount of newly filed foreclosures of all the wards in Yorkville. Fox Hill, Bristol Bay and Whispering Meadows are a couple of the larger subdivisions within Ward 3, which would indicate the reason for the higher amount of foreclosures. Ward 4 was a close second in foreclosures. Ward 2 had the fewest amount of newly filed foreclosures in Q1 and Q2 of 2016. Ward 2 is generally located within the downtown/older part of town and would indicate a stronger stability in the foreclosure market.

*Subdivision Breakdown:*

Fox Hill had the highest amount of newly file foreclosures in the first half of 2016. Fox Hill has a mix of single family residences and townhomes within the subdivision, which indicates a large amount of homeowners. Therefore, it would point towards a higher rate of foreclosures compared to other subdivisions. However it is important to note the foreclosures remained the same for both 2015 and 2016 in Fox Hill while the previously more active foreclosure subdivisions (Bristol Bay, Grande Reserve and Raintree Village) saw decreases.

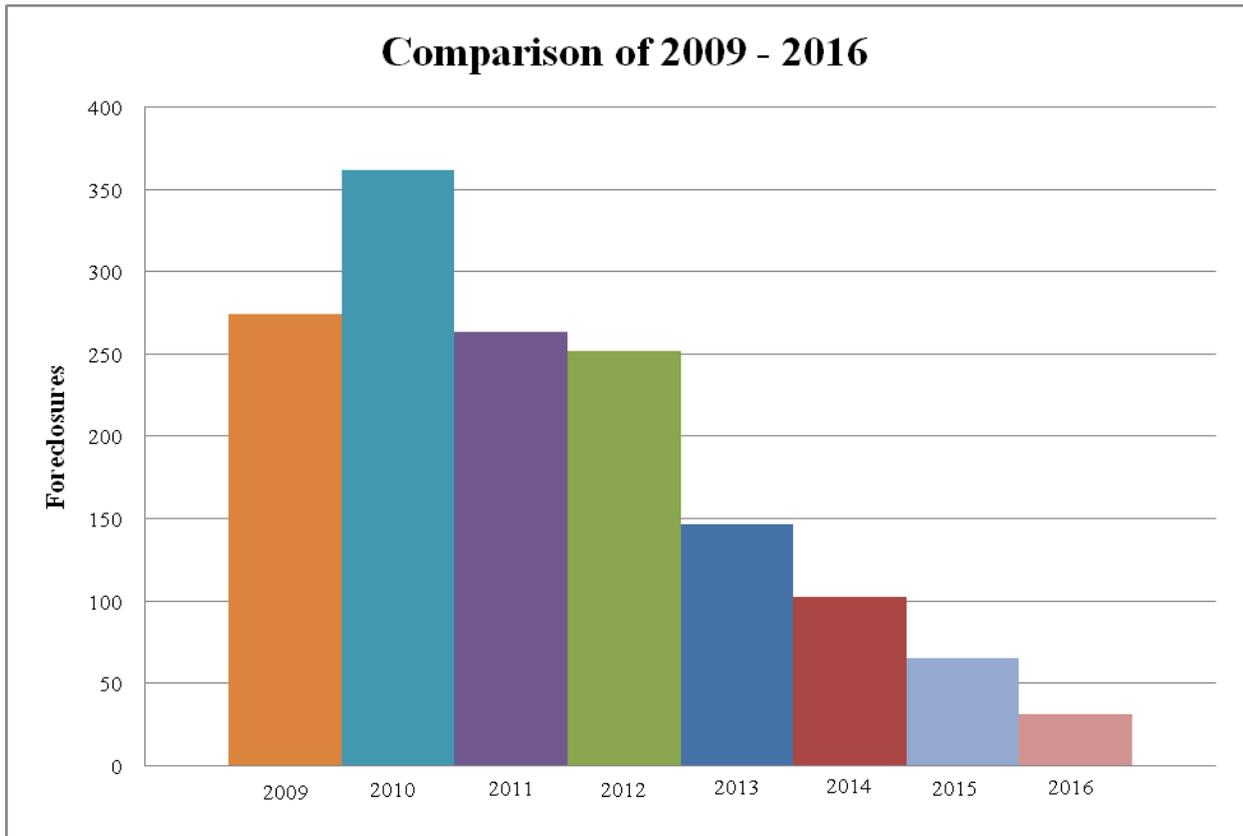
There is not enough data to point towards a trend in the Fox Hill subdivision to warrant concern; however, staff will continue to monitor for any future trends in these subdivisions.

*Property Type Breakdown:*

The largest amount of newly filed foreclosures in Q1 and Q2 of 2016 was 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 941 (up from 1 in every 1006 in 2015). Kendall County ranks fourth in terms of highest number of newly filed foreclosures at 1 in every 631, which is down from its ranking of first with 1 in every 525 properties foreclosed. Expectations are that the foreclosures will continue to oscillate for the remainder of 2016 but remain at or below total foreclosures as compared to 2015. Below is a graph indicating the trend from 2009 to May 2016.





| 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

NB #7

Tracking Number

PC 2016-12

### Agenda Item Summary Memo

**Title:** Grace Holistic Center for Education (Special Use)

**Meeting and Date:** EDC/June 7, 2016

**Synopsis:** Request for Special Use approval for a trade school within an M-1 zoning district.

#### Council Action Previously Taken:

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

Item Number: \_\_\_\_\_

**Type of Vote Required:** Informational

**Council Action Requested:** Feedback

**Submitted by:** Krysti Barksdale-Noble Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.



# Memorandum

To: Economic Development Committee  
From: Chris Heinen, Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: April 27, 2016  
Subject: **PC 2016-12 – Grace Holistic Center for Education (Special Use)**

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## **Background & Request:**

The petitioner, Tairi Grace, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Commercial/Trade School for a private, non-profit school with an emphasis on holistic health education within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, in Yorkville, Illinois.



The subject property is currently zoned M-1, Limited Manufacturing. The City recently approved a text amendment to the Zoning Ordinance which would allow trade/commercial schools as a special use in the M-1 and M-2 manufacturing districts. Additionally, the City revised the commercial/trade school definition to state the following, “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills or alternative education. This definition applies to schools that are owned and operated privately for profit or not for profit and that may offer a complete education curriculum.”

The petitioner is looking to utilize a portion of the building located at 210 Beaver Street, Units B & C, for a private not-for-profit school for special and regular education students. The interior remodel will consist of constructing six (6) classrooms and new bathroom facilities. The school is looking to house approximately 50 children with a staff of 6 adults. The initial primary focus will be elementary and junior high students. Access for the site will be located off of Beaver Street and the petitioner is looking to create onsite signage that will outline the flow of traffic for drop off and pick up traffic. Additionally, school staff will be onsite to direct traffic within the site for drop off and pick up. At this time, there is no indication of bus use for the school. All signage will require a permit with the City and will be reviewed at that time.

#### Parking

There are currently 5 striped parking stalls located at the front (North) of the building under a canopy. There appears to be room for an additional 14 parking stalls located along the western side of the building. They are currently not striped, but when staff observed past aerials, according to Kendall County GIS maps, it appeared to be striped in 2010 (as illustrated in the aerial image on page 1). Per the zoning ordinance, an elementary and junior high school requires 1 space per classroom. This would require the site to have a minimum of six (6) parking stalls.

The City recently approved a special use for a church located in Unit A of the building. The current requirement for a religious institution is 1 space per 6 seats. According to the petitioner, they will be proposing 50 seats within the facility. Based on these numbers, the petitioner will be required to have a total of 9 parking stalls located on the property. As part of the approval of this special use, there were two conditions regarding the parking. The first is that the parking stalls located along the western side of the building be restriped in compliance with the current standards in the Yorkville City Code. The second is that the owner of the Subject Property includes language in all other leases of portions of the building acknowledging that there is shared parking for the tenants of the building. The second condition will be placed on this special use request as well.

#### Shared Parking

The proposed trade school use would also fall within the appropriate shared parking regulations found in Section 10-16-4 of the zoning ordinance. Shared parking is the use of a parking space for two (2) or more individual land uses without conflict or encroachment. According to the regulations for shared parking, all uses within this structure, including the recently approved church use and the currently vacant units, are to be accommodated by the existing parking stalls. Since churches typically are a nighttime and weekend use and the proposed school and manufacturing uses are primarily conducted in daytime and used during the weekday, the uses would be considered complementary. Therefore, appropriate to permit shared parking.

It should be noted, however, that Section 10-16-4-C-3 of the zoning ordinance would require that a legal document between property owners outlining the shared parking

requirements. Since the petitioner is looking to lease Unit B & C and there is only one property owner involved, staff would require that as part of the special use approval, the owner provide language in the lease that acknowledges the shared parking for the tenants of the building.

The proposed use at this location could impact the traffic flow or increase the traffic in the area. The hours for the school will be similar to those of the surrounding businesses. There will be increased traffic due to the drop off and pick up of the students. If bussing is required in the future, the petitioner would need to provide a traffic analysis to determine if traffic will increase or impede traffic patterns. This will be a condition for approval.

**Utilities**

The property is in the Fox Industrial subdivision and water and sewer utilities are located along Beaver Street. The proposed use will not impact the current water or sewer capacities. Stormwater management has already been accounted for within the development of the subdivision and no additional storage would be required as part of this special use.

**Existing Conditions:**

The existing zoning and land use for properties surrounding the subject property are as indicated below:

|              | <b>Zoning</b>                       | <b>Land Use</b>      |
|--------------|-------------------------------------|----------------------|
| <b>North</b> | M-1, Limited Manufacturing District | Industrial Buildings |
| <b>East</b>  | M-1, Limited Manufacturing District | Industrial Buildings |
| <b>South</b> | M-1, Limited Manufacturing District | Industrial Buildings |
| <b>West</b>  | M-1, Limited Manufacturing District | Industrial Buildings |

**Comprehensive Plan:**

The City’s Comprehensive Plan Update 2008 had designated this parcel as “Industrial” which is intended to allow limited and general manufacturing, assembly, wholesale and warehouse uses in distinct areas that can be adequately served by transportation and other infrastructure. As part of the Comprehensive Plan Update, this area is intended to remain as an Industrial use category.

As part of the recently approved text amendment staff felt that allowing trade/commercial schools as a special use within the manufacturing districts is consistent with current zoning and land use trends. Attached is the staff memo from Plan Commission outlining the research for this text amendment.

**Special Use Criteria:**

Section 10-4-9F of the City’s Zoning Ordinance establishes standards for special use requests. No special use shall be recommended by the plan commission unless said commission shall find that:

1. The establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the plan commission.

**The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record at the June 8, 2016 Plan Commission meeting.**

**Staff Comments:**

The special use request for an alternative school is supported by staff. The current bulk regulations (setbacks, lot coverage, building height) are being met and the proposed use is consistent with the current comprehensive plan.

A public hearing is scheduled on June 8, 2016 before the Plan Commission. A recommendation will be forwarded to the City Council for consideration at the June 28, 2016 regularly scheduled meeting. Staff will be available to answer any question the Economic Development Committee may have at Monday night's meeting.

**Attachments:**

1. Copy of Petitioner's Application w/exhibits.
2. Plan Commission memo for text amendment.
3. Copy of Public Notice.

## Application For Special Use

### STAFF USE ONLY

Date of Submission  PC#

Development Name

### Applicant Information

Name of Applicant(s)

Business Address

City  State  ZIP

Business Phone  Business Fax

Business Cell  Business E-mail

### Property Information

Name of Holder of Legal Title

If Legal Title is held by a Land Trust, list the names of all holders of any beneficial interest therein:

Property Street Address

Description of Property's Physical Location

#### Zoning and Land Use of Surrounding Parcels

|       |                            |
|-------|----------------------------|
| North | M-1, LIMITED MANUFACTURING |
| East  | M-1, LIMITED MANUFACTURING |
| South | M-1, LIMITED MANUFACTURING |
| West  | M-1, LIMITED MANUFACTURING |

Current Zoning Classification

#### Kendall County Parcel Number(s) of Property

|               |  |
|---------------|--|
| 05-04-152-004 |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |
|               |  |

# Application For Special Use

## Special Use Standards

Please state how adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets:

CONSIDERATION FOR LOT AND LOCAL TRAFFIC WILL BE ADDRESSED BY SIGNAGE INDICATING WHERE BOTH DROP OFF AND PICK UP LOCATIONS ARE, LOT STRIPING TO INFORM VEHICLES ENTRANCE AND EXIT LOCATIONS, AND STAFF SUPERVISION DURING PEAK TRAFFIC HOURS.

Please state how the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission:

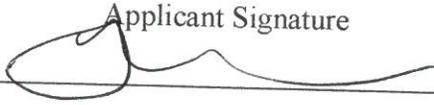
Everything BUT THE ZONING issue meets all current District regulations -

## Agreement

I verify that all the information in this application is true to the best of my knowledge. I understand and accept all requirements and fees as outlined as well as any incurred administrative and planning consultant fees which must be current before this project can proceed to the next scheduled committee meeting.

I understand all of the information presented in this document and understand that if an application becomes dormant it is through my own fault and I must therefore follow the requirements outlined above.

Applicant Signature

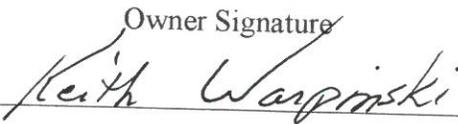


Date

4-17-16

Owner hereby authorizes the applicant to pursue the appropriate entitlements on the property.

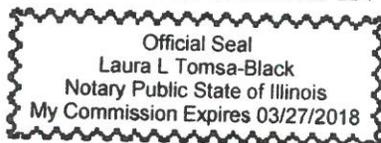
Owner Signature



Date

4/18/16

THIS APPLICATION MUST BE NOTARIZED  
PLEASE NOTARIZE IN THE SPACE BELOW:



# Application For Special Use

## Additional Contact Information

### Attorney

Name

Address

City  State  ZIP

Phone  Fax

E-mail

### Engineer

Name

Address

City  State  ZIP

Phone  Fax

E-mail

### Land Planner/Surveyor

Name

Address

City  State  ZIP

Phone  Fax

E-mail

## Attachments

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

Applicant must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".

## Application For Special Use

### Special Use Standards

Please state how the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare:

THIS Request is For A TYPICAL SCHOOL USE, with GRADES PRE-K THROUGH HIGH SCHOOL, HOLDING GENERAL BUSINESS HOURS. THERE IS NO RISK TO PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE IN ANY CAPACITY IN THE ESTABLISHMENT OF THIS SCHOOL.

Please state how the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood:

SPECIAL USE WILL NOT COMPLICATE THE ENJOYMENT OF ANY LOCAL PROPERTIES.

Please state how the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:

THE BUILDING IS ALREADY ESTABLISHED, THERE WILL BE NO EXTERNAL DEVELOPMENTS TO CONSIDER.

Please state how adequate utilities, access roads, drainage or other necessary facilities have been or are being provided:

ALL CURRENT INFRASTRUCTURE SUPPORTS THE NEEDS OF THE BUILDING CURRENTLY.



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

# Petitioner Deposit Account / Acknowledgment of Financial Responsibility

|  |                                       |  |
|--|---------------------------------------|--|
| <b>Development/Property Address:</b><br>210 BEAVER | <b>Project No.: FOR CITY USE ONLY</b> | <b>Fund Account No.: FOR CITY USE ONLY</b> |
|--|---------------------------------------|--|

**Petition/Approval Type:** check appropriate box(es) of approval requested

Concept Plan Review     Amendment (Text) (Annexation) (Plat)     Annexation  
 Rezoning     Special Use     Mile and 1/2 Review  
 Zoning Variance     Preliminary Plan     Final Plans  
 P.U.D.     Final Plat

**Petitioner Deposit Account Fund:**

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15<sup>th</sup> of the month in order for the refund check to be processed and distributed by the 15<sup>th</sup> of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

**ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

Name/Company Name: Tairi Grace    Address: 105N York    City: Yorkville IL    State: IL    Zip Code: 60560

Telephone: 630 981 1045    Mobile: 630 981 1045    Fax: \_\_\_\_\_    E-mail: \_\_\_\_\_

**Financially Responsible Party:**

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

Print Name: Tairi Grace    Title: owner

Signature\*: [Signature]    Date: 7/10/10

*\*The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

**FOR CITY USE ONLY**

**ACCOUNT CLOSURE AUTHORIZATION:**

Date Requested: \_\_\_\_\_  Completed  Inactive

Print Name: \_\_\_\_\_  Withdrawn  Collections

Signature: \_\_\_\_\_  Other

**DEPARTMENT ROUTING FOR AUTHORIZATION:**  Comm Dev.  Building  Engineering  Finance  Admin.



**Property Details**

|                                  |  |
|----------------------------------|--|
| Price                            | \$524,900                                  |
| Building Size                    | 14,400 SF                                  |
| Lot Size                         | 1 AC                                       |
| Price/SF                         | \$36.45 /SF                                |
| Property Type                    | Industrial                                 |
| Property Sub-type                | Industrial-Business Park                   |
| Additional Sub-types             | Flex Space<br>Office Showroom<br>Warehouse |
| Property Use Type                | Vacant/Owner-User                          |
| Occupancy                        | 0%   |
| No. Stories                      | 1  |
| Year Built                       | 1974                                       |
| Clear Ceiling Height             | 12 FT                                      |
| No. Drive In / Grade-Level Doors | 1  |
| Features                         | Electricity/Power                          |
| Status                           | Active                                     |

Property Notes

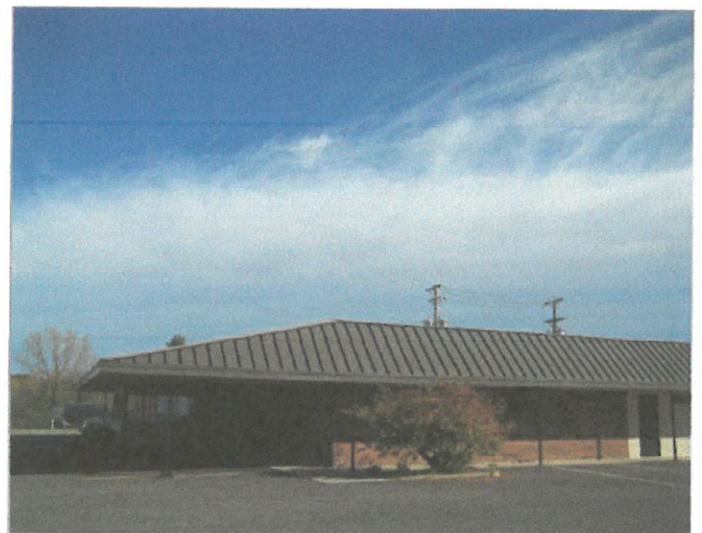
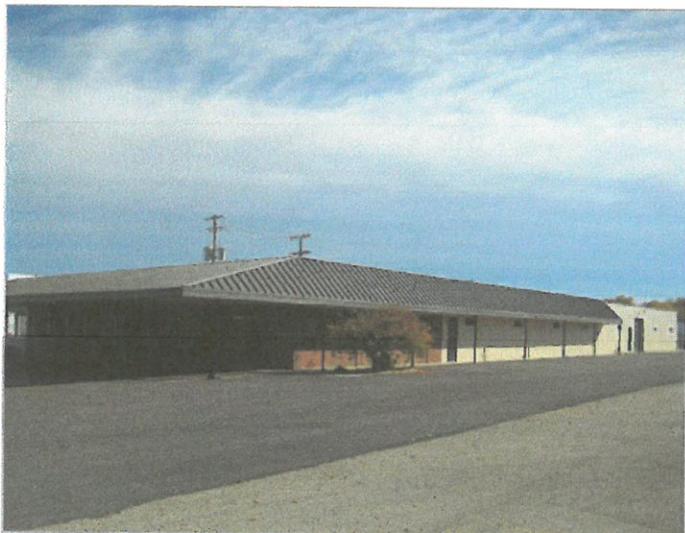
**Property Description**

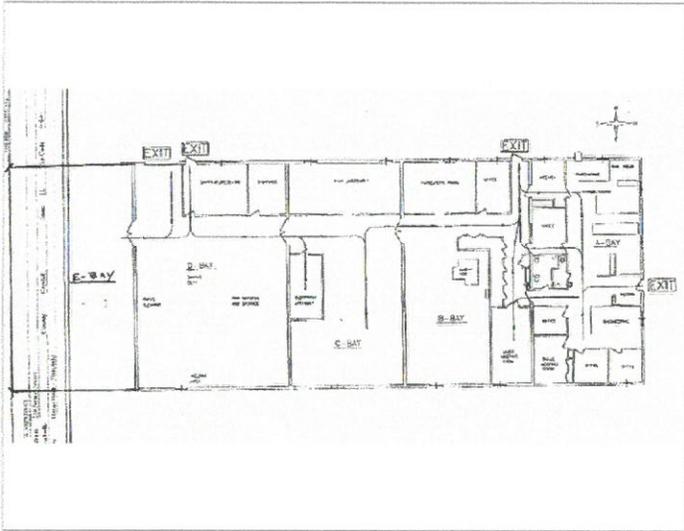
Choice 14,400 square foot office warehouse in fast growing Yorkville Illinois. Features include: 2900 sq ft finished office with several inner offices. Two bathrooms, kitchen area and conference rooms. Back warehouse features several warehouse bays with additional office and storage rooms. Ready to move in. Newer paint and parking lot. All city services. Brick and block building. Zoned M-1 manufacturing. Agent interest.

**Location Description**

Located at 210 Beaver Street in the Fox Industrial Park in Yorkville Illinois. Easy access to Metro Chicago via Rt. 126 to I-55. State Rt. 47 is two blocks west.

Photos









# Memorandum

To: Plan Commission  
 From: Chris Heinen, Planner  
 CC: Bart Olson, City Administrator  
 Krysti Barksdale-Noble, Community Development Director  
 Date: March 31, 2016  
 Subject: **PC 2016-06 Trade Schools (Text Amendment)**

## Background:

As the Plan Commission will recall, the Zoning Ordinance was adopted on November 25, 2014 and placed into effect on January 1, 2015. Since that time, staff has been approached by a citizen looking to incorporate a private, non-profit alternative school within an M-1 zoning classified property. Our zoning ordinance currently does not allow trade schools or commercial schools within a manufacturing district. Staff researched several surrounding municipalities (see chart below) and found that several of them either permitted trade schools as an outright allowable use or required a special use in manufacturing districts. Staff felt that allowing trade schools in the Manufacturing Districts as a special use is consistent with current zoning trends and would allow, on a case-by-case basis, additional review of surrounding land uses, site layout, parking, utilities, and traffic.

| Trade School Uses in Manufacturing Districts |   |           |             |               |
|--|---|-----------|-------------|---------------|
| Municipality                                 | Use   | Permitted | Special Use | Not Permitted |
| Plainfield                                   | Trade school, music school, dance school.             |           |             | X             |
| Oswego                                       | Schools; music, dance, business, commercial or trade. |           | X           |               |
| Plano  | Schools of dance, music, business or trade.           |           | X           |               |
| Montgomery                                   | Personal and Business Services.                       | X         |             |               |
| Naperville                                   | Vocational and trade schools.                         | X         |             |               |
| Aurora                                       | Technical, trade, and other specialty schools.        | X         |             |               |
| Sugar Grove                                  | Schools, commercial or trade.                         | X         |             |               |

The City of Yorkville currently defines Trade schools only and is defined as, “A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (e.g., beauty school, modeling school). Staff researched other definitions similar to trade schools and found the following:

- **Montgomery** - Personal & Business Services: An establishment that provides services to consumers (for example, insurance, salon, attorney, veterinarian, teaching facilities for trades, gymnastics, martial arts etc., consulting and contracting firms etc.).

- *Sugar Grove* - SCHOOL, VOCATIONAL: A secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting Illinois' requirements as a vocational facility.
- *Naperville* - SCHOOL, TRADE OR VOCATIONAL: A school which offers career based instruction in skilled subjects such as computer repair, network development, graphic design, multimedia, arts, shorthand, carpentry, drafting and automobile mechanics as part of a certificate or degree program.

While all of these definitions are similar in nature, there is a growing trend that will need to be addressed in alternative schools. Currently, Yorkville only allows schools, public or private, in residentially zoned districts. This creates a burden on smaller, alternative schools. Finding a location and building a new school is economically unfeasible for these uses. It is also not a permitted home occupation, so a single family dwelling would not be able to have a school. A majority of these alternative schools are typically operated in business areas or manufacturing areas. The City currently has a few schools operating under the trade school definition that are located in business zoned properties and staff feels that expanding them into the manufacturing districts seems to be a logical trend.

**Staff Recommendation Summary:**

Staff has worked with the City Attorney to revise the definition of trade schools to add commercial school and allow such schools as a special use in the M-1 & M-2 zoning classifications. The following proposed text amendments would be:

1. Chapter 2: Rules and Definitions in the Zoning Ordinance to revise the definition of trade school to include commercial school and define it as “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.”
2. Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts.

This item was discussed at the April 5, 2016 Economic Development Committee meeting. The committee had some concern that it may be better suited in the M-1 zoning district only and not a special use in the M-2 zoning district. Staff would like the input from the Plan Commission regarding this concern. Staff will be available to answer any questions the Plan Commission may have regarding the proposed text amendment. A recommendation from Plan Commission will be forwarded to City Council for consideration at the April 26, 2016 regularly scheduled meeting.

**Proposed Motion for Amendment:**

*In consideration of testimony presented during a Public Hearing on April 13, 2016 and discussions conducted at that meeting, the Plan Commission recommends approval to the City Council a request for a text amendment to Chapter 6: Permitted and Special Uses in the Zoning Ordinance to identify Commercial school, trade school as special uses in the M-1 Limited Manufacturing and M-2 General Manufacturing districts and proposing a text amendment to Chapter 2: Rules and Definitions in the Zoning Ordinance to redefine the*

*definition of trade school to “A school established to provide for the teaching of academic, industrial, clerical, managerial, artistic skills, or alternative education. This definition applies to schools that are owned and operated privately for profit or non profit and that may offer a complete education curriculum.” This text amendment will provide regulations for the establishment and operation of such uses in these zoning districts, subject to staff recommendations and conditions in a memo dated March 31, 2016, and further subject to {insert any additional conditions of the Plan Commission}...*

**Attachments:**

1. Current Chapter 6 of the United City of Yorkville’s Municipal Zoning Ordinance.
2. Research on Trade Schools.
3. Copy of Public Notice.

Order ID: 4178740

\* Agency Commission not included

**GROSS PRICE \* :** \$171.11

**PACKAGE NAME: IL Govt Legal Aurora Beacon**

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**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE THE UNITED CITY OF  
YORKVILLE  
PLAN COMMISSION  
PC 2016-12**

NOTICE IS HEREWITH GIVEN THAT Tairi Grace, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval for a Commercial/Trade School for a private, non-profit school with an emphasis on holistic health education within the M-1, Limited Manufacturing District pursuant to Chapter 6, Table 10.06.02 of the Yorkville Zoning Ordinance. The real property is located at 210 Beaver Street, in Yorkville, Illinois.

The legal description is as follows:

LT 5 BLK 1 FOX INDUSTRIAL  
PARK UNIT 2 CITY OF YORKVILLE

Permanent Index Number:  
05-04-152-004

The application materials for the proposed Special Use are on file with the City Clerk.

NOTICE IS HEREWITH GIVEN THAT the Plan Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, June 8, 2016 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

BETH WARREN  
City Clerk  
BY: Lisa Pickering  
Deputy Clerk  
5/19/2016 4178740



| 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

NB #8

Tracking Number

EDC 2016-33

### Agenda Item Summary Memo

**Title:** Proposal to Combine the Plan Commission and Zoning Board of Appeals

**Meeting and Date:** Economic Development Committee/June 7, 2016

**Synopsis:** Ordinance consolidating the duties of the Plan Commission and Zoning Board of Appeals in to newly formed Planning and Zoning Commission.

#### Council Action Previously Taken:

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

Item Number: N/A

**Type of Vote Required:** Majority

**Council Action Requested:** Feedback and Recommendation to City Council for approval

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

#### Agenda Item Notes:

See attached Memo.



# Memorandum

To: Economic Development Committee  
 From: Krysti J. Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Date: April 27, 2016  
 Subject: **Proposal to Combine the Plan Commission & Zoning Board of Appeals**

## **Request Summary:**

A request to amend Title 2, Chapter 1: Plan Commission and Title 2, Chapter 2: Zoning Board of Appeals of the Yorkville City Code to consolidate the functions and duties of the Plan Commission and Zoning Board of Appeals into a single recommending body to be known as the “Planning and Zoning Commission” effective May 21, 2016.

## **Background:**

In 1962, the City adopted an ordinance establishing a Plan Commission, and in 1974, Yorkville created its Zoning Board of Appeals. Both bodies were established to perform specific duties regulating land and its development within the corporate boundaries (Zoning Board of Appeals and Plan Commission) and unincorporated land within 1.5 miles of our city (Plan Commission). A list of the specific duties is as follows:

Table 1. Duties and Powers of the Plan Commission and Zoning Board of Appeals

| Plan Commission (Section 10-4-5)  | Zoning Board of Appeals (Section 10-4-6)  |
|---|---|
| <ul style="list-style-type: none"> <li>To hear and report findings and recommendations to the mayor and city council on all applications for text amendments, map amendments and special use permits.</li> </ul>  | <ul style="list-style-type: none"> <li>To hear and decide appeals from any order, requirement, decision or determination made by the zoning administrator or officer under the zoning regulations of this code.</li> </ul>        |
| <ul style="list-style-type: none"> <li>To initiate, direct and review, from time to time, studies of the provisions of this title, and to make reports of its recommendations to the mayor and city council not less frequently than once each year.</li> </ul> | <ul style="list-style-type: none"> <li>To hear and pass upon applications for variations from the terms provided in the zoning ordinance in the manner prescribed by and subject to the standards established therein.</li> </ul> |
| <ul style="list-style-type: none"> <li>To hear and make recommendations to the mayor and city council on all matters upon which it is required to pass under this title.</li> </ul>   | <ul style="list-style-type: none"> <li>To hear and decide all matters referred to it and upon which it is required to pass under the zoning ordinance as prescribed by statute.</li> </ul>  |
| <ul style="list-style-type: none"> <li>To prepare and recommend to the mayor and city council a comprehensive plan or updates thereto for the present and future development or redevelopment of the city.</li> </ul>   | <ul style="list-style-type: none"> <li>To enforce and make all decisions under the sign ordinance.</li> </ul>   |

While each commission has suited the community well over the past several decades, there have been instances where Plan Commission meetings had to be cancelled due to a lack of a quorum. Since January 2014, there have been three (3) Plan Commission meetings cancelled due to a lack of attending members or mid-term resignations. This has resulted in an inconvenience to petitioners and the public seeking to provide comments during scheduled hearings, and ultimately led to the recent adoption of Ordinance 2016-15 which reduced the size of the Plan Commission from nine (9) members to seven (7) just to increase the odds of having a quorum.

Additionally, the Zoning Board of Appeals, an ad hoc committee, has not experienced quorum related issues like the Plan Commission; it has only averaged less than two (2) meetings a year since January 2014 due to limited agenda items.

**Surrounding Communities & Other Committees:**

The consolidation of municipalities’ Plan Commission and Zoning Board of Appeals has become a trend in recent years across the area in an effort to stream line review processes for applicants and to ensure the public can attend and follow meetings related to all aspects of a project in a convenient and efficient manner. Staff has researched the following surrounding communities which have combined their Plan Commission and Zoning Board of Appeals:

Table 2. Communities with Combined Plan Commission and Zoning Board of Appeals

| <i>Community</i> | <i>Commission/Board Name</i>              | <i>Membership Number</i> | <i>Established</i> |
|------------------|---|--------------------------|--------------------|
| Wheaton          | Planning & Zoning Board                   | 7 members                | 2001               |
| Oswego           | Planning & Zoning Commission              | 7 members                | 2015               |
| Plano            | Plan Commission & Zoning Board of Appeals | 7 members                | 2007               |
| Hoffman Estates  | Planning & Zoning Commission              | 11 members               | 2011               |
| Darien           | Planning & Zoning Commission              | 9 members                | 2002               |
| Westmont         | Planning & Zoning Commission              | 7 members                | 1995               |
| Lisle            | Planning & Zoning Commission              | 7 members                | 2003               |
| South Elgin      | Planning & Zoning Commission              | 7 members                | 1999               |

**Proposed Planning and Zoning Commission:**

The proposed newly formed Planning and Zoning Commission will consist of seven (7) appointed members and hold hearings on zoning, variances and other development related matters formerly conducted separately by the Plan Commissions and Zoning Board of Appeals. A chairperson will be named at the time of his/her appointment and a vice-chairperson will be selected by the Planning and Zoning Commission at the beginning of each fiscal year. If approved, the effective date for the new commission would be May 31, 2016. Below is a summary of the provisions of the proposed Planning and Zoning Commission.

### *Terms of Office*

Each member of the Commission will serve respectively for the following terms and until a successor has been appointed: two (2) for one (1) year, two (2) for two (2) years, two (2) for three (3) years, one (1) for four (4) years; the successor to each member appointed shall serve for a term of four (4) years. Vacancies on the Commission shall be filled for the unexpired term of the member whose place has become vacant in the same manner as providing for the appointment of new members. The Mayor shall have the power to remove any member of the Commission for cause after a public hearing.

### *Meetings/Quorums*

Meetings of the Commission shall be held at the call of the chairperson or Community Development Director and at such other times as the Commission may determine. All regular meetings of the Commission shall be held at City Hall and all meetings shall be open to the public in accordance with the Open Meetings Act. The chairperson or, in his or her absence, the vice-chairperson may administer oaths and compel attendance of witnesses. The presence of at least four (4) members of the Commission shall be necessary to constitute a quorum. The affirmative vote of at least four (4) members shall be required to approve or recommend any action to the Mayor and City Council.

### *Duties*

The duties of the Planning and Zoning Commission are as follows:

- A. To perform such duties as provided by the previous Plan Commission as specified in Section 2-1-5, POWERS, of the Yorkville Zoning Ordinance.
- B. To perform such duties as provided by the previous Zoning Board of Appeals as specified in Section 2-2-4, JURISDICTION AND AUTHORITY, of the Yorkville Zoning Ordinance.
- C. To perform such duties of a plan commission as authorized by Division 12 of the Illinois Municipal Code (65 ILCS 5/11-12-1 et seq.).
- D. To perform such duties of a zoning board of appeals as authorized by Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.).
- E. To perform such additional duties as are outlined in the Yorkville Zoning Ordinance, the Yorkville City Code or the Illinois Municipal Code.”

### **Staff Comments:**

Based upon the recent meeting attendance, lack of agenda items and surrounding community research, it is the recommendation of the City staff to consolidate the functions of the Plan Commission and Zoning Board of Appeals into a single recommending body to be known as the “Planning and Zoning Commission”.

A draft ordinance proposing to consolidate the two (20 hearing bodies is attached for your consideration. It is staff’s intention to solicit feedback from the Economic Development Committee and a recommendation for approval to the City Council at their May 10, 2016 meeting. Staff has also notified all sitting members of the Plan Commission and Zoning Board of Appeals with an offer to apply for the seven (7) open seats on the newly formed commission. A public announcement will be made to the residents of Yorkville seeking their interest on the commission as well.

Should you have any questions regarding this request; staff will be available at Monday night’s meeting.

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, ILLINOIS  
CREATING A PLANNING AND ZONING COMMISSION**

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

**WHEREAS**, the Yorkville City Code established a Plan Commission and Zoning Board of Appeals to perform such functions and duties as provided in Divisions 12 and 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.); and,

**WHEREAS**, the City desires to assign the functions and duties of the Plan Commission and Zoning Board of Appeals to a new single Commission to be known as the Planning and Zoning Commission; and,

**WHEREAS**, a single Planning and Zoning Commission will allow for greater efficiency in the holding of hearings and provide for a Commission that has a greater scope and understanding of the zoning and subdivision processes of the City.

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

**Section 1:** That Section 2-1-1, of Chapter 1, PLAN COMMISSION, of the Yorkville City Code is hereby amended to read as follows:

“2-1-1: COMMISSION ABOLISHED

Effective May 31, 2016 the Plan Commission shall be abolished and its functions and duties shall be transferred to the Planning and Zoning Commission. Wherever in the Yorkville City Code there is a reference to Plan Commission it shall be construed to mean the Planning and Zoning Commission”

**Section 2:** That Section 2-1-2, 2-1-3 and 2-1-4 of Chapter 1, PLAN COMMISSION, of the Yorkville City Code be and are hereby repealed.

**Section 3:** That Section 2-2-1, of Chapter 2, ZONING BOARD OF APPEALS, of the Yorkville City Code is hereby amended to read as follows:

“2-2-1: BOARD ABOLISHED

Effective May 31, 2016 the Zoning Board of Appeals shall be abolished and its functions and duties shall be transferred to the Planning and Zoning Commission.

Wherever in the Yorkville City Code there is a reference to the Zoning Board of Appeals it shall be construed to mean the Planning and Zoning Commission”

**Section 4:** That Section 2-2-2, 2-2-3 and 2-2-5 of Chapter 2, ZONING BOARD OF APPEALS, of the Yorkville City Code be and are hereby repealed.

**Section 5:** That Title 2, Chapter 9, PLANNING AND ZONING COMMISSION, be and is hereby added to the Yorkville City Code to read as follows:

**“Chapter 9  
ZONING AND PLANNING COMMISSION**

**2-9-1: ESTABLISHMENT:**

Effective May 31, 2016 there is hereby established a Planning and Zoning Commission that shall assume jurisdiction of all matters previously assigned to the Zoning Board of Appeals and the Planning Commission. Any reference in this Title or in the Yorkville City Code to the Zoning Board of Appeals or the Planning Commission shall mean the Planning and Zoning Commission as established in this chapter.

**2-9-2: MEMBERSHIP; APPOINTMENT; COMPENSATION:**

The Planning and Zoning Commission shall be composed of seven (7) members, all of whom shall reside within the City. The Commission members shall be appointed by the Mayor, with the advice and consent of the City Council. One (1) of the members appointed shall be named as chairperson at the time of his appointment. At the beginning of each fiscal year, the Commission shall elect a vice-chairperson. In the performance of its duties, the Commission may incur such expenditures as shall be authorized by the corporate authorities. Each member of the Commission shall receive for their services such compensation, if any, as is determined from time to time by the corporate authorities.

**2-9-3: TERMS OF OFFICE; VACANCIES; REMOVAL:**

Each member of the Commission will serve respectively for the following terms and until a successor has been appointed: two (2) for one (1) year, two (2) for two (2) years, two (2) for three (3) years, one (1) for four (4) years; the successor to each member appointed shall serve for a term of four (4) years. Vacancies on the Commission shall be filled for the unexpired term of the member whose place has become vacant in the same manner as providing for the appointment of new members. The Mayor shall have the power to remove any member of the Commission for cause after a public hearing.

**2-9-4: MEETINGS; QUORUM:**

Meetings of the Commission shall be held at the call of the chairperson or Community Development Director and at such other times as the Commission may determine. All

regular meetings of the Commission shall be held at City Hall and all meetings shall be open to the public in accordance with the Open Meetings Act. The chairperson or, in his

or her absence, the vice-chairperson may administer oaths and compel attendance of witnesses. The presence of at least four (4) members of the Commission shall be necessary to constitute a quorum. The affirmative vote of at least four (4) members shall be required to approve or recommend any action to the Mayor and City Council

#### 2-9-5 RECORDS:

The Commission may adopt its own rules of procedures consistent with this Title and applicable state statutes. The Commission shall keep a record of its own proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall also keep records of its hearings and other official actions. Findings of fact shall be included in the minutes of each case where required and the reasons for approving or denying such case shall be specified. All records of proceedings, findings, determinations and actions of the Commission shall be filed immediately in the office of the Community Development Director and shall be a public record.

#### 2-9-6 DUTIES:

The duties of the Planning and Zoning Commission are as follows:

- A. To perform such duties as provided by the previous Plan Commission as specified in Section 2-1-5, POWERS, of the Yorkville Zoning Ordinance.
- B. To perform such duties as provided by the previous Zoning Board of Appeals as specified in Section 2-2-4, JURISDICTION AND AUTHORITY, of the Yorkville Zoning Ordinance.
- C. To perform such duties of a plan commission as authorized by Division 12 of the Illinois Municipal Code (65 ILCS 5/11-12-1 et seq.).
- D. To perform such duties of a zoning board of appeals as authorized by Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.).
- E. To perform such additional duties as are outlined in the Yorkville Zoning Ordinance, the Yorkville City Code or the Illinois Municipal Code.”

**Section 6:** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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CITY CLERK

|                    |       |                |       |
|--------------------|-------|----------------|-------|
| CARLO COLOSIMO     | _____ | KEN KOCH       | _____ |
| JACKIE MILSCHEWSKI | _____ | LARRY KOT      | _____ |
| CHRIS FUNKHOUSER   | _____ | JOEL FRIEDERS  | _____ |
| DIANE TEELING      | _____ | SEAVER TARULIS | _____ |

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this  
\_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
MAYOR



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

Agenda Item Number

NB #9

Tracking Number

EDC 2016-34

### Agenda Item Summary Memo

**Title:** New Tenant Occupancy Letters

**Meeting and Date:** Economic Development Committee/June 7, 2016

**Synopsis:** Proposed new Annual Non-Residential Occupancy Notification Letter

**Council Action Previously Taken:**

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Council Action Requested:** Feedback and Direction

**Submitted by:** Krysti J. Barksdale-Noble, AICP 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  
Peter Ratos, Building Code Official  
Date: April 28, 2016  
Subject: **New Tenant Occupancy Letters**

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In an effort to keep track of changes in occupancy of leased non-residential space, the Community Development Department is proposing to implement an annual notification letter to landlords/property owners making them aware that any tenant space that has changed occupancy is required to notify the City and complete an application for occupancy (see attached draft). As part of the application, a walkthrough inspection will be conducted by the City's Building Code Official and Fire Marshal as well as zoning review. Once completed, an occupancy permit is issued.

## *Occupancy Permit Requirement*

Since the adoption of the 2000 International Building Code (IBC) by the City in January 2003 via Ord. 2003-01, the requirement for an occupancy permit, which also applies to changes of uses within the structure, has been in place. This requirement has carried over as part of the current 2009 International Building Code adopted by the City in July 2011 via Ordinance 2011-32. Per the building code, *"no building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy...after the building official inspects the building or structure and finds no violation of the provisions of the building code or other laws enforced by the department, the building official shall issue a certificate of occupancy."*

Prior to the adoption of the 2000 IBC, the City had not required occupancy permits beyond the initial permit issued after a building had been constructed and enforcement with regards to changes in occupancy was not routinely carried out until 2010, in anticipation of adopting the 2009 IBC. The fees charged for the initial certificate of occupancy for new construction projects, major remodels for existing buildings and additions to structures is included in the overall building permit fee. However, the fee for a Change in Occupancy Permit is \$50.00 and covers the administrative cost for the building official to inspect the property and update the building files.

The occupancy permit and inspection is put in place to ensure the building and/or unit to be leased or purchased is safe and the use is permissible in the location proposed. The site inspection will include the inspection of the following:

- Complaint with Zoning Code for Use (*Building & Zoning*)
- Emergency egress lighting installed and operational (*Fire & Building*)
- Required fire extinguishers installed and have current certification (*Fire*)
- Required exit signs installed and operational (*Fire & Building*)

- Operating hardware for egress components meet accessibility requirements (*Building*)
- Domestic water supply installed and metered with current certification on any installed cross-connection prevention devices (*Building*)
- Sanitary requirements are in place and operational (*Building*)
- Electrical systems visually inspected for safety (*Building*)
- Any existing fire suppression system and or fire alarm system is operational and has current certification (*Fire*)

### *Challenges with Past Occupancies*

Since the requirement for Change in Occupancy permits in 2010, the City had mainly relied upon the following to know if a change in occupancy had occurred: the owners contacting the City seeking a business license<sup>1</sup>; reports from the Fire Marshal who has the authority to conduct annual inspections of all commercial properties within his/her jurisdiction; and random field inspections by our building department. We have also received notifications by the Chamber of Commerce of new businesses opening up within our community. However, with this reactionary approach, there have been instances where businesses have occupied spaces, as leased tenants or owners, without obtaining an occupancy permit and were found to be in violation of either the building code or zoning code for the proposed use (e.g. Crossfit).

Once a business or tenant has occupied the premises, and found to be in violation of either a building code or zoning code provision, it is an arduous process for the City to gain compliance in a relatively short amount of time, as inspections, citations and hearings may have to take place. Additionally, it can be costly to the owner or tenant to either meet the building code's requirement for compliance or possibly lose a tenant or close a business.

### *Approach to Achieving Better Compliance*

Staff is seeking to have more of a pre-emptive and active approach to compliance with the Change in Occupancy permit requirement through education and outreach. Therefore, we are proposing the following:

#### **a. A proactive letter to all businesses clarifying the regulation**

- i. The annual letter doesn't require a response or any immediate action from the landlords or building owners. It is just information on what the Change in Occupancy permit is, why it is beneficial to them and what to expect should as part of the application process.

#### **b. Coordination with the Fire Marshal during annual inspections**

- i. Per State Law, the Fire Marshall has the right of entry and may never be refused into any commercial structure under his jurisdiction. The law also mandates that he inspects any and all commercial structures at least once per year for violations of the Life Safety Code and Fire Code.
- ii. Staff proposes to coordinate between the Fire Marshal and City Code Official to conduct either joint inspections or receive inspection reports from the Fire Marshal.

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<sup>1</sup> While most municipalities require business licenses as means for tracking commercial occupancies within their community, Yorkville does not.

- iii. Joint inspections are being considered since the Building Code Official does not have the right to entry and may be refused entrance unless there is an open permit for the structure or a potential life safety matter has been identified.
- iv. If during these inspections, a building or zoning code violation is present, the Building Code Official has the authorization to, in writing, suspend or revoke a certificate of occupancy until the violation is remedied.

**c. Zoning review**

- i. Upon receipt of the application for Change in Occupancy Permit, a zoning review for the proposed use will be conducted. In addition, based upon the information received from the Fire Marshal and Building Code Officials annual inspections, if a potential use is inconsistent with the zoning provisions, a notification of zoning violation will be provided to the property owner and followed up upon until satisfactorily resolved.

*Research of Surrounding Communities*

Below is a table of surrounding and area communities which also require permits when non-residential businesses change users/uses, as well as the fees associated with those permits.

Table 1. Surrounding Communities which require Commercial Occupancy Permits

| <b>COMMUNITY</b> | <b>PERMIT TYPE</b>                  | <b>FEE</b>  |
|------------------|-------------------------------------|---|
| Naperville       | Business Occupancy Permit           | \$77.00 for Business<br>\$138.00 for Restaurant               |
| Oswego           | Change of Occupancy Permit          | \$90.00   |
| Plainfield       | Commercial Change of Occupancy      | \$20.00   |
| Sugar Grove      | Commercial Change of Occupancy      | \$100.00  |
| Montgomery       | Certificate of Occupancy            | \$40.00   |
| Aurora           | Commercial Certificate of Occupancy | \$166.00  |
| Orland Park      | Commercial Occupancy                | \$145.00 Building Inspection Fee<br>\$40.00 Zoning Permit Fee |
| O'Fallon         | Commercial Occupancy                | Permit Fee Varies on Size of Building (\$50-\$60)             |

Staff is looking for any feedback the Economic Development Committee may have prior to implementing this program to send annual occupancy notification letters to property owners of non-residential tenant spaces. Should you have any questions regarding the proposed draft letter; staff will be available at Monday night's meeting.



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

[www.yorkville.il.us](http://www.yorkville.il.us)

Dear Sir or Madam:

### **RE: Annual Notice Regarding New Leases of Tenant Spaces**

The United City of Yorkville would like to thank you for being a valued member of our community. In an effort to provide the best protection of property and property owners we have adopted and enforce the 2009 International Building Code. As part of that code, a certificate of occupancy is required for all non-residential changes of occupancy, such as when a new tenant leases or a buyer purchases a commercial building. The code states:

#### **SECTION 111 CERTIFICATE OF OCCUPANCY**

**111.1** Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the *building official* has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

The occupancy permit and inspection is put in place to ensure the building and/or unit to be leased or purchased is safe and the use is permissible in the location proposed. Therefore, please have any new tenants fill out the attached Non-Residential Change of Occupancy and submit to the Community Development/Building and Zoning Department for review.

Upon issuance of the permit, the *Building Code Official* and the *Fire Marshal* will inspect the structure. If there are no violations of the provisions of this code or other laws that are enforced by the departments, the *Building Code Official* shall issue a certificate of occupancy.

The site inspection shall include the inspection of the following:

- Compliance with Zoning Code for Use
- Emergency egress lighting installed and operational
- Required fire extinguishers installed and have current certification
- Required exit signs installed and operational
- Operating hardware for egress components meet accessibility requirements

- Domestic water supply installed and metered with current certification on any installed cross-connection prevention devices
- Sanitary requirements are in place and operational
- Electrical systems visually inspected for safety
- Any existing fire suppression system and or fire alarm system is operational and has current certification

Thank you for your attention to this matter. Should you have any questions, or if we can be of further assistance, please do not hesitate to call our offices at 630-553-8545, Monday through Friday, between the hours of 8:30am and 4:30pm, or email Dee Weinert, Administrative Assistant for the Building Department at [dweinert@yorkville.il.us](mailto:dweinert@yorkville.il.us).

Sincerely,

Pete Ratos  
Building Code Official  
United City of Yorkville



| 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

NB #10

Tracking Number

EDC 2016-35

### Agenda Item Summary Memo

**Title:** Commercial and Industrial Incentives

**Meeting and Date:** EDC/June 7, 2016

**Synopsis:** Discussion of commercial and industrial incentives to attract and retain businesses.

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** None

**Council Action Requested:** Informational

**Submitted by:** Krysti Barksdale-Noble Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.

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# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: June 1, 2016  
Subject: **Commercial and Industrial Incentive Policy – Case Study**

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## Summary

As the EDC is aware from our last discussion of this item in January, staff has looked at various ways a comprehensive incentive program could work for all commercial and industrial projects that would attract or retain businesses in Yorkville. This included reviewing the current incentives Yorkville has offered (i.e. Tax Increment Finance Districts and Sales Tax Rebates) as well as those offered by Federal/State and County government (Grants, Loans and Tax Abatements). However, we have come to the conclusion that from an Economic Development perspective that any strategy to entice or hold on to commercial or industrial developments would be best served on a case-by-case and site specific basis.

### *Merit of Case by Case Analysis*

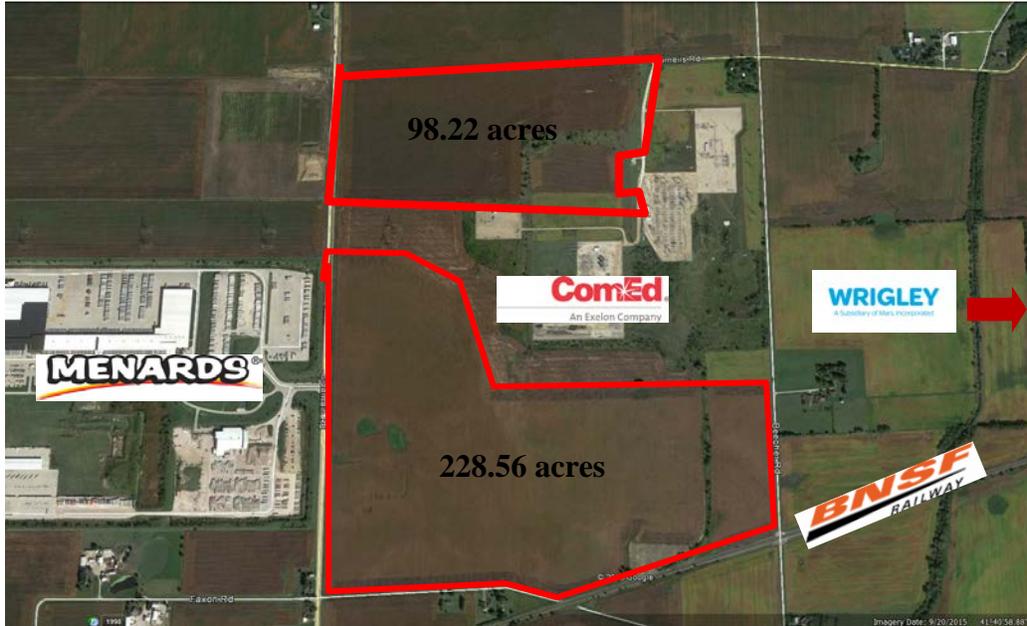
Incentives on a case-by-case scenario allows to City to properly weigh the benefit of the proposed development project to the incentive offered. While Tax Increment Finance (TIF) Redevelopment Agreements and Sales Tax Rebates may be presented as comprehensive incentive programs, they are effective in providing customized inducements based upon the individual users increased real estate tax assessment or sales tax dollars generated, respectively. These inducements can differ in the term (length of time), set a fixed rate or capped amount (percentage or dollar amount), and furthermore, no upfront City funds are expended with either approach.

Throughout the region, state and country, all levels of governmental agencies have historically offered economic development incentives to attract business activity, retain employment, encourage investment and spur revitalization in distressed districts. Similarly, Yorkville has established policies and entered into development agreements with individual businesses to forward the economic health of the commercial and industrial sectors within the community which have seemed to work. To further this site specific/project specific inducement approach, this memo is intended to provide a case study of a potential developable tract of land which has been marketed and seriously considered by several potential buyers for redevelopment over the past several years, yet remains unsold and vacant to evaluate which incentive approaches are available and most effective to offer a potential future developer.

## Case Study – Lincoln Prairie

Lincoln Prairie is an undeveloped approximately 326-acre land area annexed into the City of Yorkville in 2005. Consisting of six (6) parcels located south of Corneils Road and north of Faxon Road, just east of Eldamain Road, the land is bisected by a Commonwealth Edison (Com Ed) substation utility easement. The entire annexed property is currently zoned within the M-2 General Manufacturing District. Below is a summary of the property, along with its strengths and challenges for redevelopment. Finally, there is also a summary of opportunities and limits for incentives.

# LINCOLN PRAIRIE, YORKVILLE, IL 60560



- **Potential for Industrial Master Planned Park**
- **Zoned M-2 General Manufacturing District**
  - No maximum density
  - No maximum building height
  - Maximum lot coverage is 60%
  - Maximum Floor Area Ratio .85
- **BNSF Rail Spur in place with established service seven (7) days a week**
- **Adjacent & Nearby Land Users: ComEd, Menards and Wrigley Manufacturing (located approximately 1.5 miles to the east)**
- **Located near major transportation arterials: US 34, IL 47, IL 71 and IL 126 as well as access to I-88 to the north, I-80 to the south and I-55 to the east.**
- **Approved Land Plan available**

| LINCOLN PRAIRIE –<br>DEVELOPMENT STRENGTHS  | LINCOLN PRAIRIE –<br>DEVELOPMENT CHALLENGES  |
|---|--|
| <ul style="list-style-type: none"> <li>• M-2 Zoning Designation allows for the most intensive uses</li> </ul> | <ul style="list-style-type: none"> <li>• Kendall County Eldamain Reconstruction Agreement (recapture of \$336.59/lineal foot along Eldamain Road payable to Kendall County within 180 days of recording a Final Plat.)</li> <li>• Potentially \$1.5 million in recapture costs paid by the developer.</li> </ul> |
| <ul style="list-style-type: none"> <li>• Size of the site can accommodate multiple users/uses and</li> </ul>  | <ul style="list-style-type: none"> <li>• Nearest Water connection is over 2,400 lineal feet to the southeast of the property on Faxon Road in</li> </ul>   |

|  |  |
|--|--|
| configurations   | <p>Kylyn's Ridge subdivision.</p> <ul style="list-style-type: none"> <li>Estimated cost to extend water is approx. \$3.8 million</li> </ul>  |
| <ul style="list-style-type: none"> <li>Low Real Estate Taxes</li> </ul>  | <ul style="list-style-type: none"> <li>Nearest Sewer Connection is over 2,400 lineal feet just to the east of the Rob Roy Creek.</li> <li>Estimated cost to extend sewer is approx. \$1.2 million</li> </ul> |
| <ul style="list-style-type: none"> <li>Operational rail spur on site</li> </ul>  | <ul style="list-style-type: none"> <li>Annexation into YBSD required.</li> </ul>   |
| <ul style="list-style-type: none"> <li>Local demographic profile of diverse, highly skilled and well-educated labor force</li> </ul> | <ul style="list-style-type: none"> <li>Portions of property located in a Flood Zone (AE Flood Plain) wetlands.</li> </ul>  |

### **Opportunity and Limits of Incentives**

This case study presents the opportunity for two (2) effective incentive tools to induce redevelopment of the Lincoln Prairie property, real estate tax abatement and city funded infrastructure extension to the site.

The real estate tax abatement would help to offset the developer's soft costs towards redevelopment (site planning and preparation). This approach was also used in the Wrigley incentive package. While the state of Illinois caps real estate tax abatement incentives at \$4 million per project, this type of incentive may make this property more appealing to potential developer is such an incentive is not offered elsewhere or at least remain competitive.

In addition, due to the high expense to supply the property with public utilities (total estimate \$5 million), the city may chose to front fund the expense to extend the necessary infrastructure to entice potential future developers. This pre-emptive "if you build it, they will come" approach can be offset by water sales or other taxing authority the City has available. Again, this places the property at a strong vantage point for redevelopment to have utilities readily accessible in addition to the other site strengths.

Either incentive, alone or in combination, would be the most effective incentive the City could offer for this particular property. There is also the possibility of the City creating an Enterprise Zone<sup>1</sup> in this area, which would offer State incentives and certain exemptions such as relief from state utility taxes and telecommunication excise taxes to induce redevelopment.

While there are other incentive tools available, such as Tax Increment Finance (TIF) Districts or sales tax rebates, neither would work for a proposed industrial user. That is why staff strongly recommends the case-by-case approach to tailor the incentive to the property and the future potential user.

### **Staff Comments**

Staff is seeking any input the EDC members may have regarding the case-by-case approach to economic development and any direction with regards to identifying specific sites that staff should concentrate on analyzing and preparing a similar case study for incentives. It is our desire to work with the Economic Development consultant to create a database or property profile for these properties, identifying the strengths and challenges for redevelopment along with recommended economic incentive strategies. Should you have any questions; staff will be available at Tuesday night's meeting for discussion.

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<sup>1</sup> <http://www.illinois.gov/dceo/ExpandRelocate/Incentives/taxassistance/Pages/EnterpriseZone.aspx>