



## United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

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

### AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

**Tuesday, September 6, 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:** July 5, 2016

#### **New Business:**

1. EDC 2016-42 Building Permit Report for June and July 2016
2. EDC 2016-43 Building Inspection Report for June and July 2016
3. EDC 2016-44 Property Maintenance Report for June and July 2016
4. EDC 2016-45 Economic Development Update
5. EDC 2016-46 Ordinance Amending the City Code as it Relates to Littering
6. EDC 2016-47 Sugar Grove Boundary Agreement
7. EDC 2016-48 Extension of B.U.I.L.D. Program
8. PZC 2016-03 Kendall Marketplace – Sign Variance

#### **Old Business:**

#### **Additional Business:**

#### **2016/2017 City Council Goals – Economic Development Committee**

<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, September 6, 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. July 5, 2016

- ☐ Approved \_\_\_\_\_
- ☐ As presented
- ☐ With corrections

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**NEW BUSINESS:**

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1. EDC 2016-42 Building Permit Report for June and July 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 2016-43 Building Inspection Report for June and July 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 2016-44 Property Maintenance Report for June and July 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 2016-45 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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5. EDC 2016-46 Ordinance Amending the City Code as it Relates to Littering

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

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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6. EDC 2016-47 Sugar Grove Boundary Agreement

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

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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7. EDC 2016-48 Extension of B.U.I.L.D. Program

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

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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8. PZC 2016-03 Kendall Marketplace – Sign Variance

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

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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\_\_\_\_\_

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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 – July 5, 2016

**Meeting and Date:** EDC – September 6, 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:** Minute Taker

Name

Department

#### Agenda Item Notes:

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*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](https://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)*

**DRAFT**

**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, July 5, 2016, 6:00pm  
City Conference Room**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Carlo Colosimo  
Alderman Chris Funkhouser  
Alderman Teeling (left 6:40pm)

**Other City Officials**

Mayor Gary Golinski (arr. 8:00pm)  
City Administrator Bart Olson  
Community Development Director Krysti Barksdale-Noble  
Code Official Pete Ratos  
Planning Intern Vanessa Vucinic

**Other Guests**

City Consultant Lynn Dubajic  
Nick Kalogeresis, Lakota Group  
Jason Engberg

The meeting was called to order by Chairman Ken Koch at 6:05pm.

**Citizen Comments:** None

**Minutes for Correction/Approval:** June 7, 2016

The minutes were approved as presented.

**New Business**

***1. EDC 2016-36 Building Permit Report for May 2016***

Mr. Ratos reported 8 BUILD permits, 7 single family and 10 commercial for May. He said so far this year 52 single family home permits were issued compared to 35 last year at this time. No further action.

***2. EDC 2016-37 Building Inspection Report for May 2016***

There were 313 inspections in May and most were for residential starts. No further action.

***3. EDC 2016-38 Property Maintenance Report for May 2016***

There were 8 property maintenance violations and 4 were dismissed due to compliance on the hearing date. Mr. Ratos also reported a \$2,475 fine for a car in violation. He noted a trash dumping problem in the Westbury subdivision (across from the water park)

which the new owners are trying to rectify. Alderman Koch inquired about the Windett Ridge commercial area. Mr. Ratos replied that the area is posted and a violation letter was sent and a citation is forthcoming. It is believed the property has become bank-owned since last summer. The Heartland property was also discussed and it was noted there are overgrown dirt hills near Omaha St. The owner has agreed to take care of the problem. Alderman Colosimo asked about the triangle area at Rt. 126/Rt. 71/Wing Rd. where there is an old tractor trailer on the property. Mr. Ratos said a letter has been issued and the owners comply, then the issue recurs and the process starts over. He said they will be diligent about the situation.

#### ***4. EDC 2016-39 Comprehensive Plan***

Ms. Noble said this is the final draft of the Plan and further input is sought from the EDC. Mr. Kalogeresis presented an overview of the report and said the Plan has a 10-year time frame. He said the two main items focused on were land use and revitalization of the downtown area. He said open houses were held and community input was received at 'speakout' events. He discussed future growth, desire for bike trails, connected transportation system, possible Metra service, enhancement of parks and rec facilities, city growth corridors, plans for the downtown, funding mechanisms, industrial growth and implementation of the Comp Plan. The Plan will be presented at Public Hearing in August at the Planning and Zoning Board. It will then move to the City Council and when the Plan is approved, it will be posted on a newly-created website.

#### ***5. EDC 2016-40 Downtown Planning***

Mr. Olson said this discussion is a culmination of budgeting, the Comp Plan and City surveys. He said the funding mechanisms for the TIF district expires in 13 years and it would be difficult to incentivize any new developer to come into the downtown. Alderman Colosimo asked about the possibility of resetting the TIF time allowance. The City could extend the existing term according to Mr. Olson. The committee was in favor of Mr. Olson moving forward for an extension on the TIF.

Administrator Olson discussed the Brownfield study and the alternatives. He said the City could cap the site in concrete or pave it over for a parking lot. Alderman Funkhouser commented that he would like to see the City engage in discussion with the owner to turn the property into a 'greenfield'. Alderman Koch agreed saying there are many more people downtown now. Mr. Olson said the owner has met with the City Attorney.

Mr. Olson commented briefly on the parking study and facade program. Alderman Funkhouser said a definition for "historical" should be determined as it relates to some of the programs.

OSLAD has been reinstated, though the grant status is unknown. Streetscapes, public parking areas and east alley improvements were also discussed. Alderman Colosimo suggested the City Hall should be downtown also. Alderman Funkhouser said the City should ascertain their needs prior to any move. He also called for a downtown traffic study.



**6. EDC 2016-41 Economic Development Update**

Ms. Dubajic reported the following:

1. She will be able to easily contact the grain elevator owner when needed
2. Increased activity in the downtown
3. Crusade restaurant/bar working on some issues, will be including chicken
4. Moving close to a junior box store at Kendall Marketplace
5. Working with Justine Brummel on financing
6. In talks with a grocer, however, rooftops are an issue, client desires a big building south of the river to remodel, however, none are available. Now that Rt. 47 project is complete, it's easier to get across town to other grocers.
7. Much interest in Kendall Crossing

**Old Business** None

**Additional Business** None

There was no further business and the meeting adjourned at 8:06pm.

Minutes respectfully submitted by  
Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input 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 2016-42

### Agenda Item Summary Memo

**Title:** Building Permit Report for June and July 2016

**Meeting and Date:** EDC – September 6, 2016

**Synopsis:** All permits issued in June and July 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:



# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

June 2016

### TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
June 2016	109	0	15	0	0	13	0	81	4,490,566.00	196,837.61
Calendar Year 2016	430	14	53	0	0	64	0	299	18,502,673.00	845,806.19
Fiscal Period 2016	209	7	23	0	0	23	0	156	10,020,497.00	382,404.85
June 2015	75	1	6	0	0	5	0	63	1,620,358.00	82,035.45
Calendar Year 2015	296	5	37	0	0	50	0	204	39,559,291.00	609,718.79
Fiscal Period 2015	151	4	15	0	0	13	0	119	4,053,281.00	195,998.83
June 2014	59	0	4	0	0	5	0	55	1,212,125.00	74,234.11
Calendar Year 2014	302	5	27	0	0	48	0	222	9,513,577.00	482,916.50
Fiscal Period 2014-5	162	0	9	0	0	15	0	138	4,643,732.00	160,949.47
June 2013	70	2	5	0	0	9	0	54	1,468,109.00	95,150.43
Calendar Year 2013	309	19	30	0	0	64	0	196	9,781,300.00	679,143.72
Fiscal Year 2013	145	6	10	0	0	20	0	109	3,282,209.00	210,422.34



# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

### JULY 2016

#### TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
July 2016	71	0	11	0	0	12	0	48	2,545,393.00	146,348.45
Calendar Year 2016	501	14	64	0	0	76	0	347	21,048,066.00	992,154.64
Fiscal Period 2016	280	7	34	0	0	35	0	204	12,565,890.00	528,753.30
July 2015	71	0	10	0	0	12	0	49	2,263,111.00	162,957.30
Calendar Year 2015	367	5	47	0	0	62	0	253	41,822,402.00	773,277.09
Fiscal Period 2015	222	4	25	0	0	25	0	168	6,316,392.00	358,956.13
July 2014	50	1	4	0	0	9	0	36	1,986,122.00	69,836.36
Calendar Year 2014	352	6	31	0	0	57	0	258	11,499,466.00	553,152.86
Fiscal Period 2014	212	1	13	0	0	24	1	174	6,629,854.00	230,785.83
July 2013	69	7	6	0	0	12	0	44	2,611,215.00	147,889.50
Calendar Year 2013	378	25	37	0	0	76	0	240	12,392,515.00	828,001.22
Fiscal Period 2013	214	12	17	0	0	32	0	153	5,893,424.00	363,311.84



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 2016-43

### Agenda Item Summary Memo

**Title:** Building Inspection Report for June and July 2016

**Meeting and Date:** EDC – September 6, 2016

**Synopsis:** All inspections scheduled in June and July 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: 06/30/2016  
TIME: 16:01:04  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 06/01/2016 TO 06/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	017-FIN FINAL INSPECTION	20140267	767 FIR CT	94		06/21/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					06/21/2016
PR	_____	003-PLF PLUMBING - FINAL OSR READ	20150198	506 W MADISON ST			06/02/2016
PR	_____	AM 001-UGE UNDERGROUND ELECTRIC	20150388	120 E VETERANS PKWY	2		06/08/2016
PR	13:00	002-FTG FOOTING					06/08/2016
BC	12:00	003-FTG FOOTING Comments1: 6 PIERS					06/09/2016
PR	_____	004-FOU FOUNDATION					06/16/2016
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					06/24/2016
PR	_____	AM 006-UGE UNDERGROUND ELECTRIC					06/24/2016
BC	_____	PM 007-PPS PRE-POUR, SLAB ON GRADE				06/30/2016	
BC	_____	002-RFR ROUGH FRAMING	20150401	2702 ELDEN DR	273		06/07/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20150429	633 BIRCHWOOD DR	141	06/17/2016	
PR	12:00	006-CRB CURB CUT	20150478	1382 N BRIDGE ST	3	06/01/2016	
PR	_____	PM 007-REL ROUGH ELECTRICAL					06/03/2016
PR	_____	008-PLR PLUMBING - ROUGH					06/02/2016
PR	_____	PM 009-INS INSULATION					06/06/2016
PR	_____	AM 010-RFR ROUGH FRAMING					06/06/2016
PR	_____	011-ELE ELECTRIC SERVICE					06/14/2016
PR	_____	014-FIN FINAL INSPECTION	20150500	842 OMAHA DR	33		06/15/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					06/15/2016
TK	_____	016-EFL ENGINEERING - FINAL INSPE					06/16/2015
PR	_____	PM 006-RFR ROUGH FRAMING	20150522	611 SUTTON ST	161		06/15/2016
PR	_____	007-REL ROUGH ELECTRICAL					06/15/2016
PR	_____	008-RMC ROUGH MECHANICAL					06/15/2016

DATE: 06/30/2016  
TIME: 16:01:04  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 06/01/2016 TO 06/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	009-PLR PLUMBING - ROUGH					06/15/2016
PR	_____	PM 010-INS INSULATION					06/16/2016
BC	_____	011-PHD POST HOLE - DECK					06/14/2016
PR	_____	AM 012-WKS PUBLIC & SERVICE WALKS				06/29/2016	
PR	_____	AM 001-FIN FINAL INSPECTION	20150524	1246 N BRIDGE ST			06/16/2016
PR	_____	013-INS INSULATION	20150575	798 BLUESTEM DR	114		06/01/2016
BC	_____	AM 014-EPW ENGINEERING- PUBLIC WALK Comments1: INSTALL REBAR OVER WATER LINE BEFORE POU Comments2: R					06/06/2016
PR	_____	AM 005-UGE UNDERGROUND ELECTRIC	20150602	1845 MARKETVIEW DR	6		06/07/2016
PR	_____	006-EDA ENGINEERING - DRIVEWAY AP Comments1: CURBING					06/07/2016
PR	13:00	007-PPS PRE-POUR, SLAB ON GRADE					06/08/2016
BC	_____	004-REI REINSPECTION	20150614	9675 RT 34			06/09/2016
PR	_____	014-FIN FINAL INSPECTION	20150627	1967 MEADOWLARK LN	124		06/07/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					06/07/2016
TK	_____	016-EFL ENGINEERING - FINAL INSPE				06/10/2016	
BC	_____	PM 015-WKS PUBLIC & SERVICE WALKS	20150634	2601 LILAC WAY	309		06/02/2016
BC	_____	016-STP STOOP					06/02/2016
BC	_____	017-PWK PRIVATE WALKS					06/02/2016
PR	_____	017-SUM SUMP	20150635	1462 RUBY DR	355		06/01/2016
PR	_____	018-FIN FINAL INSPECTION					06/13/2016
PR	_____	019-PLF PLUMBING - FINAL OSR READ					06/13/2016
TK	_____	020-EFL ENGINEERING - FINAL INSPE					06/13/2016
BC	_____	010-INS INSULATION	20150650	2649 LILAC WAY	316		06/15/2016
PR	_____	011-RFR ROUGH FRAMING					06/10/2016

DATE: 06/30/2016  
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ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 06/01/2016 TO 06/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	012-REL ROUGH ELECTRICAL					06/10/2016
PR	_____	013-RMC ROUGH MECHANICAL					06/10/2016
PR	_____	014-PLR PLUMBING - ROUGH					06/10/2016
PR	_____	017-SUM SUMP	20150652	2602 LILAC WAY	374		06/01/2016
PR	_____	018-FIN FINAL INSPECTION					06/23/2016
PR	_____	019-PLF PLUMBING - FINAL OSR READ					06/23/2016
DB	_____	020-EFL ENGINEERING - FINAL INSPE					06/23/2016
BC	_____	006-BSM BASEMENT FLOOR	20160006	781 KENTSHIRE DR	141		06/06/2016
BC	_____	007-GAR GARAGE FLOOR					06/06/2016
PR	_____	014-FIN FINAL INSPECTION	20160023	862 N CARLY CIR	44		06/01/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					06/01/2016
PR	_____	007-SUM SUMP	20160039	479 SUTTON ST	210		06/22/2016
PR	_____	008-RFR ROUGH FRAMING					06/22/2016
PR	_____	009-REL ROUGH ELECTRICAL					06/22/2016
PR	_____	010-PLR PLUMBING - ROUGH					06/22/2016
PR	_____	011-RMC ROUGH MECHANICAL					06/22/2016
BC	_____	PM 012-INS INSULATION					06/24/2016
		Comments1: BASEMENT JOIST SPACES NOT INSULATED AT T					
		Comments2: HIS TIME. INSPECT AT FINAL.					
PR	_____	AM 013-WKS PUBLIC & SERVICE WALKS				06/29/2016	
PR	_____	005-FIN FINAL INSPECTION	20160040	129 E HYDRAULIC AVE			06/14/2016
MT	_____	006-FFD BKFD FINAL INSPECTION					06/14/2016
PR	_____	016-FIN FINAL INSPECTION	20160045	1447 SLATE CT	340		06/27/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					06/27/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE					06/27/2016



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TIME: 16:01:04  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 06/01/2016 TO 06/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 015-WKS PUBLIC & SERVICE WALKS	20160046	1377 SLATE DR	334		06/02/2016
BC	_____	PM 016-WKS PUBLIC & SERVICE WALKS					06/14/2016
BC	_____	009-INS INSULATION	20160047	2688 LILAC WAY	380		06/23/2016
PR	_____	010-RFR ROUGH FRAMING					06/20/2016
PR	_____	011-REL ROUGH ELECTRICAL					06/20/2016
PR	_____	012-RMC ROUGH MECHANICAL					06/20/2016
PR	_____	013-PLR PLUMBING - ROUGH					06/20/2016
PR	_____	014-RFR ROUGH FRAMING					06/27/2016
PR	_____	015-REL ROUGH ELECTRICAL					06/27/2016
PR	_____	016-RMC ROUGH MECHANICAL					06/27/2016
PR	_____	017-PLR PLUMBING - ROUGH					06/27/2016
PR	_____	013-EPW ENGINEERING- PUBLIC WALK	20160059	789 KENTSHIRE DR	142		06/06/2016
PR	_____	014-EPW ENGINEERING- PUBLIC WALK					06/08/2016
PR	_____	015-FIN FINAL INSPECTION	20160061	2988 ELLSWORTH DR	348		06/27/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					06/27/2016
ED	_____	017-EFL ENGINEERING - FINAL INSPE				06/27/2016	
PR	_____	015-FIN FINAL INSPECTION	20160062	2992 ELLSWORTH DR	347		06/22/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					06/22/2016
DB	_____	017-EFL ENGINEERING - FINAL INSPE					06/23/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB	20160080	771 GREENFIELD TURN	58		06/09/2016
BC	_____	005-BSM BASEMENT FLOOR					06/13/2016
BC	_____	006-GAR GARAGE FLOOR					06/15/2016
BC	_____	007-INS INSULATION					06/22/2016
PR	_____	008-RFR ROUGH FRAMING					06/21/2016

DATE: 06/30/2016  
TIME: 16:01:04  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 06/01/2016 TO 06/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	009-REL ROUGH ELECTRICAL					06/21/2016
PR	_____	010-RMC ROUGH MECHANICAL					06/21/2016
PR	_____	011-PLR PLUMBING - ROUGH					06/21/2016
PR	_____	PM 008-RFR ROUGH FRAMING	20160085	448 SUTTON ST	229		06/14/2016
PR	_____	009-REL ROUGH ELECTRICAL					06/14/2016
PR	_____	010-RMC ROUGH MECHANICAL					06/14/2016
PR	_____	011-PLR PLUMBING - ROUGH					06/14/2016
PR	_____	PM 012-INS INSULATION					06/15/2016
BC	_____	013-EPW ENGINEERING- PUBLIC WALK					06/21/2016
PR	_____	007-SUM SUMP	20160086	491 SUTTON ST	211		06/22/2016
PR	_____	008-RFR ROUGH FRAMING	20160087	763 KENTSHIRE DR	139		06/02/2016
PR	_____	009-REL ROUGH ELECTRICAL					06/02/2016
PR	_____	010-RMC ROUGH MECHANICAL					06/02/2016
PR	_____	011-PLR PLUMBING - ROUGH					06/02/2016
PR	_____	012-INS INSULATION					06/06/2016
PR	_____	013-EPW ENGINEERING- PUBLIC WALK					06/14/2016
BC	_____	014-STP STOOP					06/14/2016
PR	_____	001-FIN FINAL INSPECTION	20160088	1652 N BEECHER RD			06/02/2016
BC	_____	002-BND POOL BONDING	20160089	1543 MONTROSE CT	11		06/21/2016
PR	_____	014-RFR ROUGH FRAMING	20160106	2658 LILAC WAY	377		06/02/2016
PR	_____	015-REL ROUGH ELECTRICAL					06/02/2016
PR	_____	016-RMC ROUGH MECHANICAL					06/02/2016
PR	_____	017-PLR PLUMBING - ROUGH					06/02/2016
BC	_____	018-WKS PUBLIC & SERVICE WALKS					06/02/2016

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BC	_____	019-INS INSULATION					06/06/2016
BC	_____	020-STP STOOP					06/03/2016
PR	_____	014-SUM SUMP	20160107	2647 EMERALD LN	387		06/01/2016
BC	_____	PM 015-WKS PUBLIC & SERVICE WALKS					06/02/2016
BC	_____	016-STP STOOP					06/03/2016
PR	_____	001-UGE UNDERGROUND ELECTRIC	20160113	2934 OLD GLORY DR	268		06/01/2016
PR	_____	002-TRN TRENCH - (GAS, ELECTRIC,					06/01/2016
PR	_____	007-RFR ROUGH FRAMING	20160123	2602 FAIRFAX WAY	277		06/17/2016
PR	_____	008-REL ROUGH ELECTRICAL					06/17/2016
PR	_____	009-RMC ROUGH MECHANICAL					06/17/2016
PR	_____	010-PLR PLUMBING - ROUGH					06/17/2016
PR	_____	011-INS INSULATION					06/20/2016
PR	_____	AM 012-WKS PUBLIC & SERVICE WALKS				06/29/2016	
BC	_____	003-BKF BACKFILL	20160149	761 GREENFIELD TURN	62		06/13/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160156	801 PARKSIDE LN	202		06/01/2016
BC	_____	001-PHD POST HOLE - DECK	20160164	1185 HEARTLAND DR	50		06/13/2016
PR	_____	001-FTG FOOTING	20160179	2639 LILAC WAY	315		06/13/2016
PR	_____	002-FOU FOUNDATION					06/15/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT				06/17/2016	
PR	_____	004-BKF BACKFILL					06/22/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					06/23/2016
BC	_____	AM 006-BSM BASEMENT FLOOR					06/29/2016
BC	_____	007-GAR GARAGE FLOOR					06/29/2016
BC	_____	008-STP STOOP					06/29/2016

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BC	_____	AM 005-BSM BASEMENT FLOOR	20160182	2669 LILAC WAY	318		06/01/2016
BC	_____	AM 006-GAR GARAGE FLOOR					06/01/2016
BC	_____	AM 007-STP STOOP Comments1: CANCELLED				06/01/2016	
BC	_____	AM 009-STP STOOP					06/29/2016
BC	_____	PM 001-FTG FOOTING	20160183	1378 SLATE CT	382		06/14/2016
BC	_____	002-FOU FOUNDATION					06/20/2016
BC	_____	003-BKF BACKFILL					06/24/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					06/27/2016
BC	_____	001-FTG FOOTING	20160184	1408 SLATE CT	348		06/14/2016
PR	_____	AM 002-FOU FOUNDATION					06/17/2016
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT					06/27/2016
BC	_____	004-BKF BACKFILL					06/24/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT					06/27/2016
BC	_____	001-PHF POST HOLE - FENCE	20160189	2359 SUMAC DR	25		06/08/2016
BC	_____	007-GAR GARAGE FLOOR	20160192	883 N CARLY CIR	21		06/13/2016
PR	_____	008-RFR ROUGH FRAMING					06/20/2016
PR	_____	009-REL ROUGH ELECTRICAL					06/20/2016
PR	_____	010-PLR PLUMBING - ROUGH					06/20/2016
PR	_____	011-RMC ROUGH MECHANICAL					06/20/2016
BC	_____	012-INS INSULATION Comments1: DID NOT INSPECT BASEMENT NO ACCESS. INSP Comments2: ECT ON FINAL INSPECTION					06/22/2016
PR	_____	005-SUM SUMP	20160194	2575 FAIRFAX WAY	249		06/22/2016
BC	_____	001-PHF POST HOLE - FENCE	20160202	1403 RUBY DR	349		06/09/2016
BC	_____	001-FIN FINAL INSPECTION	20160207	1519 COTTONWOOD TR			06/06/2016

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BC	_____	001-PHD POST HOLE - DECK	20160210	207 SPRUCE CT	20		06/01/2016
BC	_____	002-RFR ROUGH FRAMING					06/10/2016
BC	_____	001-FIN FINAL INSPECTION	20160213	204 SPRUCE CT	24		06/13/2016
BC	_____	002-FIN FINAL INSPECTION	20160218	383 TWINLEAF TR	81		06/01/2016
PR	_____	AM 002-PHF POST HOLE - FENCE	20160221	905 FAWN RIDGE CT B	31		06/28/2016
PR	_____	AM 009-RFR ROUGH FRAMING	20160226	2488 ELLSWORTH CT	353		06/27/2016
PR	_____	010-REL ROUGH ELECTRICAL					06/27/2016
PR	_____	011-RMC ROUGH MECHANICAL					06/27/2016
PR	_____	012-PLR PLUMBING - ROUGH					06/27/2016
BC	_____	AM 013-INS INSULATION				06/30/2016	
BC	_____	003-RFR ROUGH FRAMING	20160233	1243 TAUS CIR	115		06/14/2016
BC	_____	001-PHF POST HOLE - FENCE	20160254	4512 HARRISON ST	1122		06/01/2016
PR	_____	002-RFR ROUGH FRAMING	20160255	1121 CARLY DR			06/02/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT	20160257	662 WINDETT RIDGE RD	153		06/02/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					06/09/2016
BC	_____	006-BSM BASEMENT FLOOR					06/13/2016
BC	_____	007-GAR GARAGE FLOOR					06/13/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT	20160259	547 SUTTON ST	214		06/03/2016
BC	_____	AM 004-BKF BACKFILL					06/07/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					06/09/2016
BC	_____	006-BSM BASEMENT FLOOR					06/14/2016
BC	_____	007-GAR GARAGE FLOOR					06/14/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT	20160262	2401 FITZHUGH TURN	151		06/02/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					06/09/2016

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BC	_____	006-BSM BASEMENT FLOOR					06/13/2016
BC	_____	007-GAR GARAGE FLOOR					06/13/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB	20160263	877 N CARLY CIR	22		06/07/2016
BC	_____	005-BSM BASEMENT FLOOR					06/13/2016
BC	_____	006-GAR GARAGE FLOOR					06/28/2016
BC	_____	007-STP STOOP					06/28/2016
BC	_____	003-BKF BACKFILL	20160264	894 PURCELL ST	78		06/03/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB					06/07/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT					06/10/2016
PR	_____	006-BSM BASEMENT FLOOR					06/14/2016
BC	_____	002-FIN FINAL INSPECTION	20160265	508 WALSH CT			06/07/2016
BC	_____	002-FTG FOOTING	20160267	1966 MEADOWLARK LN	148		06/06/2016
BC	_____	003-BKF BACKFILL					06/20/2016
BC	_____	PM 002-RFR ROUGH FRAMING	20160268	301 DRAYTON CT	52		06/06/2016
BC	_____	003-FIN FINAL INSPECTION					06/22/2016
PR	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20160271	147 COMMERCIAL DR	19		06/14/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160273	2384 SUMAC DR	50		06/16/2016
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20160274	320 ILLINI DR	15		06/17/2016
PR	_____	001-RFR ROUGH FRAMING	20160275	22 SARAVANOS DR	10-22		06/23/2016
PR	_____	002-REL ROUGH ELECTRICAL					06/23/2016
PR	_____	AM 003-PLR PLUMBING - ROUGH					06/23/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160277	502 TERI LN			06/06/2016
BC	_____	002-FIN FINAL INSPECTION					06/14/2016
BC	_____	002-FOU FOUNDATION	20160278	2486 ELLSWORTH CT	354		06/03/2016

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BC	_____	003-BKF BACKFILL					06/08/2016
PR	_____	PM 004-ESS ENGINEERING - STORM					06/08/2016
PR	_____	005-BSM BASEMENT FLOOR					06/14/2016
PR	_____	006-GAR GARAGE FLOOR					06/14/2016
PR	_____	007-STP STOOP					06/14/2016
PR	_____	008-PLU PLUMBING - UNDERSLAB					06/13/2016
PR	_____	AM 001-PHD POST HOLE - DECK	20160281	498 SUNFLOWER CT	5		06/28/2016
PR	_____	AM 001-FTG FOOTING	20160283	2692 FAIRFAX WAY	262		06/07/2016
BC	_____	002-FOU FOUNDATION					06/09/2016
BC	_____	003-BKF BACKFILL					06/13/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					06/17/2016
BC	_____	005-BSM BASEMENT FLOOR					06/21/2016
BC	_____	006-GAR GARAGE FLOOR					06/21/2016
BC	_____	001-FTG FOOTING	20160284	731 WINDETT RIDGE RD	86		06/27/2016
BC	_____	AM 002-FOU FOUNDATION				06/29/2016	
BC	_____	001-PHF POST HOLE - FENCE	20160286	762 OMAHA DR	44		06/01/2016
BC	_____	002-FIN FINAL INSPECTION					06/06/2016
PR	_____	001-FIN FINAL INSPECTION	20160289	941 CANYON TR			06/23/2016
PR	_____	AM 002-PLF PLUMBING - FINAL OSR READ					06/23/2016
PR	_____	001-FTG FOOTING	20160291	1918 S BRIDGE ST			06/27/2016
BC	_____	002-FIN FINAL INSPECTION	20160292	891 PRAIRIE CROSSING DR	168		06/03/2016
BC	_____	002-FIN FINAL INSPECTION	20160293	419 JACKSON ST	2		06/06/2016
BC	_____	002-PHF POST HOLE - FENCE	20160295	1964 CONEFLOWER CT	149		06/29/2016
BC	_____	001-PHF POST HOLE - FENCE	20160296	1543 MONTROSE CT	11	06/29/2016	

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BC	_____	PM 002-FTG FOOTING	20160298	1272 DEERPATH DR	229		06/03/2016
BC	_____	003-BKF BACKFILL Comments1: BRACE WALLS PRIOR TO BACKFILL					06/17/2016
BC	_____	001-RFR ROUGH FRAMING Comments1: ANCHOR RAFTERS WITH HURRICANE TIES, INST Comments2: ALL COLLAR TIES ON EXT RAFTERS, ANCHOR S Comments3: UPPORT POSTS ON EXT WITH METAL TIES ANCH Comments4: OR BASE PLATE	20160299	961 CANYON TRAIL CT	36		06/23/2016
BC	_____	001-FIN FINAL INSPECTION	20160301	103 CENTER PKWY	14		06/07/2016
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20160303	4532 HARRISON ST	1120		06/08/2016
BC	_____	002-FIN FINAL INSPECTION	20160306	103 CENTER PKWY	14		06/15/2016
BC	_____	001-FIN FINAL INSPECTION	20160308	209 S BRIDGE ST			06/15/2016
PR	_____	001-REL ROUGH ELECTRICAL	20160311	2832 CRYDER WAY	450		06/06/2016
PR	_____	002-RFR ROUGH FRAMING					06/06/2016
PR	_____	003-PLR PLUMBING - ROUGH					06/06/2016
BC	_____	001-PHD POST HOLE - DECK	20160317	3445 RYAN DR	7		06/03/2016
BC	_____	002-RFR ROUGH FRAMING					06/08/2016
BC	_____	003-TRN TRENCH - (GAS, ELECTRIC,					06/03/2016
BC	_____	001-FIN FINAL INSPECTION	20160318	514 W WASHINGTON ST	3		06/03/2016
BC	12:00	001-PPS PRE-POUR, SLAB ON GRADE	20160321	1387 SLATE DR	335		06/24/2016
BC	_____	002-FIN FINAL INSPECTION					06/29/2016
BC	_____	001-PHF POST HOLE - FENCE	20160322	722 GREENFIELD TURN	101		06/14/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160324	1020 INDEPENDENCE BLVD			06/06/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160325	320 E ORANGE ST			06/20/2016
BC	_____	001-FTG FOOTING	20160326	885 PURCELL ST	69		06/03/2016
BC	_____	002-FOU FOUNDATION					06/09/2016
PR	_____	003-BKF BACKFILL					06/14/2016



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PR	_____	004-ESW ENGINEERING - SEWER / WAT					06/20/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					06/23/2016
PR	_____	006-BSM BASEMENT FLOOR					06/28/2016
PR	_____	001-FIN FINAL INSPECTION	20160329	904 FAWN RIDGE CT			06/28/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160330	303 OAKWOOD ST			06/21/2016
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160333	507 CENTER PKWY			06/17/2016
BC	_____	002-FIN FINAL INSPECTION					06/28/2016
BC	_____	001-FIN FINAL INSPECTION	20160337	204 W KENDALL DR	8		06/09/2016
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20160338	1132 KATE DR	40		06/15/2016
PR	_____ AM	002-FTG FOOTING					06/28/2016
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160346	438 E BARBERRY CIR			06/02/2016
BC	_____	001-PHF POST HOLE - FENCE	20160347	852 HAMPTON LN	208		06/07/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160349	4522 HARRISON ST	1121		06/08/2016
PR	13:00	001-FIN FINAL INSPECTION	20160351	1561 SYCAMORE RD			06/10/2016
MT	_____	002-FFD BKFD FINAL INSPECTION					06/10/2016
BC	_____ PM	001-PHF POST HOLE - FENCE	20160353	361 DRAYTON CT	58		06/15/2016
PR	_____	001-FIN FINAL INSPECTION	20160355	2722 CRANSTON CIR	121		06/24/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160356	510 WALSH CT	3		06/06/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160357	509 WALSH CT	4		06/03/2016
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160358	209 FAIRHAVEN DR	5		06/10/2016
BC	_____	002-FIN FINAL INSPECTION					06/16/2016
		Comments1: SIDING					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160359	507 WALSH CT	5		06/07/2016
BC	_____	001-FTG FOOTING	20160361	2712 PHELPS CT	273		06/21/2016
PR	_____	002-FOU FOUNDATION					06/24/2016

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BC	_____	AM 003-BKF BACKFILL					06/29/2016
PR	_____	001-FTG FOOTING	20160362	2475 FAIRFAX WAY	246		06/27/2016
PR	_____	PM 002-FOU FOUNDATION					06/28/2016
BC	_____	001-FTG FOOTING	20160364	2682 FAIRFAX WAY	263		06/21/2016
PR	_____	002-FOU FOUNDATION					06/24/2016
BC	_____	AM 003-BKF BACKFILL					06/29/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160365	1826 COUNTRY HILLS DR	29		06/07/2016
BC	_____	001-PHD POST HOLE - DECK Comments1: PERGOLA	20160366	2934 OLD GLORY DR	268		06/08/2016
BC	_____	001-PHD POST HOLE - DECK	20160369	102 STRAWBERRY LN	17		06/24/2016
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160380	1742 JOHN ST	182		06/07/2016
BC	_____	001-FTG FOOTING	20160386	887 N CARLY CIR	20		06/16/2016
PR	_____	002-FOU FOUNDATION					06/20/2016
PR	_____	003-BKF BACKFILL					06/28/2016
BC	_____	001-PHF POST HOLE - FENCE Comments1: NOT READY	20160389	106 E WASHINGTON			06/22/2016
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160390	301 CHURCH ST			06/16/2016
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160391	1226 WILLOW WAY			06/10/2016
PR	_____	001-PLU PLUMBING - UNDERSLAB	20160392	1452 SYCAMORE ST			06/27/2016
PR	_____	001-FIN FINAL INSPECTION	20160393	319 E VAN EMMON ST UNIT B			06/15/2016
MT	_____	002-FFD BKFD FINAL INSPECTION					06/15/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160402	649 WHITE OAK WAY	10		06/13/2016
BC	_____	AM 001-FTG FOOTING	20160408	711 WINDETT RIDGE RD	85		06/27/2016
BC	_____	AM 002-FOU FOUNDATION				06/29/2016	
PR	_____	001-FIN FINAL INSPECTION	20160411	209 S BRIDGE ST			06/15/2016

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MT	_____	002-FFD BKFD FINAL INSPECTION					06/15/2016
BC	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160418	811 BEHRENS ST			06/21/2016
BC	_____	001-PHD POST HOLE - DECK	20160420	709 STATE ST		06/30/2016	
BC	_____	AM 001-PHD POST HOLE - DECK	20160425	1252 DEERPATH DR	231	06/30/2016	
BC	_____	001-FIN FINAL INSPECTION	20160432	1959 S BRIDGE ST			06/27/2016
		Comments1: NO HOT WATER IN RESTROOM					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160442	203 COUNTRYSIDE PKWY			06/28/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160446	1566 CORNERSTONE DR			06/29/2016

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PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING			1		
		AGP ABOVE-GROUND POOL			2		
		BIP BUILD INCENTIVE PROGRAM SFD			162		
		BSM BASEMENT REMODEL			3		
		CCO COMMERCIAL OCCUPANCY PERMIT			7		
		COM COMMERCIAL BUILDING			15		
		CRM COMMERCIAL REMODEL			9		
		DCK DECK			15		
		DRV DRIVEWAY			1		
		ELE ELECTRICAL UPGRADE			1		
		ESN ELECTRIC SIGN			3		
		FNC FENCE			12		
		IGP IN-GROUND POOL			2		
		PRG PERGOLA			1		
		PTO PATIO / PAVERS			7		
		REM REMODEL			1		
		REP REPAIR			2		
		ROF ROOFING			24		
		SFD SINGLE-FAMILY DETACHED			38		
		SGN SIGN			1		
		SHD SHED/ACCESSORY BUILDING			1		
		SPA SAUNA / HOT TUB			1		
		WIN WINDOW REPLACEMENT			4		
INSPECTION SUMMARY:		BKF BACKFILL			14		
		BND POOL BONDING			1		
		BSM BASEMENT FLOOR			12		
		CRB CURB CUT			1		
		EDA ENGINEERING - DRIVEWAY APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			8		
		ELE ELECTRIC SERVICE			1		
		EPW ENGINEERING- PUBLIC WALK			5		
		ESS ENGINEERING - STORM			1		
		ESW ENGINEERING - SEWER / WATER			11		
		FFD BKFD FINAL INSPECTION			4		
		FIN FINAL INSPECTION			36		
		FOU FOUNDATION			13		
		FTG FOOTING			17		
		GAR GARAGE FLOOR			11		
		INS INSULATION			13		
		PHD POST HOLE - DECK			9		
		PHF POST HOLE - FENCE			11		
		PLF PLUMBING - FINAL OSR READY			11		
		PLR PLUMBING - ROUGH			15		
		PLU PLUMBING - UNDERSLAB			11		
		PPS PRE-POUR, SLAB ON GRADE			9		
		PWK PRIVATE WALKS			1		

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INSPECTIONS SCHEDULED FROM 06/01/2016 TO 06/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
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		REI REINSPECTION			1		
		REL ROUGH ELECTRICAL			15		
		RFR ROUGH FRAMING			22		
		RMC ROUGH MECHANICAL			12		
		ROF ROOF UNDERLAYMENT ICE & WATER			18		
		STP STOOP			9		
		SUM SUMP			6		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		
		UGE UNDERGROUND ELECTRIC			4		
		WKS PUBLIC & SERVICE WALKS			8		
INSPECTOR SUMMARY:		BC BOB CREADEUR			140		
		DB DARRELL BUSCH			2		
		ED ERIC DHUSE			1		
		MT MICHAEL TORRENCE			4		
		PR PETER RATOS			161		
		TK TOM KONEN			5		
STATUS SUMMARY:	A	BC			1		
	C	BC			19		
	C	DB			2		
	C	MT			2		
	C	PR			23		
	C	TK			4		
	I	BC			120		
	I	ED			1		
	I	MT			2		
	I	PR			138		
	T	TK			1		
REPORT SUMMARY:					313		

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INSPECTIONS SCHEDULED FROM 07/01/2016 TO 07/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	015-FIN FINAL INSPECTION	20150058	701 KENTSHIRE DR	133		07/01/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: HOT ON HALL BATH LAV LOW PRESSURE					07/01/2016
PR	_____	008-ELE ELECTRIC SERVICE	20150388	120 E VETERANS PKWY	2		07/29/2016
PR	_____	012-GAR GARAGE FLOOR Comments1: NO MOISTURE BARRIER OR FORMS IN PLACE	20150458	2211 KINGSMILL ST	168		07/14/2016
BC	_____	013-GAR GARAGE FLOOR					07/28/2016
PR	_____	AM 012-PLF PLUMBING - FINAL OSR READ	20150478	1382 N BRIDGE ST	3		07/07/2016
PR	_____	013-RMC ROUGH MECHANICAL					07/07/2016
PR	_____	014-ABC ABOVE CEILING					07/07/2016
EEI	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: 2 PUNCH LIST ITEMS PARKING LOT LIGHT STA Comments2: NDARD & STRIPING					07/12/2016
PR	_____	016-FIN FINAL INSPECTION Comments1: FINAL MECHANICAL					07/12/2016
PR	_____	017-FIN FINAL INSPECTION					07/13/2016
MT	_____	018-FFD BKFD FINAL INSPECTION Comments1: OK TO TEMP, NEED PHONE LINE FOR BKFD APP Comments2: ROVAL					07/14/2016
BC	_____	PM 004-INS INSULATION Comments1: WEST WALL ONLY	20150481	305 E WASHINGTON ST			07/14/2016
BC	_____	005-TRN TRENCH - (GAS, ELECTRIC,					07/27/2016
PR	_____	PM 008-PLF PLUMBING - FINAL OSR READ	20150602	1845 MARKETVIEW DR	6		07/11/2016
PR	_____	009-FIN FINAL INSPECTION					07/11/2016
EEI	_____	010-EFL ENGINEERING - FINAL INSPE					07/06/2016
PR	_____	018-FIN FINAL INSPECTION	20150634	2601 LILAC WAY	309		07/05/2016
PR	_____	019-PLF PLUMBING - FINAL OSR READ					07/05/2016
TK	_____	020-EFL ENGINEERING - FINAL INSPE					07/05/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20150650	2649 LILAC WAY	316		07/08/2016
PR	_____	016-FIN FINAL INSPECTION					07/29/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					07/29/2016
PR	_____	008-SUM SUMP	20160006	781 KENTSHIRE DR	141		07/07/2016
PR	_____	009-RFR ROUGH FRAMING					07/29/2016
PR	_____	010-REL ROUGH ELECTRICAL					07/29/2016
PR	_____	011-RMC ROUGH MECHANICAL					07/29/2016
PR	_____	012-PLR PLUMBING - ROUGH					07/29/2016
PR	_____	013-FIN FINAL INSPECTION	20160007	751 WINDETT RIDGE RD	87		07/01/2016
PR	_____	014-PLF PLUMBING - FINAL OSR READ					07/01/2016
TK	_____	015-EFL ENGINEERING - FINAL INSPE					07/07/2016
BC	_____	002-FIN FINAL INSPECTION	20160011	301 BRUELL ST	34		07/12/2016
		Comments1: REAR DOORS					
PR	_____	004-FIN FINAL INSPECTION	20160030	2567 EMERALD LN	130		07/08/2016
PR	_____	005-PLF PLUMBING - FINAL OSR READ					07/08/2016
PR	_____	002-FIN FINAL INSPECTION	20160042	1410 S BRIDGE ST			07/20/2016
PR	_____	015-FIN FINAL INSPECTION	20160043	1977 MEADOWLARK LN	119		07/14/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					07/14/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					07/14/2016
		Comments1: TEMP NEED PARKWAY TREE					
PR	_____	017-FIN FINAL INSPECTION	20160046	1377 SLATE DR	334		07/08/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					07/08/2016
TK	_____	019-EFL ENGINEERING - FINAL INSPE					07/08/2016
		Comments1: BOTH TREES WERE UNDER THE 2 1/2" MINIMUM					
TK	_____	020-REI REINSPECTION					07/12/2016
		Comments1: FINAL ENGINEERING					

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BC	_____	AM 018-WKS PUBLIC & SERVICE WALKS	20160047	2688 LILAC WAY	380		07/08/2016
BC	_____	AM 010-WKS PUBLIC & SERVICE WALKS	20160048	1368 SLATE DR	381		07/08/2016
BC	_____	AM 011-INS INSULATION					07/01/2016
BC	_____	001-FTG FOOTING	20160049	2677 EMERALD LN	384		07/21/2016
BC	_____	002-FOU FOUNDATION					07/25/2016
BC	_____	AM 003-BSM BASEMENT FLOOR Comments1: CANCELLED				07/26/2016	
BC	_____	004-GAR GARAGE FLOOR Comments1: CANCELLED				07/26/2016	
BC	_____	005-STP STOOP Comments1: CANCELLED				07/26/2016	
BC	_____	006-BKF BACKFILL					07/29/2016
PR	_____	007-ESW ENGINEERING - SEWER / WAT					07/29/2016
PR	_____	009-RFR ROUGH FRAMING	20160050	2657 EMERALD LN	386		07/06/2016
PR	_____	010-REL ROUGH ELECTRICAL					07/06/2016
PR	_____	011-RMC ROUGH MECHANICAL					07/06/2016
PR	_____	012-PLR PLUMBING - ROUGH					07/06/2016
BC	_____	013-INS INSULATION					07/08/2016
PR	_____	PM 015-FIN FINAL INSPECTION	20160059	789 KENTSHIRE DR	142		07/12/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					07/12/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					07/18/2016
PR	_____	PM 015-FIN FINAL INSPECTION	20160060	2484 ELLSWORTH DR	355		07/21/2016
PR	_____	PM 016-PLF PLUMBING - FINAL OSR READ					07/21/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: SIDEWALK SEPARATED, TRIP HAZARD					07/21/2016
TK	_____	014-EFL ENGINEERING - FINAL INSPE	20160065	2986 ELLSWORTH DR	349		07/01/2016



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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	015-PLF PLUMBING - FINAL OSR READ					07/01/2016
PR	_____	016-FIN FINAL INSPECTION					07/01/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					07/01/2016
BC	_____	012-PPS PRE-POUR, SLAB ON GRADE	20160080	771 GREENFIELD TURN	58		07/12/2016
PR	_____	008-RFR ROUGH FRAMING	20160086	491 SUTTON ST	211		07/22/2016
PR	_____	009-REL ROUGH ELECTRICAL					07/22/2016
PR	_____	010-RMC ROUGH MECHANICAL					07/22/2016
PR	_____	011-PLR PLUMBING - ROUGH					07/22/2016
BC	_____	PM 012-INS INSULATION					07/25/2016
PR	_____	015-SUM SUMP	20160087	763 KENTSHIRE DR	139		07/07/2016
PR	_____	016-FIN FINAL INSPECTION					07/19/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					07/19/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP, PARKWAY TREE NEEDED, WATER B Comments2: AN IN PLACE					07/18/2016
PR	_____	021-FIN FINAL INSPECTION	20160106	2658 LILAC WAY	377		07/22/2016
PR	_____	022-PLF PLUMBING - FINAL OSR READ					07/22/2016
TK	_____	023-EFL ENGINEERING - FINAL INSPE					07/22/2016
PR	_____	017-FIN FINAL INSPECTION	20160107	2647 EMERALD LN	387		07/15/2016
ED	_____	018-EFL ENGINEERING - FINAL INSPE					07/19/2016
PR	_____	019-PLF PLUMBING - FINAL OSR READ					07/15/2016
PR	_____	003-PPS PRE-POUR, SLAB ON GRADE	20160113	2934 OLD GLORY DR	268		07/13/2016
PR	_____	004-BND POOL BONDING					07/13/2016
PR	_____	006-RFR ROUGH FRAMING	20160121	812 CAULFIELD PT	110		07/01/2016
PR	_____	007-REL ROUGH ELECTRICAL					07/01/2016

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INSPECTIONS SCHEDULED FROM 07/01/2016 TO 07/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-RMC ROUGH MECHANICAL					07/01/2016
PR	_____	009-PLR PLUMBING - ROUGH					07/01/2016
BC	_____	010-INS INSULATION					07/06/2016
BC	_____	011-WKS PUBLIC & SERVICE WALKS					07/11/2016
BC	_____	012-PHD POST HOLE - DECK					07/11/2016
PR	_____	005-RFR ROUGH FRAMING	20160122	801 CAULFIELD PT	106		07/14/2016
PR	_____	006-REL ROUGH ELECTRICAL					07/14/2016
PR	_____	007-RMC ROUGH MECHANICAL					07/14/2016
PR	_____	008-PLR PLUMBING - ROUGH					07/14/2016
PR	_____	009-INS INSULATION					07/18/2016
PR	_____	010-WKS PUBLIC & SERVICE WALKS					07/26/2016
PR	_____	AM 004-RFR ROUGH FRAMING	20160149	761 GREENFIELD TURN	62		07/19/2016
PR	_____	005-REL ROUGH ELECTRICAL					07/19/2016
PR	_____	006-RMC ROUGH MECHANICAL					07/19/2016
PR	_____	007-PLR PLUMBING - ROUGH					07/19/2016
PR	_____	008-INS INSULATION					07/20/2016
PR	_____	009-BSM BASEMENT FLOOR					07/21/2016
BC	_____	002-FIN FINAL INSPECTION	20160177	310 E RIDGE ST	9		07/07/2016
		Comments1: EAST SIDE AND MUCH OF SOUTHSIDE OF FENCE					
		Comments2: , BOTTOM OF DOG EAR PANEL AT BOTTOM STRI					
		Comments3: NGER SECURED WITH ONLY WIRE BRADS. SECUR					
		Comments4: E WITH APPROPRIATE FASTENER.					
PR	_____	009-RFR ROUGH FRAMING	20160181	2667 EMERALD LN	385		07/14/2016
PR	_____	010-REL ROUGH ELECTRICAL					07/14/2016
PR	_____	011-RMC ROUGH MECHANICAL					07/14/2016
PR	_____	012-PLR PLUMBING - ROUGH					07/14/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	013-INS INSULATION					07/18/2016
PR	_____	010-RFR ROUGH FRAMING	20160182	2669 LILAC WAY	318		07/22/2016
PR	_____	011-REL ROUGH ELECTRICAL					07/22/2016
PR	_____	012-RMC ROUGH MECHANICAL					07/22/2016
PR	_____	013-PLR PLUMBING - ROUGH					07/22/2016
BC	_____	014-INS INSULATION					07/26/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB	20160183	1378 SLATE CT	382		07/01/2016
PR	_____	006-SUM SUMP					07/07/2016
BC	_____	AM 007-BSM BASEMENT FLOOR					07/08/2016
BC	_____	008-GAR GARAGE FLOOR					07/08/2016
BC	_____	009-STP STOOP					07/08/2016
PR	_____	006-PLU PLUMBING - UNDERSLAB	20160184	1408 SLATE CT	348		07/01/2016
PR	_____	007-SUM SUMP					07/07/2016
BC	_____	AM 008-BSM BASEMENT FLOOR					07/08/2016
BC	_____	009-GAR GARAGE FLOOR					07/08/2016
BC	_____	010-STP STOOP					07/08/2016
BC	_____	001-FTG FOOTING	20160188	1209 BADGER ST			07/05/2016
BC	_____	002-FOU FOUNDATION					07/06/2016
PR	_____	013-EPW ENGINEERING- PUBLIC WALK	20160192	883 N CARLY CIR	21		07/06/2016
PR	_____	014-FIN FINAL INSPECTION					07/27/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					07/27/2016
DVB	_____	016-EFL ENGINEERING - FINAL INSPE					07/27/2016
BC	_____	AM 006-PHD POST HOLE - DECK	20160194	2575 FAIRFAX WAY	249		07/27/2016
BC	_____	003-FTG FOOTING	20160210	207 SPRUCE CT	20		07/12/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	004-RFR ROUGH FRAMING					07/29/2016
PR	_____	005-REL ROUGH ELECTRICAL					07/29/2016
BC	_____	003-FIN FINAL INSPECTION	20160221	905 FAWN RIDGE CT B	31		07/07/2016
		Comments1: 3RD PANEL FROM SE CORNER IS MISSING FOUR					
		Comments2: SCREWS ON OUTSIDE. REQUIRE INSTALLER TO					
		Comments3: INSTALL THEM.					
BC	_____	001-FIN FINAL INSPECTION	20160224	924 WESTERN LN	84		07/06/2016
		Comments1: READY MIX TICKET FOR CONCRETE					
PR	_____	009-RFR ROUGH FRAMING	20160225	2951 GRANDE TRAIL	384		07/12/2016
PR	_____	010-REL ROUGH ELECTRICAL					07/12/2016
PR	_____	011-RMC ROUGH MECHANICAL					07/12/2016
PR	_____	012-PLR PLUMBING - ROUGH					07/12/2016
BC	_____	AM 013-INS INSULATION					07/14/2016
		Comments1: APPLY FOAM INSULATION AROUND SLIDING DOO					
		Comments2: R AND UNDER WINDOW RIGHT OF SLIDER					
PR	_____	014-WKS PUBLIC & SERVICE WALKS					07/19/2016
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20160226	2488 ELLSWORTH CT	353		07/12/2016
PR	_____	009-REL ROUGH ELECTRICAL	20160227	2943 GRANDE TRAIL	383		07/01/2016
PR	_____	010-RFR ROUGH FRAMING					07/01/2016
BC	_____	011-RMC ROUGH MECHANICAL					07/01/2016
PR	_____	AM 012-PLR PLUMBING - ROUGH					07/01/2016
BC	_____	013-INS INSULATION					07/06/2016
BC	_____	014-WKS PUBLIC & SERVICE WALKS					07/12/2016
BC	_____	PM 004-FIN FINAL INSPECTION	20160233	1243 TAUS CIR	115		07/13/2016
PR	09:30	004-FIN FINAL INSPECTION	20160239	2302 WITHERTHUR GREEN	176		07/01/2016
PR	_____	005-PLF PLUMBING - FINAL OSR READ					07/01/2016
BC	_____	002-FIN FINAL INSPECTION	20160240	626 WHITE OAK WAY	60		07/07/2016
		Comments1: PERGOLA & PAVERS					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160250	2357 WINTERTHUR GREEN	185		07/26/2016
BC	_____	PM 003-FIN FINAL INSPECTION	20160255	1121 CARLY DR			07/19/2016
PR	_____	008-SUM SUMP	20160259	547 SUTTON ST	214		07/01/2016
BC	_____	AM 009-PHD POST HOLE - DECK					07/27/2016
PR	_____	008-SUM SUMP	20160262	2401 FITZHUGH TURN	151		07/07/2016
BC	_____	AM 009-PHD POST HOLE - DECK					07/27/2016
PR	_____	008-EPW ENGINEERING- PUBLIC WALK	20160263	877 N CARLY CIR	22		07/06/2016
PR	_____	009-RFR ROUGH FRAMING					07/14/2016
PR	_____	010-REL ROUGH ELECTRICAL					07/14/2016
PR	_____	011-RMC ROUGH MECHANICAL					07/14/2016
PR	_____	012-PLR PLUMBING - ROUGH					07/14/2016
PR	_____	013-INS INSULATION					07/18/2016
PR	_____	007-RFR ROUGH FRAMING	20160264	894 PURCELL ST	78		07/21/2016
PR	_____	008-REL ROUGH ELECTRICAL					07/21/2016
PR	_____	009-RMC ROUGH MECHANICAL					07/21/2016
PR	_____	010-PLR PLUMBING - ROUGH					07/21/2016
BC	_____	012-GAR GARAGE FLOOR					07/25/2016
PR	_____	013-INS INSULATION					07/27/2016
PR	_____	AM 002-PPS PRE-POUR, SLAB ON GRADE	20160271	147 COMMERCIAL DR	19		07/06/2016
PR	14:00	004-ABC ABOVE CEILING	20160275	10 SARAVANOS DR	1		07/19/2016
BC	12:00	AM 001-FTG FOOTING	20160276	104 BEAVER ST			07/11/2016
PR	_____	AM 002-FOU FOUNDATION					07/19/2016
PR	_____	AM 003-FOU FOUNDATION					07/28/2016
BC	_____	002-PHD POST HOLE - DECK	20160281	498 SUNFLOWER CT	5		07/07/2016

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BC	_____	003-RFR ROUGH FRAMING					07/11/2016
BC	_____	004-FIN FINAL INSPECTION Comments1: DECK & PERGOLA ANGLE BRACE AT AT SOUTHE Comments2: AST CORNER IS SCREWED TO A SHORT PIECE O Comments3: F 2x6 THAT IS SPLIT THIS ANCHOR POINT IS Comments4: WEAK.					07/13/2016
PR	_____	005-REI REINSPECTION Comments1: FINAL					07/20/2016
BC	_____	001-FIN FINAL INSPECTION	20160282	1605 CYPRESS LN	31		07/05/2016
PR	_____	AM 007-SUM SUMP	20160283	2692 FAIRFAX WAY	262		07/19/2016
PR	_____	AM 002-FOU FOUNDATION	20160284	731 WINDETT RIDGE RD	86		07/01/2016
BC	_____	PM 003-BKF BACKFILL					07/06/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					07/08/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					07/18/2016
BC	_____	006-BSM BASEMENT FLOOR					07/19/2016
BC	_____	007-GAR GARAGE FLOOR					07/20/2016
PR	_____	002-FOU FOUNDATION	20160291	1830 S BRIDGE ST			07/01/2016
PR	_____	AM 003-FTG FOOTING					07/06/2016
PR	_____	PM 004-PLU PLUMBING - UNDERSLAB					07/18/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB	20160298	1272 DEERPATH DR	229		07/21/2016
BC	_____	002-REI REINSPECTION Comments1: ROUGH FRAMING	20160299	961 CANYON TRAIL CT	36		07/22/2016
PR	_____	001-FTG FOOTING	20160304	455 SUTTON ST	208		07/18/2016
BC	12:00	002-FOU FOUNDATION Comments1: CANCELLED BY OSCAR 7-18-16				07/19/2016	
PR	_____	AM 003-FOU FOUNDATION					07/20/2016
PR	_____	004-BKF BACKFILL					07/25/2016
BC	_____	001-PHF POST HOLE - FENCE	20160320	1091 CANARY AVE	250		07/08/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-FIN FINAL INSPECTION					07/14/2016
BC	_____	007-GAR GARAGE FLOOR	20160326	885 PURCELL ST	69		07/25/2016
		Comments1: CONCRETE ALREADY HARDENED BEFORE INSPECT					
		Comments2: ION. STEVE DALTON PROVIDED PHOTOS.					
BC	_____	AM 003-FOU FOUNDATION	20160338	1132 KATE DR	40		07/05/2016
PR	_____	004-BKF BACKFILL					07/11/2016
BC	_____	001-PHF POST HOLE - FENCE	20160342	4452 PLEASANT CT	1197		07/01/2016
BC	_____	001-PHF POST HOLE - FENCE	20160343	4538 MARQUETTE ST	1217		07/12/2016
PR	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20160348	1382 N BRIDGE ST			07/11/2016
		Comments1: PRE POUR FOR MONUMENT SIGN					
PR	_____	002-FIN FINAL INSPECTION					07/27/2016
BC	_____	001-FTG FOOTING	20160360	2441 WILTON CT	130		07/26/2016
BC	_____	AM 002-FOU FOUNDATION					07/28/2016
PR	_____	005-BSM BASEMENT FLOOR	20160361	2712 PHELPS CT	273		07/12/2016
PR	_____	006-GAR GARAGE FLOOR					07/11/2016
PR	_____	007-PLU PLUMBING - UNDERSLAB					07/13/2016
PR	_____	PM 008-PLU PLUMBING - UNDERSLAB					07/13/2016
PR	_____	009-SUM SUMP					07/14/2016
BC	_____	PM 003-BKF BACKFILL	20160362	2475 FAIRFAX WAY	246		07/05/2016
		Comments1: R405.1 GRAVEL OR CRUSHED STONE IS NOT PR					
		Comments2: OVIDED FOR 6" ABOVE FOOTING DRAIN TILE I					
		Comments3: S VISIBLE					
BC	_____	004-REI REINSPECTION					07/06/2016
		Comments1: BACKFILL					
PR	_____	005-ESW ENGINEERING - SEWER / WAT					07/13/2016
PR	_____	006-PLU PLUMBING - UNDERSLAB					07/18/2016
PR	_____	007-BSM BASEMENT FLOOR					07/21/2016
PR	_____	008-GAR GARAGE FLOOR					07/21/2016

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BC	_____	001-FTG FOOTING	20160363	402 WINDETT RIDGE RD	194		07/05/2016
BC	_____	002-FOU FOUNDATION					07/06/2016
PR	_____	003-BKF BACKFILL					07/13/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					07/19/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					07/28/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20160364	2682 FAIRFAX WAY	263		07/05/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					07/13/2016
BC	_____	006-BSM BASEMENT FLOOR Comments1: CRAWL					07/11/2016
BC	_____	007-GAR GARAGE FLOOR					07/11/2016
PR	_____	008-PLU PLUMBING - UNDERSLAB					07/12/2016
PR	_____	009-SUM SUMP					07/19/2016
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160367	511 WINDETT RIDGE RD	69		07/26/2016
PR	_____	PM 001-PHF POST HOLE - FENCE	20160368	602 TERI LN	7		07/13/2016
BC	_____	002-RFR ROUGH FRAMING Comments1: R507 DECKS. CONNECTION TO STRUCTURE REQU Comments2: IRES 1/2" BOLT OR LAG SCREW THRU 2" NOMI Comments3: AN LUMBER (1 1/2")CURRENT BOLT HEADS & W Comments4: ASHERS ARE INSET AT LEAST 1/2 THICKNESS.	20160369	102 STRAWBERRY LN	17		07/08/2016
BC	_____	003-REI REINSPECTION Comments1: FRAMING FOR DECK					07/11/2016
BC	_____	AM 001-FOU FOUNDATION	20160370	2668 LILAC WAY	378		07/08/2016
BC	_____	002-FTG FOOTING					07/01/2016
BC	_____	003-BKF BACKFILL					07/14/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					07/13/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					07/20/2016
BC	_____	006-GAR GARAGE FLOOR					07/26/2016



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INSPECTIONS SCHEDULED FROM 07/01/2016 TO 07/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-BSM BASEMENT FLOOR					07/26/2016
BC	_____	008-STP STOOP					07/26/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: 2 SETS OF STEPS	20160371	312 E WASHINGTON ST			07/14/2016
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160372	1017 INDEPENDENCE BLVD			07/14/2016
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160374	1166 CODY CT	7		07/14/2016
PR	_____	002-BND POOL BONDING					07/14/2016
BC	_____	001-PHF POST HOLE - FENCE	20160375	2732 LILAC CT	332		07/27/2016
BC	_____ AM	001-PHF POST HOLE - FENCE	20160378	1182 HOMESTEAD DR	47		07/22/2016
BC	_____	001-PHF POST HOLE - FENCE	20160379	1452 RUBY DR	356		07/29/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20160382	655 WHITE OAK WAY	7		07/12/2016
PR	_____	001-RFR ROUGH FRAMING	20160383	321 W KENDALL DR			07/06/2016
PR	_____	002-REL ROUGH ELECTRICAL					07/06/2016
PR	_____	003-PLR PLUMBING - ROUGH					07/06/2016
PR	_____	004-FIN FINAL INSPECTION				07/22/2016	
BC	_____	001-PHF POST HOLE - FENCE	20160384	1309 WILLOW WAY	218		07/27/2016
BC	_____	001-EDA ENGINEERING - DRIVEWAY AP	20160385	403 E SOMONAUK ST	10		07/01/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT	20160386	889 N CARLY CIR	20		07/01/2016
BC	_____	005-BSM BASEMENT FLOOR					07/06/2016
BC	_____	002-PHF POST HOLE - FENCE Comments1: DIGITAL	20160389	106 E WASHINGTON			07/19/2016
BC	_____	003-FIN FINAL INSPECTION					07/20/2016
PR	_____	002-RFR ROUGH FRAMING	20160392	1452 SYCAMORE ST			07/07/2016
PR	_____	003-REL ROUGH ELECTRICAL					07/07/2016
PR	_____	004-RMC ROUGH MECHANICAL					07/07/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	005-PLR PLUMBING - ROUGH					07/07/2016
BC	_____	001-PHF POST HOLE - FENCE	20160394	1432 RUBY DR	358		07/28/2016
BC	_____	001-FTG FOOTING	20160399	2659 LILAC WAY	317		07/25/2016
PR	_____	PM 002-FOU FOUNDATION					07/29/2016
BC	_____	001-FTG FOOTING	20160400	2741 LILAC CT	326		07/21/2016
PR	_____	PM 002-FOU FOUNDATION					07/28/2016
BC	_____	AM 001-FOU FOUNDATION	20160401	2711 LILAC CT	323		07/08/2016
BC	_____	002-FTG FOOTING					07/01/2016
BC	_____	003-BKF BACKFILL					07/14/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					07/13/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					07/20/2016
BC	_____	AM 006-BSM BASEMENT FLOOR					07/26/2016
BC	_____	007-GAR GARAGE FLOOR					07/26/2016
BC	_____	008-STP STOOP					07/26/2016
BC	_____	001-PHF POST HOLE - FENCE	20160403	1608 CYPRESS LN	37		07/21/2016
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20160407	325 BERTRAM DR	1088		07/14/2016
PR	_____	AM 002-FOU FOUNDATION	20160408	711 WINDETT RIDGE RD	85		07/01/2016
BC	_____	PM 003-BKF BACKFILL					07/05/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					07/15/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					07/18/2016
BC	_____	006-BSM BASEMENT FLOOR					07/20/2016
BC	_____	007-GAR GARAGE FLOOR					07/20/2016
BC	_____	AM 001-FTG FOOTING	20160409	2662 FAIRFAX WAY	264		07/12/2016
PR	_____	002-FOU FOUNDATION					07/14/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-BKF BACKFILL					07/20/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					07/28/2016
PR	_____	001-FTG FOOTING	20160410	2621 FAIRFAX WAY	252		07/18/2016
PR	_____	002-FOU FOUNDATION					07/19/2016
BC	_____	PM 003-BKF BACKFILL					07/25/2016
BC	_____	001-PHF POST HOLE - FENCE	20160416	1986 MEADOWLARK LN	144		07/01/2016
BC	_____	001-PHF POST HOLE - FENCE	20160419	343 PENSACOLA ST	1143		07/25/2016
BC	_____	001-PHD POST HOLE - DECK	20160421	335 GARDEN CIRCLE	15		07/05/2016
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160424	726 INDEPENDENCE CT	9		07/07/2016
BC	_____	002-RFR ROUGH FRAMING	20160425	1252 DEERPATH DR	231		07/26/2016
BC	_____	001-PHD POST HOLE - DECK	20160428	1447 SLATE CT	340		07/26/2016
PR	_____	001-FOU FOUNDATION	20160429	874 PURCELL ST	75	07/11/2016	
PR	_____	002-BKF BACKFILL					07/19/2016
PR	_____	003-PLU PLUMBING - UNDERSLAB					07/21/2016
PR	_____	004-BSM BASEMENT FLOOR					07/21/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT					07/27/2016
BC	_____	001-FIN FINAL INSPECTION	20160431	711 N BRIDGE ST			07/12/2016
BC	_____	001-PHD POST HOLE - DECK	20160435	3174 PINEWOOD DR	34		07/01/2016
BC	_____	002-RFR ROUGH FRAMING					07/12/2016
BC	_____	003-FIN FINAL INSPECTION					07/29/2016
PR	_____	001-PHF POST HOLE - FENCE	20160436	809 TERI LN	27		07/13/2016
BC	_____	002-FIN FINAL INSPECTION					07/19/2016
		Comments1: 9 CONSECUTIVE VERTICAL BOARDS NAILED WIT					
		Comments2: H ONLY 1 NAIL AT TOP STRINGER. UNDER LAR					
		Comments3: GE TREE AT BACK OF YARD.					
BC	_____	003-REI REINSPECTION					07/26/2016
		Comments1: FENCE FINAL					

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INSPECTIONS SCHEDULED FROM 07/01/2016 TO 07/31/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160438	413 E MAIN ST			07/05/2016
BC	_____	002-FIN FINAL INSPECTION					07/14/2016
BC	_____	001-PHF POST HOLE - FENCE Comments1: 3 CONSECUTIVE POSTS AT RIGHT REAR OVER S Comments2: ORM DRAIN PIPE ARE 24" OR LESS IN DEPTH. Comments3: MINIMUM REQUIRED DEPTH IS 36"	20160439	2322 IROQUOIS LN	26		07/05/2016
BC	_____	002-REI REINSPECTION Comments1: POST HOLES					07/12/2016
BC	_____	001-PHF POST HOLE - FENCE	20160440	2709 GOLDENROD DR	243		07/15/2016
BC	_____ AM	001-PH POST HOLES / PILES	20160441	1402 CHESTNUT LN	62		07/06/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160443	1676 WALSH DR	25		07/01/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160444	1674 WALSH DR	25		07/01/2016
BC	_____	001-FIN FINAL INSPECTION	20160445	301 WALSH CIR	20		07/19/2016
BC	_____	001-PHF POST HOLE - FENCE	20160447	404 E SOMONAUK ST			07/19/2016
PR	10:30	001-FIN FINAL INSPECTION	20160449	109 E MAIN ST			07/01/2016
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160451	308 E RIDGE ST			07/15/2016
PR	_____ AM	001-PLU PLUMBING - UNDERSLAB	20160460	802 S BRIDGE ST			07/11/2016
PR	_____	002-REL ROUGH ELECTRICAL					07/29/2016
PR	_____	003-PLR PLUMBING - ROUGH					07/29/2016
BC	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PORCH AND GARAGE	20160465	1411 CHESTNUT LN	67		07/19/2016
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20160466	736 HAYDEN DR	65		07/27/2016
BC	13:30	002-FTG FOOTING					07/28/2016
PR	_____	001-FIN FINAL INSPECTION	20160467	2156 HEARTHSTONE AVE	435		07/20/2016
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160469	1017 JOHN ST A			07/19/2016
BC	_____	001-FIN FINAL INSPECTION	20160471	1348 SPRING ST	174		07/15/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160477	2347 EMERALD LN	105		07/12/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160478	501 S MAIN ST			07/22/2016
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160481	1338 CORALBERRY CT	112		07/22/2016
BC	_____	001-FTG FOOTING	20160484	2711 PHELPS CT	266		07/26/2016
BC	_____	AM 002-FOU FOUNDATION					07/27/2016
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160485	1414 ASPEN LN	86		07/22/2016
PR	_____	002-FIN FINAL INSPECTION					07/22/2016
		Comments1: POOL					
BC	_____	001-PHD POST HOLE - DECK	20160486	1977 MEADOWLARK LN	119		07/19/2016
BC	_____	002-RFR ROUGH FRAMING					07/21/2016
PR	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160487	107 W CENTER ST			07/11/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160488	958 N BRIDGE ST			07/28/2016
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160490	209 LIESURE ST A&B		07/14/2016	
		Comments1: CANCELLED					
BC	_____	002-ROF ROOF UNDERLAYMENT ICE & W					07/14/2016
		Comments1: 6'					
BC	_____	AM 001-FIN FINAL INSPECTION	20160491	343 E VAN EMMON ST			07/22/2016
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160503	414 E PARK ST	53		07/25/2016
BC	_____	001-PHF POST HOLE - FENCE	20160508	2761 LILAC CT	328		07/21/2016
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160510	507 W BARBERRY CIR			07/19/2016
BC	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160516	510 DOLPH ST			07/20/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
-----							
PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING			1		
		AGP ABOVE-GROUND POOL			6		
		BIP BUILD INCENTIVE PROGRAM SFD			196		
		BSM BASEMENT REMODEL			2		
		COM COMMERCIAL BUILDING			15		
		CRM COMMERCIAL REMODEL			11		
		DCK DECK			18		
		DRV DRIVEWAY			2		
		FNC FENCE			25		
		FOU FOUNDATION			3		
		GAR GARAGE			3		
		IGP IN-GROUND POOL			4		
		MIS MISCELLANEOUS			4		
		PLM PLUMBING REPAIR OR ALTERATION			1		
		PRG PERGOLA			1		
		PTO PATIO / PAVERS			4		
		REM REMODEL			6		
		REP REPAIR			2		
		ROF ROOFING			14		
		SFD SINGLE-FAMILY DETACHED			26		
		SGN SIGN			2		
		SHD SHED/ACCESSORY BUILDING			1		
		SPA SAUNA / HOT TUB			1		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		ABC ABOVE CEILING			2		
		BKF BACKFILL			12		
		BND POOL BONDING			2		
		BSM BASEMENT FLOOR			13		
		EDA ENGINEERING - DRIVEWAY APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			14		
		ELE ELECTRIC SERVICE			1		
		EPW ENGINEERING- PUBLIC WALK			2		
		ESW ENGINEERING - SEWER / WATER			12		
		FFD BKFD FINAL INSPECTION			1		
		FIN FINAL INSPECTION			44		
		FOU FOUNDATION			20		
		FTG FOOTING			16		
		GAR GARAGE FLOOR			14		
		INS INSULATION			13		
		PH POST HOLES / PILES			1		
		PHD POST HOLE - DECK			9		
		PHF POST HOLE - FENCE			18		
		PLF PLUMBING - FINAL OSR READY			17		
		PLR PLUMBING - ROUGH			15		
		PLU PLUMBING - UNDERSLAB			16		
		PPS PRE-POUR, SLAB ON GRADE			10		

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
-----							
		REI REINSPECTION			7		
		REL ROUGH ELECTRICAL			16		
		RFR ROUGH FRAMING			20		
		RMC ROUGH MECHANICAL			14		
		ROF ROOF UNDERLAYMENT ICE & WATER			12		
		STP STOOP			5		
		SUM SUMP			9		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			6		
		WKS PUBLIC & SERVICE WALKS			8		
INSPECTOR SUMMARY:		BC BOB CREADEUR			145		
		DVB DAVE BEHRENS			1		
		ED ERIC DHUSE			1		
		EEI ENGINEERING ENTERPRISES			2		
		MT MICHAEL TORRENCE			1		
		PR PETER RATOS			189		
		TK TOM KONEN			11		
STATUS SUMMARY:	C	BC			28		
	C	DVB			1		
	C	ED			1		
	C	EEI			1		
	C	PR			34		
	C	TK			8		
	I	BC			116		
	I	PR			143		
	I	TK			1		
	T	BC			1		
	T	EEI			1		
	T	MT			1		
	T	PR			12		
	T	TK			2		
REPORT SUMMARY:					350		



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 2016-44

### Agenda Item Summary Memo

**Title:** Property Maintenance Report for June and July 2016

**Meeting and Date:** EDC – September 6, 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:

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*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: June 29, 2016  
Subject: June Property Maintenance

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## Property Maintenance Report June 2016

### Adjudication:

32 Property Maintenance Cases heard in June

#### 06/01/2016

N 2200	2075 Marketview Dr	Working w/o permit	Continued
N 2476	206 Heustis St	Outdoor Display	Liabe \$1,500
N 2477	206 Heustis St	Signs Prohibited	Liabe \$1,500
N 2478	206 Heustis St	Vehicle on Property	Liabe \$1,500
N 2479	206 Heustis St	Protective Treatment	Liabe \$1,500
N 2480	206 Heustis St	Address	Liabe \$1,500
N 2481	206 Heustis St	Rubbish & Garbage	Liabe \$1,500
N 2482	Grainco Building	Roofs/Drainage	Continued
N 2483	Grainco Building	Protective Treatment	Continued
N 2484	306-308 Heustis St	Screenings	Continued
N 2485	306-308 Heustis St	Protective Treatment	Continued
N 2486	607 S Main St	Roofs/Drainage	Liabe \$75
N 2487	607 S Main St	Property Maintenance	Liabe \$75
N 2488	607 S Main St	Protective Treatment	Dismissed
N 2489	208 W Hydraulic St	Structural Members	Liabe \$125
N 2490	208 W Hydraulic St	Exterior	Liabe \$125
N 2491	208 W Hydraulic St	Property Maintenance	Liabe \$125

#### 06/06/2016

N 2493	506 Colton St	Vehicle on Property	Liabe \$2,625
N 2494	367 Pensacola St	Weeds	Dismissed
N 2495	4545 Marquette St	Weeds	Dismissed

#### 06/13/2016

N 2482	Grainco Building	Roofs/Drainage	Dismissed
N 2483	Grainco Building	Protective Treatment	Dismissed
N 2484	306-308 Heustis St	Screenings	Dismissed
N 2485	306-308 Heustis St	Protective Treatment	Dismissed

#### 06/20/2016

N 2498	585 W Barberry Cir	Weeds	Dismissed
N 2499	545 W Barberry Cir	Junk, Trash & Refuse	Liabe \$250
N 2802	2394 Sumac Dr	Weeds	Dismissed
N 2803	SEC 33-37-7 Liberty & Center	Weeds	Liabe \$2,325
N 2804	2887 Cranston Cir	Vehicle on Property	Continued

**06/27/2016**

N 2804	2887 Cranston Cir	Vehicle on Property	Dismissed
N 2805	607 S Main St	Weeds	Dismissed
N 3326	683 Yellowstone Ln	Surfacing	Dismissed

**June Property Maintenance Complaint Report Attached**

## Case Report

06/01/2016 - 06/30/2016

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	DOWNTOWN SWEEP	STATUS	VIOLATION LETTER SENT	CITATION ISSUED	FINDINGS	ADJUDICATION FINDINGS
20160338	6/30/2016	305 Candleberry Ct.	Off street parking		IN VIOLATION	6/29/2016			
20160337	6/30/2016	102 E. Washington St.	Grass/weeds		IN VIOLATION	6/22/2016			
20160336	6/30/2016	102 E. Washington St.	Off street parking		IN VIOLATION	6/22/2016			
20160335	6/30/2016	102 E. Stagecoach Trl.(Silver Dollar)	Protective treatment		IN VIOLATION	6/16/2016	6/28/2016		
20160334	6/30/2016	102 E. Stagecoach Trl.(Silver Dollar)	Trash		IN VIOLATION	6/16/2016	6/28/2016		
20160333	6/30/2016	206 Heustis St.	Snipe sign	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160332	6/30/2016	303 Center Pkwy	Off street parking		IN VIOLATION	6/28/2016			
20160331	6/30/2016	206 Heustis St.	Weeds/grass	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160330	6/30/2016	206 Heustis St.	Premises identification	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160329	6/30/2016	206 Heustis St.	Protective treatment	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160328	6/30/2016	206 Heustis St.	Outdoor display	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160327	6/30/2016	206 Heustis St.	Rubbish/garbage	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160326	6/30/2016	206 Heustis St.	Vehicles	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160325	6/30/2016	102 E. Washington St.	Sidewalk obstruction		IN VIOLATION	6/30/2016			
20160324	6/30/2016	684 W. Veterans Pkwy.	Trash, rubbish		IN VIOLATION	6/30/2016			
20160323	6/30/2016	196 Burnett St.	Vehicle		IN VIOLATION	6/30/2016			
20160322	6/30/2016	102 W. Countryside Pkwy	Vehicle		IN VIOLATION	6/30/2016			
20160321	6/29/2016	2002 Raintree Rd.	Sidewalk obstruction		IN VIOLATION	6/29/2016			
20160320	6/29/2016	Phelps Ct. - Windett Ridge	Trash, rubbish		IN VIOLATION	6/29/2016			
20160319	6/29/2016	936 Hayden Dr.	Grass/weeds		IN VIOLATION				
20160318	6/29/2016	1409 Aspen Ln.	Grass/weeds		IN VIOLATION	6/29/2016			
20160317	6/29/2016	1407 Aspen Ln.	Trash, rubbish		IN VIOLATION				

20160316	6/29/2016	891 Parkside Ln.	Vehicle		IN VIOLATION	6/29/2016			
20160315	6/29/2016	305 Candleberry Ct.	Boats		IN VIOLATION	6/29/2016			
20160313	6/28/2016	569 Burning Bush Dr.	Trash, rubbish		IN VIOLATION	6/28/2016			
20160312	6/28/2016	1619 Cottonwood Tr.	WEEDS GRASS		IN VIOLATION				
20160311	6/28/2016	1225 Evergreen Ln.	WEEDS GRASS		COMPLIANT				
20160310	6/28/2016	303 Center Pkwy	Off street parking		IN VIOLATION	6/28/2016			
20160309	6/24/2016	1438 Aspen Ln.	Trash, rubbish		IN VIOLATION				
20160308	6/24/2016	1222 Evergreen Ln.	Trash, rubbish		IN VIOLATION	6/24/2016			
20160307	6/24/2016	2947 Ellsworth Dr.	Grass/weeds		COMPLIANT				
20160306	6/24/2016	2933 Alden Ave.	Trash, rubbish, grass/weeds		COMPLIANT	6/24/2016			
20160305	6/22/2016	905 Bluestem Dr.	Grass/weeds		COMPLIANT				
20160304	6/22/2016	705 Mill St.	Grass/weeds		IN VIOLATION				
20160303	6/22/2016	802 S. Bridge St.	Grass/weeds		COMPLIANT				
20160302	6/22/2016	102 E. Washington St.	Vehicle		IN VIOLATION	6/22/2016			
20160301	6/22/2016	314 Illini Dr.	Grass/weeds		COMPLIANT				
20160300	6/22/2016	805 S. Bridge St.	Grass/weeds		COMPLIANT				
20160299	6/22/2016	2896 MCLELLAN BLVD	WEEDS GRASS		COMPLIANT				
20160298	6/21/2016	Liberty St. @ E. Center St	Grass/Weeds		IN VIOLATION		6/27/2016		
20160297	6/21/2016	104 W. Somonauk	Vehicle		COMPLIANT	6/22/2016			
20160296	6/16/2016	448 Winterberry Dr.	Trash, rubbish		IN VIOLATION	6/16/2016	6/28/2016		
20160295	6/16/2016	1268 S. Bridge St.	Grass/weeds		COMPLIANT	6/16/2016			
20160294	6/16/2016	102 E. Stagecoach Trl.(Silver Dollar)	Vehicle		IN VIOLATION	6/16/2016	6/28/2016		
20160293	6/16/2016	2339 Titus Dr.	Grass/weeds		COMPLIANT				
20160292	6/16/2016	2968 Ellsworth Dr.	Grass/weeds		COMPLIANT				
20160291	6/15/2016	746 John St.	Trash, rubbish		COMPLIANT	6/15/2016			
20160290	6/15/2016	206 Heustis St.	Corner clearance	6/15/2016	DOWNTOWN SWEEP	6/17/2016	6/30/2016		
20160281	6/14/2016	Westbury Village	TRASH, RUBBISH		IN VIOLATION	6/14/2016	6/27/2016		

20160279	6/14/2016	308 E. Ridge St.	WEEDS, DEBRIS MISSING GARAGE DOOR		IN VIOLATION	6/14/2016	6/27/2016		
20160278	6/14/2016	588 W. Barberry Cir.	Off street parking		REPEAT COMPLAINT	6/14/2016	6/30/2016		
20160277	6/13/2016	1410 S. Bridge St	Sign		IN VIOLATION	6/22/2016			
20160276	6/13/2016	Lot 203 Autumn Creek	Vehicle		IN VIOLATION	6/13/2016	6/27/2016		
20160275	6/13/2016	104 Beaver St.	Grass/weeds		IN VIOLATION	6/13/2016	6/27/2016		
20160274	6/13/2016	2066 Kingsmill Ct.	Grass/weeds		COMPLIANT				
20160273	6/10/2016	805 S. Bridge St.	Grass/weeds		COMPLIANT				
20160272	6/10/2016	1824B Country Hills Dr.	Grass/weeds		COMPLIANT				
20160271	6/10/2016	1104 Sunset Ave	Grass/weeds		COMPLIANT				
20160270	6/10/2016	303-353 Twin Leaf Tr.	Grass/weeds		COMPLIANT				
20160269	6/10/2016	2566 Sumac Dr.	Grass/weeds		COMPLIANT				
20160268	6/10/2016	2544 Sumac Dr.	Grass/weeds		COMPLIANT				
20160267	6/10/2016	2486 Sumac Dr.	Grass/weeds		COMPLIANT				
20160266	6/10/2016	411 Honeysuckle Ln.	Grass/weeds		COMPLIANT				
20160265	6/10/2016	2448 Catalpa Tr.	Grass/weeds		COMPLIANT				
20160264	6/10/2016	408 Colton St.	Grass/weeds		COMPLIANT				
20160263	6/10/2016	Lot 4 Fountain Villages	Grass/weeds		COMPLIANT	6/23/2016			
20160262	6/10/2016	302 N. Bridge St.	Sign		COMPLIANT	6/10/2016			
20160261	6/9/2016	204 W. Hydraulic St.	Gutters	Yes	COMPLIANT	6/10/2016			
20160259	6/9/2016	207 W. Van Emmon St.	Intersection sight obstruction		COMPLIANT	6/9/2016			
20160258	6/8/2016	709 CLOVER CT	DUMPING		COMPLIANT				
20160257	6/8/2016	1991 S. Bridge St.	Vehicle		COMPLIANT	6/8/2016	6/21/2016		
20160256	6/8/2016	Lots 1-2 Westwind Dr.	Grass/weeds		COMPLIANT				
20160255	6/8/2016	Lot 4 Westwind Dr.	Grass/weeds		COMPLIANT				
20160254	6/8/2016	Lots 34-35 Westwind Dr.	Grass/weeds		COMPLIANT				
20160253	6/8/2016	Lot 6 Westwind Dr.	Grass/weeds		COMPLIANT				
20160252	6/8/2016	Lots 10-11 Westwind Dr.	Grass/weeds		COMPLIANT				

20160251	6/8/2016	Lots 13-14 Westwind Dr.	Grass/weeds		COMPLIANT				
20160250	6/8/2016	Lot 299 Stony Creek Ln.	Grass/weeds		COMPLIANT				
20160249	6/8/2016	Lot 79 Norway Cir.	Grass/weeds		COMPLIANT				
20160248	6/8/2016	Lot 81 Norway Cir.	Grass/weeds		COMPLIANT				
20160247	6/7/2016	119 Strawberry Ln.	Vehicle		IN VIOLATION	6/7/2016	6/20/2016		
20160246	6/7/2016	Lot 315 Lilac Way	Grass/weeds		COMPLIANT				
20160244	6/7/2016	Lot 317 Lilac Way	Grass/weeds		COMPLIANT				
20160243	6/7/2016	Lots 319-322 Lilac Way	Grass/weeds		COMPLIANT				
20160242	6/7/2016	Lots 323-326 Lilac Way	Grass/weeds		COMPLIANT				
20160241	6/7/2016	Lot 376 Lilac Way	Grass/weeds		COMPLIANT				
20160240	6/7/2016	Lot 375 Violet Ct.	Grass/weeds		COMPLIANT				
20160239	6/7/2016	Lot 348 Slate Ct.	Grass/weeds		COMPLIANT				
20160238	6/7/2016	Lot 360 Ruby Dr.	Grass/weeds		COMPLIANT				
20160237	6/6/2016	1221 Willow Way	Grass/weeds		COMPLIANT				
20160236	6/6/2016	NE Corner - Rt. 47 & Fairfax Way	Grass/weeds		IN VIOLATION	6/17/2016			
20160235	6/6/2016	Lot 105 Shadow Wood Dr.	Grass/weeds		IN VIOLATION		6/23/2016		
20160234	6/6/2016	PIN #02-17-201-014 Caledonia	Grass/weeds		IN VIOLATION	6/20/2016			
20160233	6/3/2016	1985 Marketview Dr.	Sign		COMPLIANT	6/6/2016	6/20/2016		
20160232	6/3/2016	1945 Marketview Dr.	Sign		COMPLIANT	6/6/2016	6/20/2016		
20160231	6/3/2016	1755 Marketview Dr.	Sign		COMPLIANT	6/6/2016	6/20/2016		
20160230	6/3/2016	934 N. Bridge St.	Sign		COMPLIANT	6/6/2016			
20160229	6/3/2016	920 N. Bridge St.	Sign		COMPLIANT	6/6/2016			
20160228	6/3/2016	Lots 24-51 Kendall Marketplace	Grass/weeds		CLOSED				
20160227	6/3/2016	427 NORWAY CIR	VEHICLE PARKED ON STREET FOR LONG PERIOD OF TIME		CLOSED				

20160225	6/2/2016	406 Liberty St.	Grass/weeds		COMPLIANT				
20160224	6/2/2016	202 Church St.	Vehicle		COMPLIANT	6/2/2016			
20160223	6/2/2016	106 W. Somonauk St.	Grass/weeds		CLOSED				
20160222	6/2/2016	367 Pensacola St.	Grass/weeds		COMPLIANT				
20160221	6/2/2016	1872 Walsh Dr.	Grass/weeds		CLOSED				
20160220	6/2/2016	Lots 157-159 Coneflower Ct.	Grass/weeds		CLOSED				
20160219	6/2/2016	736 Hayden Dr.	Grass/weeds		CLOSED				
20160218	6/2/2016	698 Hayden Dr.	Grass/weeds		CLOSED				
20160217	6/2/2016	1973 Prairie Rose Ln.	Grass/weeds		CLOSED				
20160216	6/2/2016	2724 ALAN DALE LN	WORKING WITHOUT PERMIT		CLOSED				
20160215	6/2/2016	108 Colonial Pkwy	Vehicle		COMPLIANT	6/3/2016			
20160214	6/2/2016	ROUTE 47 BETWEEN KENNEDY & WALNUT	SIGNS		CLOSED				
20160213	6/1/2016	303 Illini Dr.	Vehicle		IN VIOLATION	6/1/2016	6/13/2016		
20160212	6/1/2016	721 Greenfield Turn	Vehicle		CLOSED	6/1/2016			
20160211	6/1/2016	KENDALL MARKETPLACE	WEEDS GRASS		COMPLIANT				

**Total Records: 115**



# Memorandum

To: Economic Development Committee  
From: Pete Ratos, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering  
Date: July 26, 2016  
Subject: July Property Maintenance

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## Property Maintenance Report July 2016

### Adjudication:

22 Property Maintenance Cases heard in July

#### 07/06/2016

N 2200	2075 Marketview Dr	Working w/o permit	Dismissed
N 2806	7144 Route 47	Weeds	Dismissed
N 2807	2204 Kingsmill St	Weeds	Liable \$150
N 2808	301 S Bridge St	Weeds	Dismissed
N 2809	808 E Spring St	Vehicle on Property	Dismissed
N 2810	1152 Kate Dr	Weeds	Dismissed

#### 07/11/2016

N 2813	356 Bertram Dr	Weeds	Liable \$100
N 2814	Westbury Village	Weeds	Liable \$500
N 2815	506 Colton St	Weeds	Dismissed
N 2816	4686 Plymouth Ave	Weeds	Dismissed
N 3327	Lot 113 Kylens Crossing	Dutch Elm Disease	Liable \$7,400

#### 07/18/2016

N 2817	804 Morgan St	Vehicle on Property	Dismissed
N 2818	100 W Veterans Pkwy	Weeds	Liable \$875
N 2819	303 Illini Dr	Vehicle on Property	Dismissed

#### 07/25/2016

N 2822	119 Strawberry Ln	Vehicle on Property	Dismissed
N 2823	1755 Marketview Dr	Permits for Signs	Dismissed
N 2824	1945 Marketview Dr	Permits for Signs	Dismissed
N 2825	1985 Marketview Dr	Permits for Signs	Dismissed
N 2826	404 W Ridge St	Weeds	Liable \$150
N 2827	1991 S Bridge St	Vehicle on Property	Dismissed
N 2828	485 Shadow Wood Dr	Weeds	Liable \$2,475
N 2829	702 Heustis St	Vehicle on Property	Dismissed

### July Property Maintenance Complaint Report Attached



**07/01/2016 - 07/31/2016**

<b>Case #</b>	<b>Case Date</b>	<b>ADDRESS OF COMPLAINT</b>	<b>TYPE OF VIOLATION</b>	<b>STATUS</b>	<b>VIOLATION LETTER SENT</b>	<b>CITATION ISSUED</b>	<b>POSTED</b>	<b>DATE OF HEARING</b>	<b>PUBLIC WORKS TO MOW</b>
20160481	7/29/2016	538 Buckthorn Ct	Weeds and Grass	IN VIOLATION	7/29/2016				
20160480	7/28/2016	902 S. Main St.	Grass/Weeds	CLOSED					
20160479	7/27/2016	801 Prairie Pointe Dr.	Maintenance Storm Water Basin, Grass	IN VIOLATION	7/27/2016				
20160478	7/27/2016	721 Crimson Ln.	Maintenance Storm Water Basin	IN VIOLATION	7/27/2016				
20160477	7/27/2016	651 Prairie Pointe	Maintenance Storm Water Basin	IN VIOLATION	7/27/2016	8/25/2016		9/26/2016	
20160476	7/26/2016	400 FREEMONT ST	2 BOATS IN BACK YARD	IN VIOLATION	7/27/2016	8/25/2016		9/26/2016	
20160475	7/26/2016	400 FREEMONT ST	CARS PARKED ON CENTER & FREEMONT	COMPLIANT					
20160474	7/26/2016	400 FREEMONT ST	TRAILER	IN VIOLATION	7/27/2016	8/25/2016		9/26/2016	
20160473	7/26/2016	314 Illini Dr.	Grass/Weeds	CLOSED		8/4/2016	7/26/2016	9/7/2016	
20160472	7/26/2016	Lot 4 Fountainview	Grass/Weeds	CLOSED		8/4/2016	7/26/2016	9/7/2016	
20160471	7/26/2016	Lot 1 Fountainview	Grass/Weeds	CLOSED					
20160470	7/26/2016	Blocks 3&5 Gales Addn.	Grass/Weeds	CLOSED					
20160469	7/26/2016	804 Bristol Ave	Grass/Weeds	CLOSED					
20160468	7/26/2016	7311 S BRIDGE ST	WEEDS GRASS	IN VIOLATION		8/4/2016	7/27/2016	9/7/2016	
20160467	7/25/2016	1100 W. Veterans (Rush)	Grass/Weeds	CLOSED			7/25/2016		
20160466	7/25/2016	2642 Lilac Way	Grass/Weeds	CLOSED			7/25/2016		
20160465	7/25/2016	2622 Lilac Way	Grass/Weeds	CLOSED			7/25/2016		

20160464	7/25/2016	407 ELM ST UNIT A	WEEDS GRASS	CLOSED			7/26/2016		
20160463	7/25/2016	Lot 344, 345, 346 Slate Ct	WEEDS GRASS	COMPLIANT					
20160462	7/22/2016	1176 Homestead Dr.	Sidewalk Obstruction	CLOSED	7/22/2016				
20160461	7/22/2016	1161 KATE DR	WORKING WITHOUT PERMIT	CLOSED	7/25/2016				
20160460	7/20/2016	Lot 102 FountainView	Grass/Weeds	CLOSED					
20160459	7/20/2016	NOTH & EAST FENCE LINE AT 601 E COUNTRYSIDE	WEEDS GRASS	CLOSED					
20160458	7/20/2016	699 YELLOWSTON E LN	VEHICLES PARKED ON STREET	COMPLIANT					
20160457	7/20/2016	2448 CATALPA TR	TREE DOWN ON PROPERTY	COMPLIANT					
20160456	7/20/2016	Walgreens, 100 W. Veterans Pkwy	Trees/Trash	CLOSED	7/20/2016				
20160455	7/19/2016	310 MILL ST	WEEDS GRASS	PENDING					
20160454	7/15/2016	Whispering Meadows School Site	Grass/Weeds	CLOSED					
20160453	7/15/2016	2075 MARKETVIEW DR	WORKING WITHOUT PERMIT	IN VIOLATION	7/29/2016				
20160452	7/15/2016	2434 ALAN DALE LN	WORKING WITHOUT PERMIT	CLOSED					
20160451	7/15/2016	813 TERI LN	TRASH, TRAILER	COMPLIANT					
20160450	7/14/2016	632 Windett Ridge Rd.	Grass/weeds	CLOSED			7/14/2016		
20160449	7/13/2016	1726 John St.	Grass/weeds	CLOSED			7/13/2016		
20160448	7/13/2016	1742 John St.	Grass/weeds	CLOSED			7/13/2016		
20160447	7/13/2016	1578 Coral Dr.	Grass/weeds	CLOSED			7/13/2016		

20160446	7/13/2016	2920 Cryder Way	Grass/weeds	CLOSED			7/13/2016		
20160445	7/13/2016	2968 Old Glory Dr.	Grass/weeds	CLOSED			7/13/2016		
20160444	7/13/2016	2962 Old Glory Dr.	Grass/weeds	CLOSED			7/13/2016		
20160443	7/13/2016	2954 Old Glory Dr.	Grass/weeds	CLOSED			7/13/2016		
20160442	7/13/2016	2948 Old Glory Dr.	Grass/weeds	CLOSED			7/13/2016		
20160441	7/13/2016	2920 Old Glory Dr.	Grass/weeds	CLOSED			7/13/2016		
20160440	7/13/2016	2929 Alden Ave.	Grass/weeds	CLOSED			7/13/2016		
20160439	7/13/2016	2179 Henning Ln.	Grass/weeds	CLOSED			7/13/2016		
20160438	7/13/2016	2862 McLellan Blvd.	Grass/weeds	CLOSED			7/13/2016		
20160437	7/13/2016	2896 McLellan Blvd.	Grass/weeds	CLOSED			7/13/2016		
20160436	7/13/2016	2976 Old Glory Dr.	Grass/weeds	CLOSED			7/13/2016		
20160435	7/13/2016	2262 Cryder Ct	Grass/weeds	CLOSED			7/13/2016		
20160434	7/13/2016	2261 Cryder Ct.	Grass/weeds	CLOSED			7/13/2016		
20160433	7/12/2016	855 Carly Ct.	Grass/weeds	CLOSED			7/12/2016		
20160432	7/12/2016	906 S. Carly Cir.	Grass/weeds	CLOSED			7/12/2016		
20160431	7/12/2016	871 Purcell St.	Grass/weeds	CLOSED			7/12/2016		
20160430	7/12/2016	Westbury Village	Grass/weeds	CLOSED			7/12/2016		
20160429	7/12/2016	701 Omaha Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160428	7/11/2016	1423 Wood Sage Ave.	Grass/weeds	COMPLIANT			7/11/2016		
20160427	7/11/2016	1441 Wood Sage Ave.	Grass/weeds	COMPLIANT			7/11/2016		
20160426	7/11/2016	1477 Wood Sage Ave.	Grass/weeds	COMPLIANT			7/11/2016		
20160425	7/11/2016	747 Greenfield Turn	Grass/weeds	COMPLIANT			7/11/2016		
20160424	7/11/2016	1956-1966 Meadowlark Ln.	Grass/weeds	CLOSED			7/11/2016		

20160423	7/11/2016	1973 Meadowlark Ln.	Grass/weeds	COMPLIANT			7/11/2016		
20160422	7/11/2016	1982 Meadowlark Ln.	Grass/weeds	COMPLIANT			7/11/2016		
20160421	7/11/2016	752 Greenfield Turn	Grass/weeds	COMPLIANT			7/11/2016		
20160420	7/11/2016	702 Greenfield Turn	Grass/weeds	COMPLIANT			7/11/2016		
20160419	7/11/2016	331-349 Westwind Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160418	7/11/2016	362 Westwind Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160417	7/11/2016	372 Westwind Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160416	7/11/2016	1482 Cornerstone Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160415	7/11/2016	805 S. Bridge St.	Grass/weeds	IN VIOLATION		7/20/2016	7/11/2016	8/22/2016	
20160414	7/11/2016	655 Bluestem Dr.	Grass/weeds	CLOSED			7/11/2016		
20160413	7/11/2016	1973 Prairie Rose Ln.	Grass/weeds	CLOSED			7/11/2016		
20160412	7/11/2016	1955-1995 Coneflower Ct.	Grass/weeds	CLOSED			7/11/2016		
20160411	7/11/2016	1984 Coneflower Ct.	Grass/weeds	CLOSED			7/11/2016		
20160410	7/11/2016	2077 Switchgrass Ln.	Grass/weeds	CLOSED			7/11/2016		
20160409	7/11/2016	871 Bluestem Dr.	Grass/weeds	CLOSED			7/11/2016		
20160408	7/11/2016	896-908 Bluestem Dr.	Grass/weeds	CLOSED			7/11/2016		
20160407	7/11/2016	968-972 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160406	7/11/2016	965-969 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160405	7/11/2016	932-936 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160404	7/11/2016	2005-2009 Prairie Grass Ln.	Grass/weeds	CLOSED			7/11/2016		
20160403	7/11/2016	2004-2008 Prairie Grass Ln.	Grass/weeds	CLOSED			7/11/2016		

20160402	7/11/2016	924 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160401	7/11/2016	905 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160400	7/11/2016	1998 Switchgrass Ln.	Grass/weeds	CLOSED			7/11/2016		
20160399	7/11/2016	1937-1977 Switchgrass Ln.	Grass/weeds	CLOSED			7/11/2016		
20160398	7/11/2016	794-910 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160397	7/11/2016	736 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160396	7/11/2016	698 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160395	7/11/2016	654 Hayden Dr.	Grass/weeds	CLOSED			7/11/2016		
20160394	7/11/2016	551 Birchwood Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160393	7/11/2016	1282 Deerpath Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160392	7/11/2016	1262 Deerpath Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160391	7/11/2016	1229 Deerpath Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160390	7/11/2016	1142 Kate Dr.	Grass/weeds	CLOSED			7/11/2016		
20160389	7/11/2016	1091 Auburn Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160388	7/11/2016	1095 Grace Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160387	7/11/2016	1242 Taus Cir.	Grass/weeds	COMPLIANT			7/11/2016		
20160386	7/11/2016	1192 Taus Cir.	Grass/weeds	CLOSED			7/11/2016		
20160385	7/11/2016	1172 Taus Cir.	Grass/weeds	COMPLIANT			7/11/2016		
20160384	7/11/2016	1162 Taus Cir.	Grass/weeds	COMPLIANT			7/11/2016		
20160383	7/11/2016	1093 Redwood Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160382	7/11/2016	1121 Clearwater Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160381	7/11/2016	1386 E. Spring St.	Grass/weeds	CLOSED			7/11/2016		
20160380	7/11/2016	1321 E. Spring St.	Grass/weeds	COMPLIANT			7/11/2016		
20160379	7/11/2016	1309 E. Spring St.	Grass/weeds	CLOSED			7/11/2016		
20160378	7/11/2016	1312 E. Spring St.	Grass/weeds	CLOSED			7/11/2016		
20160377	7/11/2016	541 Omaha Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160376	7/11/2016	501 Omaha Dr.	Grass/weeds	COMPLIANT			7/11/2016		

20160375	7/11/2016	781 Omaha Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160374	7/11/2016	841 Omaha Dr.	Grass/weeds	COMPLIANT			7/11/2016		
20160373	7/8/2016	2583 Madden Ct.	Sidewalk obstruction	IN VIOLATION	7/8/2016				
20160371	7/8/2016	1438-1448 Orchid St.(Bldg. 207)	Trash, rubbish	CLOSED					
20160370	7/8/2016	2374 Titus Dr.	Vehicle	COMPLIANT	7/8/2016				
20160369	7/7/2016	1611 Cypress Ln	Off-street parking	IN VIOLATION	7/8/2016				
20160368	7/8/2016	1638 Cornerstone Dr.	Trash, rubbish	CLOSED	7/8/2016				
20160367	7/7/2016	1611 Cypress Ln	Sidewalk Obstruction	IN VIOLATION	7/8/2016				
20160366	7/7/2016	261 Walsh Cir.	Grass/weeds	IN VIOLATION		7/22/2016	7/7/2016	8/22/2016	
20160365	7/7/2016	588 W. Barberry Cir.	Sidewalk obstruction	CLOSED	7/7/2016				
20160364	7/7/2016	239 Walsh Cir.	Fence	IN VIOLATION	7/7/2016				
20160363	7/7/2016	239 Walsh Cir.	Grass/weeds	IN VIOLATION	7/7/2016				
20160362	7/7/2016	211 Walsh Cir.	Off street parking	IN VIOLATION	7/7/2016				
20160361	7/7/2016	304 W. Ridge St.	Vehicle	CLOSED	7/7/2016				
20160360	7/7/2016	102 E. Somonauk St.	Off street parking	CLOSED	7/7/2016				
20160359	7/7/2016	1008 Sunset Ave.	Vehicle	IN VIOLATION	7/7/2016	7/21/2016		8/22/2016	
20160358	7/7/2016	521 Omaha Dr.	Grass/weeds	COMPLIANT			7/7/2016		
20160357	7/7/2016	481 Omaha Dr.	Grass/weeds	COMPLIANT			7/7/2016		
20160356	7/7/2016	729 Independence Ct.	Trash, rubbish	COMPLIANT	7/7/2016				
20160355	7/7/2016	614 Greenfield Turn	Trash, rubbish	COMPLIANT	7/7/2016				
20160354	7/6/2016	2066 Kingsmill Ct.	Grass/weeds	COMPLIANT			7/6/2016		
20160352	7/6/2016	1315 Willow Way	Off street parking	CLOSED	7/6/2016				

20160351	7/6/2016	1221 Willow Way	Off street parking	CLOSED	7/6/2016				
20160350	7/6/2016	1024 B John St.	Trash, rubbish	COMPLIANT	7/6/2016				
20160349	7/5/2016	1609 Cypress Ln.	Sidewalk obstruction	CLOSED	7/6/2016				
20160348	7/5/2016	2112 Northland Ln.	Grass/weeds	COMPLIANT			7/5/2016		
20160347	7/5/2016	875 Purcell St.	Grass/weeds	CLOSED			7/5/2016		
20160346	7/5/2016	56-68 E. Schoolhouse Rd.	Sign	CLOSED	7/5/2016				
20160345	7/5/2016	1002 Canyon Trail Ct.	Shed	COMPLIANT					
20160344	7/5/2016	1002 Canyon Trail Ct.	Grass/weeds	COMPLIANT	7/5/2016				
20160343	7/5/2016	1378 E. Spring St.	Grass/weeds	IN VIOLATION			7/5/2016		
20160342	7/5/2016	1376 E. Spring St.	Grass/weeds	IN VIOLATION			7/5/2016		
20160341	7/1/2016	1141 Grace Dr.	WEEDS GRASS	CLOSED			7/5/2016		
20160340	7/1/2016	401 Honeysuckle Ln.	Grass/weeds	CLOSED		7/8/2016	7/1/2016	8/8/2016	Yes, 7/25/2016

Total Records: 140

8/26/2016



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 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 2016-45

### Agenda Item Summary Memo

**Title:** Economic Development Report

**Meeting and Date:** EDC – September 6, 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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*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)*





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

Monthly Report – for September 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. Crusade Burger Bar has expanded their menu. Work is now beginning on the reopening of the former Cobblestone space. Different names are being considered. I anticipate that opening will take place close to beginning of the New Year.
- Continue conversations with Imperial Investments on plans for additional development.

Development south of Fox River:

- Construction on Dunkin Donuts is underway. I continue to work with developer on other parties interested in joining the project.
- Continue to work to locate grocery store south of the River. I am now working with multiple potential grocery operators who are looking closely at Yorkville.
- Group interested in opening an ATV Dealership in Yorkville has signed a lease for space in the D & H Ag building. They will rent unit C. "Triple M Motorsports" will begin operation selling parts and accessories. The building will have to go through a rezoning to allow for the sales of motorized vehicles. This dealership has potential to be a strong sales tax generator.
- Continue to work with Virtues in Motion Dance Studio. She is currently operating out of Fountain Village and construction has begun on her permanent home.

Development north of the Fox River:

- Kendall Crossing...Working with multiple users interested in locating at the site.
- Kendall Marketplace...Working with a junior box for the center. The junior box has "signed off" on the agreement. This is very good news! I anticipate that an announcement will take place in the next 60 days.
- Kendall Marketplace....Working with developer and his brokers to host a golf outing for the commercial brokerage community. The event will take place on Thursday, September 29<sup>th</sup> at Blackberry Oaks Golf Course. Over 100 individuals have been invited. The group of brokers will begin in the morning with a tour of the shopping center, and then will head over to the golf course for lunch and golf. The Mayor, Bart Olson and I will attend the event.
- O'Reilly Auto Parts is well under construction; opening will take place shortly.

Industrial Development:

- Working with major industrial user for potential development along Eldamain Road. Yorkville was considered previously for the project. The potential user is reengaging the land owner at this time.

Recreational Development:

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

Other Activity:

- Hosted KEDA (Kendall Economic Development Alliance) Group meeting at Crusade Burger Bar. KEDA is a group of economic development professionals from Kendall County who meet every other month. The meeting moves throughout the communities, so that each community serves as host about once a year. We focus on industrial development and issues that we all face regarding workforce development, transportation, and infrastructure. The group jointly hosts one event a year. This year, that event is an "Economic Outlook Breakfast". It will take place on Friday, October 21<sup>st</sup> at Whitetail Ridge Golf Course. I am attaching information about the event. I highly recommend that you review the information, and consider attending this event. Rick Mattoon is a highly sought after speaker and economist.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Lynn Dubajic'.

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

# *You're Invited*

## Kendall Economic Forecast Breakfast

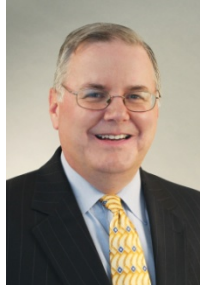
Friday, October 21, 2016



Featuring

**Rick Mattoon**

Senior Economist  
Federal Reserve Bank of Chicago



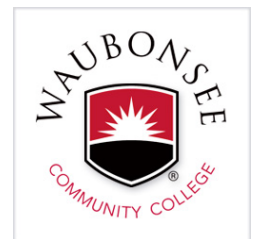
Whitetail Ridge Golf Club  
7671 Clubhouse Drive  
Yorkville, IL 60560

Tickets \$30/person

Breakfast/Networking 7:30 a.m.  
Program Start 8:15 a.m.  
Program End 9:30 a.m.

To order tickets or for sponsorship opportunities, please contact Andrez Beltran at 630-385-3000 or [abeltran@co.kendall.il.us](mailto:abeltran@co.kendall.il.us) by October 12, 2016

A Collaborative Effort by the  
Kendall Economic Development Alliance





Kendall Economic Development Alliance

# Kendall Economic Forecast Breakfast

## Reservation Order Form

October 21, 2016,

7:30 a.m. – 9:30 a.m.

Whitetail Ridge Golf  
Club 7671 Clubhouse  
Drive Yorkville, IL 60560

### Contact Information:

Company Name: \_\_\_\_\_

Partner Name (If different than Company Name): \_\_\_\_\_

Contact Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

E-Mail: \_\_\_\_\_

### \$30 Reserve a Ticket

\_\_\_\_\_ Number of Tickets

### Payment Information:

All payments must be recieved by  
October 18, 2016

Total Amount \$

\_\_\_ Check Enclosed  
(Payable to *Kendall County*)

\_\_\_ Please send invoice

Please Fax or Mail:

Kendall County  
c/o Andrez Beltran  
111 West Fox Street, Room 316  
Yorkville, IL 60560

Fax: 630.553.4214

Questions: Kendall County Economic Development  
630.385.3000

Email: abeltran@co.kendall.il.us

Hosted by the Kendall Economic Development Alliance

Kendall County  
Sandwich EDC

Montgomery EDC  
Waubensee Community College

Village of Oswego  
Illinois Manufacturing Excellence Center

Plano EDC  
City of Yorkville



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 #5

Tracking Number

EDC 2016-46

### Agenda Item Summary Memo

**Title:** Littering Ordinance

**Meeting and Date:** EDC/September 6, 2016

**Synopsis:** Proposed amendment to current regulations regarding littering

#### 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:** Approval

**Submitted by:** Krysti J. Barksdale-Noble

Community Development

Name

Department

#### Agenda Item Notes:

See attached memo.

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

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](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 J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: August 30, 2016  
Subject: Littering Ordinance

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## **Summary**

This memo shall provide staff recommendations regarding a complete update of the City's littering ordinance (Section 4-1-2) in its entirety, as it relates to unlawful dumping, depositing, dropping, throwing, discarding or leaving litter on any public or private property within the City of Yorkville.

## **Background**

The City's current Littering Ordinance, located in Title 4: Public Health and Safety of the City Code, was adopted in 1994 and simply states "For regulations concerning accumulation and dumping of garbage or litter, and the abandonment of motor vehicles see State Litter Control Act 415 Illinois Compiled Statutes 105/1 et seq." Per the Illinois State Statute, any violation of the Litter Control Act is enforced by all law enforcement officers in their respective jurisdictions and prosecuted by the State attorneys and the Illinois Attorney General.<sup>1</sup>

Over the years, the City's Building Department has responded to several instances of littering complaints and cited such violations using either the Property Maintenance Code, Section 4-1-5: Nuisances and Offensive Conditions or Section 4-3-1 Junk, Trash and Refuse to enforce or issue citations. The most recent incident being the dumping of household goods and garbage in the unfinished Westbury subdivision and landscaping refuse from neighboring properties left on vacant lots. With our current ordinances only providing limited language with regards to what constitutes litter, the source of the litter, where the litter and/or debris is located, and which City Department can issue the citation (i.e., Police or Building Inspector), staff and the City Attorney believe a more substantive ordinance was needed.

## **Proposed Ordinance**

The proposed new text will include the following regulations as they relate to Littering.

## **Definition**

"Litter" shall now be specifically defines as "any discarded, used or unconsumed substance or waste." "Litter" may include, but is not limited to, any garbage, trash, refuse, cigarettes, debris, rubbish, grass clippings or other lawn or garden waste, newspaper, magazines, glass, metal, plastic or paper containers or other packaging construction material, abandoned vehicle (as defined in the Illinois Vehicle Code), motor vehicle parts, furniture, oil, carcass of a dead animal, any nauseous or offensive matter of any kind, any object likely to injure any person or create a traffic hazard, potentially infectious medical waste as defined in Section 3.360 of the Environmental Protection Act, or anything else of an unsightly or unsanitary nature, which has been discarded, abandoned or otherwise disposed of improperly.

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<sup>1</sup> <http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1605&ChapterID=36>

This revised language provides more depth to the types of litter which can be cited, as opposed to undefined garbage and rubbish in the Property Maintenance Code.

#### Littering on Public vs. Private Property

The proposed new ordinance specifically states it is unlawful to litter on public and private property within the City, or upon or into any river, lake, pond, or other stream or body of water within the corporate limits, unless:

1. The property has been designated by the State of Illinois or any of its agencies, political subdivisions, units of local government or school districts for the disposal of litter, and the litter is disposed of on that property in accordance with the applicable rules and regulations of the Pollution Control Board;
2. The litter is placed into a receptacle or other container intended by the owner or tenant in lawful possession of that property for the deposit of litter;
3. The person is the owner or tenant in lawful possession of the property or has first obtained the consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant and does not create a public health or safety hazard, a public nuisance, or a fire hazard;
4. The person is acting under the direction of proper public officials during special cleanup days; or
5. The person is lawfully acting in or reacting to an emergency situation where health and safety is threatened, and removes and properly disposes of such litter, including, but not limited to, potentially infectious medical waste as defined in Section 3.360 of the Environmental Protection Act, when the emergency situation no longer exists.

In addition there are new regulations which stipulate no person shall transport garbage or trash from a dwelling, place of business or farm and deposit it at another location's trash barrels or receptacles placed along public highways or at roadside rest areas. Furthermore, it will be unlawful to accumulate litter on a property in a manner which will cause a public nuisance, such as to have the debris blown onto another person's property.

This new language allows for better enforcement by the Building Department in such situations where property owners dump debris or trash on adjacent vacant land or City property. Under the current ordinances, the owner of the vacant land would be ticketed under the International Property Maintenance Code, even if it is known that the debris came from an adjacent landowner.

#### Littering and Vehicles

New Language has been proposed to further articulate that abandoned vehicles along a highway, on public property or any private property of which the party dumping the vehicle is not the owner or tenant is unlawful and the presumptive responsible party is the last holder of the certificate of title issued by the Secretary of State. Further, if litter is thrown from any vehicle that is not carrying passengers for hire (e.g. taxi, bus, etc.) the presumptive responsible party would be the operator of the motor vehicle.

This proposed regulation would allow not only Yorkville Police the ability to ticket those discarding trash from a vehicle, but also the Building Department's Property Maintenance Inspector. It also provides additional enforcement tools for City Inspectors to cite owners of vehicles abandoned in commercial business parking lots or at multifamily residential complexes.

#### *Requirement for Receptacles*

The final section of the rewritten ordinance is the requirement for owners of property that has areas for public assemblage (such as campgrounds, parking lots, beaches, etc.), a place of business or recreational land to provide and maintain trash receptacles of sufficient size and number to meet the needs of people customarily coming on or using the property, with the exclusion of highway rights-of-way and rest areas.

While there are requirements in the building code and development standards to provide trash receptacles and enclosures during the construction approval process, there have been occasions where property owners have modified the site to remove these containers thereby lending the property to overflow with or collect litter. This new regulation will allow for citations to be issued if such instance occurs.

#### **Recommendation**

Staff recommends adoption of the proposed Littering Ordinance as it will allow for greater enforcement by the Building Department inspectors and specificity in those situations where the current Property Maintenance Code is deficient. I look forward to getting the EDC's feedback on this recommendation and answer any questions regarding this agenda item at Tuesday night's meeting.

# **Title 4**

## **PUBLIC HEALTH AND SAFETY**

### **Chapter 1**

## **GENERAL HEALTH AND SAFETY REGULATIONS**

#### **4-1-1: OPEN BURNING:**

##### **A. Burning Restrictions; Nuisance Declared:**

1. The open or outside burning of any materials, including plastic coated, treated paper, paper materials, leaves or plant materials within the city limits is expressly prohibited.
2. Burning of campfires in connection with camping outings by organized groups; or recreational campfires by individuals are permitted, provided that the fires are conducted in such a manner so as not to constitute a hazard or nuisance to persons or property.
3. Untreated paper, paper products, untreated wood, stumps, and logs may be burned, provided:
  - a. Such burning is not conducted within twenty feet (20') of any neighboring building or structure;
  - b. Such burning is continuously controlled and supervised by an adult with adequate fire suppression devices immediately available. All campfires shall be extinguished properly to avoid any reigniting;
  - c. Such fires shall be contained within an adequate fixture or suitable retention device so as to prevent embers from carrying to neighboring properties; and
  - d. Wind conditions do not exceed ten (10) miles per hour.
4. The discharge into the outdoor atmosphere of fumes, smoke, gas or vapors or any combination from the burning of any materials other than untreated paper and paper products and wood as provided above shall be, for the purposes of this section, declared air pollution and a public nuisance.
5. Controlled fires started and attended to by the personnel of the United City Of Yorkville in order to control the growth of prairie grass or other vegetation to benefit the public health, safety or welfare shall be permitted.

B. Nuisance Abatement: The city attorney or any citizen of the city, when such a nuisance exists as set forth in subsection A of this section, may maintain a complaint in the name of the city, perpetually, to enjoin all persons from maintaining or permitting such nuisance and to abate the same. In addition, the city police, officers, inspectors or employees, upon observing any violation of subsection A of this section, may enter upon private property and summarily abate any fires or burning that is in violation hereof. (Ord. 2010-28, 6-8-2010)



#### **4-1-2: LITTERING:**

For regulations concerning accumulation and dumping of garbage or litter, and the abandonment of motor vehicles see state litter control act, 415 Illinois Compiled Statutes 105/1 et seq. (1994 Code)

#### **4-1-3: EXPLOSIVES:**

For regulations concerning the manufacture, possession, storage, transportation, use, sale or gift of explosives see 225 Illinois Compiled Statutes 210/100 et seq. (1994 Code)

#### **4-1-4: SMOKING PROHIBITED IN CITY OWNED OR CITY OPERATED BUILDINGS:**

The mayor and city council, upon the recommendation and request of various members of the community and city government, and consideration by the city council, deem it to be in the best interest and for the health of all employees of the city and for the health of all the citizens of the community in general, to prohibit the smoking of any tobacco product within any city owned or operated structure by any individual; except, that smoking said products will be permitted on city facilities in unenclosed areas, such as parking lots, lawn areas and garages. (Ord. 1993-7, 3-11-1993, eff. 5-1-1993)

#### **4-1-5: NUISANCES AND OFFENSIVE CONDITIONS, GENERALLY:**

- A. Existence Of Nuisance: It shall be unlawful for any person to maintain or permit the existence of any nuisance within the city.
- B. Nuisances: The following nuisances described and enumerated shall not be exclusive, but shall be in addition to all other nuisances described and prohibited in this code:
  - 1. Things Interfering With Peace Or Comfort: Sounds, animals, or things which interfere with the peace or comfort, or disturb the quiet of any person in the city.
  - 2. Obnoxious, Offensive Odors: The emission of obnoxious and offensive odors, or the tainting of the air rendering it offensive and/or unwholesome so as to affect the health or comfort of persons residing in the neighborhood thereof.
  - 3. Discharging Of Offensive Matter: The placing, throwing, or discharging from any house or premises and flow from or out of any house or premises, of any filthy, foul, or offensive matter or liquid of any kind, into any street, alley, or public place, or upon any adjacent lot or ground.

4. Water Pollution: The obstruction or pollution of any watercourse or source of water supply in the city.
5. Stagnant Water: Any stagnant pool of water in the city.
6. Emission Of Dense Smoke: The emission of dense smoke from any fire, chimney, engine, oil burner, or other agency in the city so as to cause annoyance or discomfort to the public. (Ord. 2008-05, 2-12-2008)
7. Weeds, Grasses, Plants Or Vegetation:
- a. Weeds: As used in this section, "weeds" shall include, but not be limited to, burdock, ragweed, thistle, cocklebur, jimson, blue vervain, common milkweed, wild carrot, poison ivy, poison oak, poison sumac, wild mustard, rough pigweed, lamb's quarter, wild lettuce, curled dock, all varieties of smart weeds, poison hemlock, wild hemp, other weeds of a like kind or as defined in the Illinois exotic weed act<sup>1</sup>.
  - b. Height: It shall be unlawful to permit any weeds, grasses, plants or vegetation, other than trees, bushes, cultivated flowers, vegetable garden crops or other ornamental plants to grow to a height exceeding eight inches (8") anywhere in the city and except as provided in the following subsections.
  - c. Height Exception; Farming: Farming shall be allowed to continue on lots or tracts of land where there has been an established history of cultivation of the land for a period of not less than one year and crops shall be exempt from the height regulations in subsection B7b of this section.
  - d. Height Exception; Vacant Property:
    - (1) Exemption Allowed: To promote stabilization and revegetation for erosion control, water conservation and to minimize weeds on certain property, compliance with the following regulations shall exempt the property from the height regulations in subsection B7b of this section.
    - (2) Minimum Area: The property shall have a minimum area in an R2 zoning district of four (4) or more contiguous lots that are sequentially addressed and owned by one entity, in an R2-D zoning district three (3) or more contiguous lots that are sequentially addressed and owned by one entity, or in all other zoning districts of not less than one acre.
    - (3) Preparation And Planting: The property shall be prepared for planting by disking, rototilling, chemicals or other methods approved by the city and planted with the following seed species and at the following rate:

<u>Seed Species</u>	<u>Pounds Per Acre</u>
Annual rye	44
Perennial rye	44
Tall fescue	29
Timothy	15

Alsike clover	7
Alfalfa	7

(4) Mowing And Maintenance: The grasses on the property shall be mowed to a height of less than eight inches (8.0") not less than at the following times each calendar year: first mowing on or before June 1; second mowing on or before September 1; and third mowing on or before November 15. The property shall be maintained without weeds and otherwise in compliance with this code. (Ord. 2011-04, 1-25-2011)

8. Lack Of Maintenance Of A Stormwater Basin:

- a. Failure to repair erosion;
- b. Failure to prevent restrictions on outflow;
- c. Failure to remove overgrown vegetation limiting capacity or outflow; or
- d. Permitting build up of sediment reducing capacity. (Ord. 2016-16, 2-23-2016)

C. Liability For Costs: The city shall have the authority to bill and collect from the property owner the reasonable cost of abating the nuisance. The city shall send a bill for the abatement costs to the same address where the tax bill for the general property taxes on the subject property for the preceding year was sent. If the abatement costs are not fully paid within thirty (30) days, a second billing notice will be sent.

D. Lien: If the abatement costs are not paid within fifteen (15) days of the second billing notice, the city shall place a lien upon the property affected. Notice of the lien shall be given to the property owner. Said notice shall consist of a sworn statement setting out: 1) a description of the property sufficient for identification thereof, 2) the amount of the abatement costs incurred or payable, and 3) the date(s) when such abatement costs were incurred by the city.

Said lien shall be superior to all other liens and encumbrances, except tax liens, provided that within sixty (60) days after such abatement costs are incurred, the city, its agent, or authorized contractor files notice of lien in the office of the recorder of deeds of Kendall County, Illinois. However, said lien shall not be valid as to any purchaser whose rights in and to such property have arisen subsequent to the abatement of the nuisance, and the lien of the city shall not be valid as to any mortgagee, judgment creditor, or other lienor whose rights in and to such property arise prior to the filing of such notice. Upon payment of the abatement costs, the lien shall be released by the city and the release may be filed of record. (Ord. 2008-05, 2-12-2008; amd. Ord. 2016-16, 2-23-2016)

## Chapter 2

# PLANTS AND WEEDS

**Ordinance No. 2016-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS, AMENDING THE YORKVILLE CITY CODE AS IT RELATES TO  
LITTERING**

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

**WHEREAS**, the Illinois General Assembly has enacted the Litter Control Act, 415 ILCS 105/1 *et seq.*, to provide for the uniform prohibition of any and all littering on public or private property so as to protect the health, safety and welfare of the people; and,

**WHEREAS**, the Mayor and City Council desire to amend the Yorkville City Code by setting forth regulations pertaining the prevention of litter within the City limits.

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

**Section 1.** That Title 4, Chapter 1 of the Yorkville City Code is hereby amended by deleting Section 4-1-2 in its entirety and inserting in lieu thereof the following:

**4-1-2: LITTERING:**

A. As used in this Section, unless context otherwise requires:

1. "Litter" means any discarded, used or unconsumed substance or waste. "Litter" may include, but is not limited to, any garbage, trash, refuse, cigarettes, debris, rubbish, grass clippings or other lawn or garden waste, newspaper, magazines, glass, metal, plastic or paper containers or other packaging construction material, abandoned vehicle (as defined in the Illinois Vehicle Code), motor vehicle parts, furniture, oil, carcass of a dead animal, any nauseous or offensive matter of any kind, any object likely to injure any person or create a traffic hazard, potentially infectious medical waste as defined in Section 3.360 of the Environmental Protection Act, or anything else of an unsightly or unsanitary nature, which has been discarded, abandoned or otherwise disposed of improperly.
2. “Motor Vehicle” has the meaning ascribed to that term in Section 1-146 of the Illinois Vehicle Code.
3. “Person” means any individual, partnership, copartnership, firm, company, corporation, association, joint stock company, trust, estate, or any other legal entity, or their legal representative, agent or assigns.

B. It shall be unlawful for any person to dump, deposit, drop, throw, discard, leave, cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of litter upon any public or private property in the City, or upon or into any river, lake, pond, or other stream or body of water in this City, unless:

1. the property has been designated by the State of Illinois or any of its agencies, political subdivisions, units of local government or school districts for the disposal of litter, and the litter is disposed of on that property in accordance with the applicable rules and regulations of the Pollution Control Board;
2. the litter is placed into a receptacle or other container intended by the owner or tenant in lawful possession of that property for the deposit of litter;
3. the person is the owner or tenant in lawful possession of the property or has first obtained the consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant and does not create a public health or safety hazard, a public nuisance, or a fire hazard;
4. the person is acting under the direction of proper public officials during special cleanup days; or
5. the person is lawfully acting in or reacting to an emergency situation where health and safety is threatened, and removes and properly disposes of such litter, including, but not limited to, potentially infectious medical waste as defined in Section 3.360 of the Environmental Protection Act, when the emergency situation no longer exists.

C. It shall be unlawful for any person to dump, deposit, drop, throw, discard or otherwise dispose of litter from any motor vehicle upon any public highway, upon any public or private property or upon or into any river, lake, pond, stream or body of water in this City except as permitted under any of paragraphs (1) through (5) of Section 4-1-2B above. Nor shall any person transport by any means garbage or refuse from any dwelling, residence, place of business, farm or other site to and deposit such material in, around or on top of trash barrels or other receptacles placed along public highways or at roadside rest areas.

D. It shall be unlawful for any person to allow litter to accumulate upon real property, of which the person charged is the owner or tenant in control, in such a manner as to constitute a public nuisance or in such a manner that the litter may be blown or otherwise carried by the natural elements on to the real property of another person.

E. It shall be unlawful for any person to abandon a motor vehicle on any highway, on any public property or on any private property of which he is not the owner or tenant in lawful possession in this City. The person to whom last was issued the certificate of title to the vehicle by the Secretary of State is presumed to be the person to have abandoned that vehicle, but such presumption may be rebutted.

F. Whenever litter is thrown, deposited, dropped or dumped from any motor vehicle not carrying passengers for hire, the presumption is created that the operator of that motor vehicle has violated Section 4-1-2C above, but that presumption may be rebutted.

G. In order to assist the public in complying with this Section 4-1-2, the owner or person in control of any property which is held out to the public as a place for assemblage, the transaction of business, recreation or as a public way shall cause to be placed and maintained receptacles for the deposit of litter, of sufficient volume and in sufficient numbers to meet the needs of the numbers of people customarily coming on or using the property.

For purposes of this Section, "property held out to the public for the transaction of business" includes, but is not limited to, commercially-operated parks, campgrounds, drive-in restaurants, automobile service stations, business parking lots, car washes, shopping centers, marinas, boat launching areas, industrial parking lots, boat moorage and fueling stations, piers, beaches and bathing areas, airports, roadside rest stops, drive-in movies, and shopping malls; and "property held out to the public for assemblage, recreation or as a public way" includes, but is not limited to, any property that is publicly owned or operated for any of the purposes stated in the definition in this paragraph for "property held out to the public for the transaction of business" but excludes State highway rights-of-way and rest areas located thereon.

**Section 2.** That Title 4, Chapter 1 of the Yorkville City Code is hereby amended by deleting Section 4-1-3 in its entirety.

**Section 3.** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

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

\_\_\_\_\_  
CITY CLERK

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

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

\_\_\_\_\_  
MAYOR

*Attest:*

\_\_\_\_\_  
City Clerk



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 #6

Tracking Number

EDC 2016-47

### Agenda Item Summary Memo

**Title:** Sugar Grove Boundary Agreement

**Meeting and Date:** EDC/September 6, 2016

**Synopsis:** Update and extension of existing boundary

#### 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:** Approval

**Submitted by:** Krysti J. Barksdale-Noble

Community Development

Name

Department

#### Agenda Item Notes:

See attached memo.

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

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](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 J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: August 9, 2016  
Subject: Sugar Grove Boundary Agreement – Update and Extension

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## **Summary**

Per the recently completed Comprehensive Plan Update, a short term goal of the City (within 2 years) is to pursue new and extend existing boundary agreements with neighboring communities in an effort to promote and implement effective growth management practices. The proposed boundary agreement extension with Sugar Grove, which is set to expire on April 27, 2020, would now expire in the year 2036 and is the first of several existing agreements that are up for renewal and will be presented to the City Council for reconsideration.

## **Background**

Illinois statute allows municipalities with adopted official plans (comprehensive plans) to enter into a boundary agreement when unincorporated territory is within 1½ miles of the boundaries of two or more corporate authorities. The United City of Yorkville has current boundary agreements with Montgomery, Oswego, Plano, Plainfield and Sugar Grove (refer to attached map).

Other municipalities currently overlapping 1½ mile jurisdiction with Yorkville with whom the City does not have boundary agreements with include Millbrook and Newark. Municipalities that are beyond the contiguous 1½ mile jurisdiction with Yorkville, but likely to encroach this jurisdiction based on their current future planning areas, include Joliet, Lisbon, Millington and Plattville.

The intent of the boundary agreement is to delineate a line which shall mark the boundaries of the respective jurisdiction and agree not to annex any unincorporated land which lies within the jurisdiction of the other municipality as established by such line. Further, Illinois statute requires boundary agreements to:

- Give consideration to the natural flow of storm water drainage of the area;
- Include all of any single tract having common ownership within one jurisdiction, when practical.
- Not exceed a term of 20 years, however, following the expiration of the term it may be extended, renewed, or revised as the parties agree.

## **Advantages and Disadvantages**

Boundary agreements create the opportunity for meaningful future land planning and establish proposed locations of different types of land uses. In addition, boundary agreements can specify infrastructure needs and responsibilities between corporate authorities so that development within the area between each municipality is orderly and efficient. However, there are other advantages and disadvantages to be considered.

*The advantages of entering into boundary agreements include:*

- Eliminating the risk of developers/property owners ability to obtain concessions from a municipality by pitting neighboring communities against one another;

- Allowing for better land use and infrastructure planning for the area. A determined boundary prevents a municipality from over or undersizing water and sewer lines, for example;
- Reducing negative aspects of ‘competing’ with neighboring municipalities for territory;
- Allowing for proactive verses reactive planning. While annexation and incorporation put communities in a reactive mode (reacting to a petition from a developer/property owner), cooperative boundary agreements enable communities to proactively guide their future.

*Potential disadvantages to Boundary Agreements include:*

- Agreement obligates future City Council officials to abide by the terms set forth in the boundary agreement for a period of up to twenty (20) years. As witnessed in this region, many changes have occurred over the last 20 years with population growth in the late 1990’s early 2000’s and then the economic/housing crisis in the mid 2000’s, both of which could not have been foreseen by city leaders during either time period.
- Limitation and restriction of property owner’s choices as a result of boundary agreements. As stated above, one of the main purposes of entering into an agreement is to prevent property owners from ‘pitting’ municipalities against one another, however, this also means determining in the agreement what jurisdiction the territory will ultimately be annexed to – thus eliminating the property owners’ choice of community.
- Level of compromise. Some concessions may need to be given in order to ‘compromise’ with a neighboring community in a boundary agreement.

**Original Sugar Grove Boundary Agreement**

The original boundary agreement between the United City of Yorkville and the Village of Sugar Grove, executed in April 2000 via Ord. 2000-22, established the following considerations for future development for the unincorporated area between the two communities:

- **The agreed upon boundary between Yorkville and Sugar Grove would be the county line separating Kane and Kendall Counties (see attached map).**
  - o The boundary basically runs along Baseline Road (US Route 30) from Ashe Road east to just before Bertram Road.
  - o This approximately 3 mile boundary has primarily agriculture/farm land with some scattered residential homes on both the Sugar Grove and Yorkville sides (with the exception of the Sugar Grove Family Fun Center).
- **The agreement does not limit or adversely affect either municipality from filing a statutory objection to a proposed rezoning within one and one-half mile (1½) of its corporate boundary.**
  - o Since this agreement’s execution, staff is not aware of any statutory objections filed by either municipality.
- **Both municipalities shall adopt appropriate ordinances for the protection of well sites and ground water.**

- Yorkville has adopted numerous ordinances related to the protection of well sites and ground water since the adoption of the boundary agreement in 2000. Those have included:
  - Community Well Protection Ordinance (Ord. 2001-6)
  - Soil Erosion and Sediment Control Ordinance (Ord. 2003-19)
  - Wetland Protection Regulations for Water Quality and Stormwater Management (Ord. 2008-01)
  - Ordinance Prohibiting the Use of Groundwater within the Corporate Limits by the Installation or Drilling of Wells (Ord. 2008-78)
  - Fox River Watershed Ordinance (2009-48)
  - Ordinance Regulating the Illicit Discharge and Connections to the Municipal Separate Storm Sewer System (Ord. 2010-05)
  - Stormwater Management Program Plan (Ord. 2010-13)
  - Blackberry Creek Watershed Ordinance (Res. 2012-17)
  - Stormwater Management Ordinance (Res. 2012-30)
- **Recapture, Expansion and Repair of Baseline Road.**
  - Language with the boundary agreement obligated each municipality to enact a Recapture Ordinance for 50% of the cost for any roadway improvements made by any developer or owner if development occurred adjacent to Baseline Road. Specific standards to how Baseline Road would be improved were also agreed upon.
  - The agreement also stated each City would cooperate with any third party agency that desired to take over jurisdiction of Baseline Road, such as the State of Illinois or Kendall or Kane Counties.
  - Each municipality agreed that no further expansion to or improvements of Baseline Road west of US 47 would be made without consulting the other municipality concerning the nature and scope of said improvements.
  - Major repairs or maintenance of Baseline Road to which both municipalities are contiguous are the time of repair would be on a 50/50% cost sharing basis. Additionally. Local costs for signalization on said roads shall be allocated based upon the number of intersection quadrants located in each municipality.
    - Since the adoption of this boundary agreement in April 2000, the City has not undertaken any major repairs or expansion to Baseline Road.

### **Proposed New Sugar Grove Boundary Agreement**

The proposed updated boundary agreement between the City of Yorkville and the Village of Sugar Grove would be extended for another twenty (20) year term, or until 2036, and continue most of the same provisions of the exiting agreement with the following substance revisions:

- **Item # 5** - Revision was made that the boundary agreement does not preclude either municipality from filing a statutory objection to any land use change, not just rezoning requests, within one and one-half (1½) miles of its corporate boundaries.
- **Item #8** - Removal of most obligations related to Baseline Road with regards to recapture and specific improvement standards to now state “Each City agrees to review and consider

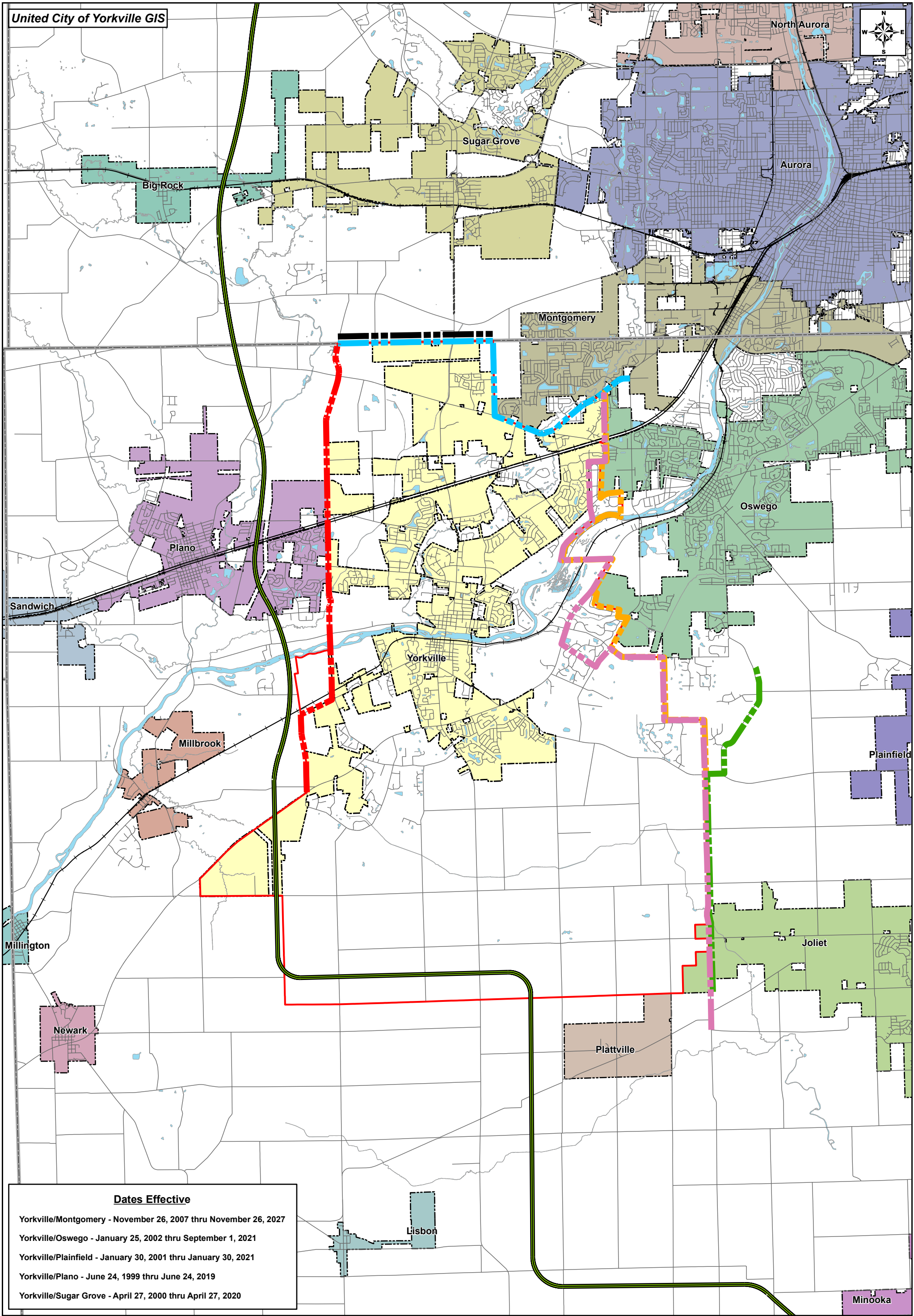
the other cities Transportation Plan and Comprehensive Plan before making any improvements or modifications to Baseline Road.”

- **Item #16** – Addition of a general clause inserted by the Village of Sugar Grove’s Attorney to secure that nothing within the boundary agreement shall conflict with any prior executed boundary agreements with other municipalities. The incorporation of the new language related to the previously approved boundary agreements is due to the City’s lawsuit against Sugar Grove in the late 2000’s when we were trying to annex the Schramm piece north of US 30-Baseline Road (generally east of the driving range). We filed a pre-emptive lawsuit against Sugar Grove to get the boundary nullified because Sugar Grove had ceded that land to Montgomery in their boundary agreement. The City was unsuccessful in that lawsuit, which is why Sugar Grove wants to add the language. The City has no objections.

### **Staff Comments & Recommendation**

Staff **recommends adoption** of the proposed Sugar Grove Boundary Agreement extension for a period of twenty (20) years, or until 2036. This is consistent with the goals of the Comprehensive Plan Update and sound planning practices.

Per the Illinois Statutes, both corporate authorities are required to provide a public notice of the proposed boundary agreement for no less than 15 days at the location where notices are posted for any village board or city council meetings as well as publication within the local newspaper. Staff anticipates publishing a notice in the September 9th edition of the Beacon News for consideration at the September 27<sup>th</sup> City Council meeting. Staff is looking forward to getting the EDC’s feedback on this matter and answering any questions at Tuesday night’s meeting.



**Dates Effective**

Yorkville/Montgomery - November 26, 2007 thru November 26, 2027  
Yorkville/Oswego - January 25, 2002 thru September 1, 2021  
Yorkville/Plainfield - January 30, 2001 thru January 30, 2021  
Yorkville/Plano - June 24, 1999 thru June 24, 2019  
Yorkville/Sugar Grove - April 27, 2000 thru April 27, 2020

**United City of Yorkville &  
Surrounding Boundary Agreements**  
December 17, 2008

**Legend**

- Prairie Parkway B5 Alignment
- Oswego/Yorkville Boundary Agreement
- Plainfield/Yorkville Boundary Agreement
- Yorkville/Montgomery Boundary Agreement
- Yorkville/Oswego Boundary Agreement
- Yorkville/Plano Boundary Agreement
- Yorkville/Sugar Grove Boundary Agreement
- Yorkville Planning Boundary

200100005726  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
PAUL ANDERSON  
04-09-2001 At 01:52 pm.  
AGREEMENT 20.00

JURISDICTIONAL BOUNDARY LINE AGREEMENT  
BETWEEN  
VILLAGE OF SUGAR GROVE AND THE UNITED CITY OF YORKVILLE,  
KANE AND KENDALL COUNTY, ILLINOIS

WHEREAS, unincorporated lands lying between the existing municipal boundaries of the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE, KANE AND KENDALL COUNTY, ILLINOIS, are developing areas; and

WHEREAS, developments under way or in various stages of planning are creating unusual growth opportunities between the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE realize that current plans and opportunities for development will be accompanied by significantly higher demands for transportation services, governmental police, power services, utilities services, and other municipal services and financial commitments to meet the necessities of service; and

WHEREAS, the corporate authorities of both municipalities desire to reach a Jurisdictional Boundary Line Agreement in the interest of the orderly and regular development of their respective communities; in the interest of encouraging and aiding the development of the unincorporated areas lying between their municipalities; and in the interest of creating a new spirit of cooperation which will be in the best interests of both communities; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE recognize that the land lying between their present municipal boundaries is in a

rapidly developing area in which problems related to open space preservation, flood control, population density, joint operation of public facilities, ecological and economic impact, and multipurpose developments are ever increasing both in number and complexity; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE and their respective citizens are vitally affected by said development problems and issues and any attempt to solve them and provide for the welfare, prosperity and enjoyment of the inhabitants of said municipalities, will be benefited by mutual action and intergovernmental cooperation with respect thereto; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE recognize the need and desirability to provide for logical municipal boundaries and areas of municipal authority between their respective municipalities in order to plan effectively and efficiently for the growth and potential development between their communities and the conservation of the available resources for all of their respective citizens; and

WHEREAS, in examining and shaping their plans, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE acknowledge that the planning required should be free from the influence of developers' finances; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE have authorized, by Ordinance, the execution of this agreement as an exercise of their intergovernmental cooperation authority under the Constitution of the State of Illinois, and pursuant to the terms and provisions of Section 5/11-12-9 of the Illinois Municipal Code (65 ILCD 5/11-12-9).

NOW THEREFORE, upon the consideration of the mutual promises contained herein and upon the further consideration of the recitals hereinabove set forth, it is hereby agreed



between the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE, as follows:

1. That the VILLAGE OF SUGAR GROVE shall have jurisdiction north of a certain boundary line and the UNITED CITY OF YORKVILLE shall have jurisdiction south of a certain boundary line which is delineated on a map which is marked Exhibit "A" and which is attached hereto and is fully incorporated herein. The Boundary Line shall be the boundary between Kane and Kendall Counties.

2. The parties shall not attempt to exercise authority by annexing, zoning, or performing any other similar acts in territory lying within the jurisdiction of the other municipality.

3. The Jurisdictional Boundary Line between the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE, for municipal government planning, subdivision control and municipal purposes shall be as shown in Exhibit "A" which is attached hereto.

4. All future annexation Ordinances adopted by the corporate authorities of both Cities shall be adopted in such form as to conform with the provisions of this Agreement. Each City hereby agrees that it shall not act to annex or exercise any zoning authority or subdivision control authority beyond the Jurisdictional Boundary Line established in this Agreement.

5. This Agreement shall not be construed so as to limit or adversely affect the right of either municipality to file a statutory objection to proposed rezoning within one and one-half (1 1/2) miles of its corporate limits.

6. Each City agrees that it will actively oppose any attempt to effectuate an involuntary annexation to its respective municipality which annexation would have the effect of changing the corporate jurisdictional line established under this Agreement.



7. Both municipalities shall adopt appropriate Ordinances for the protection of well sites and groundwater.

8. Nothing contained herein shall require either municipality to make improvements to Baseline Road.

In the event that either municipality has an owner or developer along Baseline Road seeking Baseline Roadway improvements, said improvements shall be constructed by this owner or developer. A Recapture Ordinance for 50% of the cost of said roadway improvements with interest shall be enacted by the other municipality. If and when development occurs adjacent to the improved Baseline Road, then appropriate payment shall be made to the initial investor. The standard for any improvements to Baseline Road will be a thirty nine foot (39') back of B6.12 curb to back of B6.12 curb. The structural section shall be determined by I.D.O.T. standards for a 80,000 pound truck but shall be a minimum section of: 6" bituminous concrete, 12" crushed CA6 stone, and pavement fabric, the right-of-way required shall be 100'(50' from the centerline of Baseline Road). The street shall have 5" x 5' sidewalks on both sides with a full street lighting system to be approved by both parties and street trees. The minimum building setback shall be established at 50' for structures and 20' for parking lots. The access points to be mutually agreed by both communities.

Each City agrees to cooperate with any third party governmental agency which is desirous of taking jurisdiction of Baseline Road, such as the State of Illinois or the County of Kane or Kendall.

Each City agrees that no further expansions to or improvements of Baseline Road, west of U.S. Route 47, shall be made without consulting the other municipality concerning the nature and scope of further improvements and the financing of further improvements to Baseline Road.

9. It is agreed that neither the VILLAGE OF SUGAR GROVE nor the UNITED CITY OF YORKVILLE shall either directly or indirectly seek any modification of this Agreement through court action and that this Agreement shall remain in full force and effect until amended or changed by the mutual Agreement of both respective corporate authorities.

10. If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provision and to this end the provisions of this Agreement are to be severable.

11. This Agreement shall be construed in accordance with the laws of the State of Illinois and shall be published by the respective Cities and recorded or filed with appropriate County Recorders, County Clerks, and others as their interest may appear.

12. This Agreement shall be in full force and affect from and after its adoption and execution by the VILLAGE OF SUGAR GROVE and by the UNITED CITY OF YORKVILLE and shall continue in full force and affect for a period of twenty (20) years. The term of this Agreement may be extended, renewed or revised at the end of the initial term or extended terms hereof by further agreement of the municipalities.

13. Major repairs or maintenance to Baseline Road to which both municipalities are contiguous at the time of repair shall be on a 50/50% cost sharing basis. Both municipalities shall agree as to the nature and extent of the major repairs or maintenance. Additionally, local costs for signalizations on said roads shall be allocated based upon the number of intersection quadrants located in each municipality.

14. The parties deem each clause, paragraph and undertaking herein to be severable and the application of this Agreement to any individual landowners to likewise be severable. Therefore, the parties agree that in the event any clause, paragraph or undertaking is deemed

invalid or unconstitutional, or in the event the application of this Agreement to any landowner is seemed invalid or unconstitutional or otherwise unenforceable, such invalidity, unconstitutionality or unenforceability shall not affect the other undertakings made herein by the parties, and the rest of the Agreement and its application to landowners shall remain in full force and effect.

15. Either party that receives a development request within ¼ mile of the established boundary contained herein shall contact the other party in writing and extend an opportunity for them to see the plan and to offer comments.

IN WITNESS WHEREOF THE VILLAGE OF SUGAR GROVE AND THE UNITED CITY OF YORKVILLE have caused this Jurisdictional Boundary Line Agreement to be executed by their respective Mayor and Village President and attested by their respective City and Village Clerk, pursuant to Ordinances adopted by each municipality authorizing the execution of this Jurisdictional Boundary Line Agreement.

VILLAGE OF SUGAR GROVE

BY: P. Sean Brickett  
Village President

ATTEST:

Cynthia J. Wilch  
Village Clerk

UNITED CITY OF YORKVILLE

BY: Arthur L. Prochaska  
Mayor 4/27/00

ATTEST:

Deborah K. Simmons  
City Clerk  
agmtbndrysg 4/27/00

JURISDICTIONAL BOUNDARY LINE AGREEMENT  
BETWEEN THE  
VILLAGE OF SUGAR GROVE AND THE UNITED CITY OF YORKVILLE,  
KANE AND KENDALL COUNTY, ILLINOIS

WHEREAS, unincorporated lands lying between the existing municipal boundaries of the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE, Kane and Kendall Counties, Illinois, are developing areas; and

WHEREAS, developments under way or in various stages of planning are creating unusual growth opportunities between the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE realize that current plans and opportunities for development will be accompanied by significantly higher demands for transportation services, governmental police, power services, utilities services, and other municipal services and financial commitments to meet the necessities of service; and

WHEREAS, the corporate authorities of both municipalities desire to reach a Jurisdictional Boundary Line Agreement in the interest of the orderly and regular development of their respective communities; in the interest of encouraging and aiding the development of the unincorporated areas lying between their municipalities; and in the interest of creating a new spirit of cooperation which will be in the best interests of both communities; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE recognize that the land lying between their present municipal boundaries is in a rapidly developing area in which problems related to open space preservation, flood control, population density, joint operation of public facilities, ecological and economic impact, and multipurpose developments are ever increasing both in number and complexity; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE and their respective citizens are vitally affected by said development problems and issues and any attempt to solve them and provide for the welfare, prosperity and enjoyment of the inhabitants of said municipalities, will be benefited by mutual action and intergovernmental cooperation with respect thereto; and

WHEREAS the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE recognize the need and desirability to provide for logical municipal boundaries and areas of municipal authority between their respective municipalities in order to plan effectively and efficiently for the growth and potential development between their communities and the conservation of the available resources for all of their respective citizens; and

WHEREAS in examining and shaping their plans, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE acknowledge that the planning required should be free from the influence of developers' finances; and

WHEREAS, the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE have authorized, by Ordinance, the execution of this agreement as an exercise of their intergovernmental cooperation authority under the Constitution of the State of Illinois, and pursuant to the terms and provisions of Section 5/11-12-9 of the Illinois Municipal Code (65ILCD 5/11-12-9).

NOW THEREFORE, upon the consideration of the mutual promises contained herein and upon the further consideration of the recitals hereinabove set forth, it is hereby agreed between the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE, as follows:

1. That the VILLAGE OF SUGAR GROVE shall have jurisdiction north of a certain boundary line and the UNITED CITY OF YORKVILLE shall have jurisdiction south of a certain boundary line which is delineated on a map which is marked Exhibit "A" and which is attached hereto and is fully incorporated herein. The Boundary Line shall be the boundary between Kane and Kendall Counties.
2. The parties shall not attempt to exercise authority by annexing, zoning, or performing any other similar acts in territory lying within the jurisdiction of the other municipality.
3. The Jurisdictional Boundary Line between the VILLAGE OF SUGAR GROVE and the UNITED CITY OF YORKVILLE, for municipal government planning, subdivision control and municipal purposes shall be as shown in Exhibit "A" which is attached hereto.
4. All future annexation Ordinances adopted by the corporate authorities of both Cities shall be adopted in such form as to conform with the provisions of this Agreement. Each City hereby agrees that it shall not act to annex or exercise any zoning authority or subdivision control authority beyond the Jurisdictional Boundary Line established in this Agreement.
5. This Agreement shall not be construed so as to limit or adversely affect the right of either municipality to file a statutory objection to proposed ~~rezoning land use changes~~ within one and one-half (1 1/2) miles of its corporate limits.
6. Each City agrees that it will actively oppose any attempt to effectuate an involuntary annexation to its respective municipality which annexation would have the effect of changing the corporate jurisdictional line established under this Agreement.
7. Both municipalities shall adopt appropriate Ordinances for the protection of well sites and groundwater.

**Comment [BE1]:** Change made per Bart's recommendation.

8. Nothing contained herein shall require either municipality to make improvements to Baseline Road. Each City agrees to review and consider the other cities Transportation Plan and Comprehensive Plan before making any improvements or modifications to Baseline Road.

~~In the event that either municipality has an owner or developer along Baseline Road seeking Baseline Roadway improvements, said improvements shall be constructed by this owner or developer. A Recapture Ordinance for 50% of the cost of said roadway improvements with interest shall be enacted by the other municipality. If and when development occurs adjacent to the improved Baseline Road, then appropriate payment shall be made to the initial investor. The standard for any improvements to Baseline Road will be a thirty nine foot (39') back of B6.12 curb to back of B6.12 curb. The structural section shall be determined by I.D.O.T. standards for an 80,000 pound truck but shall be a minimum section of: 6" bituminous concrete, 12" crushed CA6 stone, and pavement fabric, the right of way required shall be 100' (50' from the centerline of Baseline Road). The street shall have 5" x 5' sidewalks on both sides with a full street lighting system to be approved by both parties and street trees. The minimum building setback shall be established at 50' for structures and 20' for parking lots. The access points to be mutually agreed by both communities.~~

Each City agrees to cooperate with any third party governmental agency which is desirous of taking jurisdiction of Baseline Road, such as the State of Illinois or the County of Kane or Kendall.

~~Each City agrees that no further expansions to or improvements of Baseline Road, west of U.S. Route 47, shall be made without consulting the other municipality concerning the nature and scope of further improvements and the financing of further improvements to Baseline Road.~~

9. It is agreed that neither the VILLAGE OF SUGAR GROVE nor the UNITED CITY OF YORKVILLE shall either directly or indirectly seed any modification of this Agreement through court action and that this Agreement shall remain in full force and effect until amended or changed by the mutual Agreement of both respective corporate authorities.
10. If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provision and to this end the provisions of this Agreement are to be severable.

**Comment [BE2]:** An attempt to address Bart's comment. In essence acknowledges that whoever has jurisdiction over Baseline has control, but requires consideration of the others plans, but is non-binding.

11. This Agreement shall be construed in accordance with the laws of the State of Illinois and shall be published by the respective Cities and recorded or filed with appropriate County Recorders, County Clerks and others as their interest may appear.
12. This Agreement shall be in full force and affect from and after its adoption and execution by the VILLAGE OF SUGAR GROVE and by the UNITED CITY OF YORKVILLE and shall continue in full force and affect for a period of twenty (20) years. The term of this Agreement may be extended, renewed or revised at the end of the initial term or extended terms hereof by further agreement of the municipalities.
13. Major repairs or maintenance to Baseline Road to which both municipalities are contiguous at the time of repair shall be on a 50/50% cost sharing basis. Both municipalities shall agree as to the nature and extent of the major repairs or maintenance. Additionally, local costs for signalizations on said roads shall be allocated based upon the number of intersection quadrants located in each municipality.
14. The parties deem each clause, paragraph and undertaking herein to be severable and the application of this Agreement to any individual landowners to likewise be severable. Therefore, the parties agree that in the event any clause, paragraph or undertaking is deemed invalid or unconstitutional, or in the event the application of this Agreement to any landowner is deemed invalid or unconstitutional or otherwise unenforceable, such invalidity, unconstitutionality or unenforceability shall not affect the other undertakings made herein by the parties, and the rest of the Agreement and its application to landowners shall remain in full force and effect.
15. Either party that receives a development request within ¼ mile of the established boundary contained herein shall contact the other party in writing and extend an opportunity for them to ~~see~~ review the plan and to offer comments.
16. Nothing herein is intended or shall be deemed to conflict with prior enacted boundary line agreements with other municipalities. To the extent that this boundary line, as drawn, is determined to be inconsistent with a prior enacted boundary line, the prior enacted boundary line shall govern (as to the portion of the boundary line that is determined to be inconsistent) only as between the Village of Sugar Grove or the United City of Yorkville and the other party to the prior enacted boundary line agreement. However, as between the parties hereto, the full length of the boundary line shall be in full force and effect.

IN WITNESS WHEREOF THE VILLAGE OF SUGAR GROVE AND THE UNITED CITY OF YORKVILLE have caused this Jurisdictional Boundary Line Agreement to be executed by their respective Mayor and Village President and attested by their respective City and Village Clerk, pursuant to Ordinances adopted by each municipality authorizing the execution of this Jurisdictional Boundary Line Agreement.

VILLAGE OF SUGAR GROVE

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST:

\_\_\_\_\_  
VILLAGE CLERK

UNITED CITY OF YORKVILLE

BY: \_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



**PUBLIC NOTICE**  
**OF A PROPOSED JURISDICTIONAL BOUNDARY LINE AGREEMENT**  
**BETWEEN THE UNITED CITY OF YORKVILLE, ILLINOIS AND**  
**THE VILLAGE OF SUGAR GROVE, ILLINOIS**

NOTICE IS HEREWITH GIVEN, THAT PURSUANT TO Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9) that the Mayor and City Council (the “Corporate Authorities”) of the United City of Yorkville will hold a public hearing to consider the update and renewal of an existing expiring boundary agreement by the adoption of a new Jurisdictional Boundary Line Agreement (“Boundary Agreement”) between the United City of Yorkville and the Village of Sugar Grove.

The public hearing on the proposed Boundary Agreement will be held on Tuesday, September 27, 2016 beginning at 7:00 p.m. at the Yorkville City Hall, 800 Game Farm Road, Yorkville, Illinois 60560.

A copy of the proposed Boundary Agreement, including a map depicting the location of the proposed boundary line, is on file in the Office of the Yorkville City Clerk at the Yorkville City Hall and is available for review and inspection by the public during regular City Hall hours.

The proposed Boundary Agreement would establish a jurisdictional boundary line in order to enable each municipality to plan the orderly growth and development of their communities by the exercise of their planning, annexation, zoning and subdivision authority on its side of the boundary line. It is anticipated that the boundary line to be established shall be substantially the same as the previously existing boundary line.

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 Yorkville City Clerk, City Hall, 800 Game Farm Road, Yorkville, Illinois 60560, 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



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 #7

Tracking Number

EDC 2016-48

### Agenda Item Summary Memo

**Title:** Proposed 6<sup>th</sup> Extension of the B.U.I.L.D. Program

**Meeting and Date:** EDC/September 6, 2016

**Synopsis:** Proposed extension of the B.U.I.L.D. program until December 31, 2017

### Council Action Previously Taken:

Date of Action: CC – 11/10/15 Action Taken: B.U.I.L.D. Program Extension

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

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

**Submitted by:** Jason Engberg Community Development  
Name Department

### Agenda Item Notes:

See attached memo.

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

*Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at [agendas@yorkville.il.us](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: Jason Engberg, Senior Planner  
CC: Krysti J. Barksdale-Noble, Community Development Director  
Bart Olson, City Administrator  
Date: August 30, 2016  
Subject: **B.U.I.L.D. Incentive Program 6<sup>th</sup> Extension Request**

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## **Summary:**

Staff is seeking to extend the B.U.I.L.D. Program for another one (1) year through December 31, 2017.

## **Background & Request:**

As the Economic Development Committee knows, the last extension of the B.U.I.L.D. program was approved last November via Ordinance 2015-57 which allowed the incentive to run until December 31, 2016. To date, the City has processed **295 B.U.I.L.D.** permit applications since the programs launch in 2012 compared to only **110 traditional single-family** residential building permits during the same time. Due to the widely successful impact the B.U.I.L.D. program has had in the recovery of new home construction in Yorkville and the positive feedback from builders and homebuyers alike, staff is seeking the Economic Development Committee's **interest in extending the B.U.I.L.D. program for another one (1) year.**

Below is a brief refresher of how the program actually works, its documented success, and the merits for continuing the incentive beyond its current extension.

## **Program Overview:**

### *How it Works*

The B.U.I.L.D. program offers two (2) key benefits, which are:

- To assist the developer/builder under the B.U.I.L.D. program, payment of building permit and impact fees are delayed until the issuance of the certificate of occupancy on the condition that the certificate is issued within one (1) year from building permit approval.
- To assist the homebuyer, the City rebates a portion of the building permit fee, up to \$5,000.00 with a matching contribution up to \$5,000.00 from the builder/developer, and presents the homebuyer with a check for up to \$10,000.00 after closing and upon issuance of the final certificate of occupancy. Developments with Building Permit Fees less than \$5,000.00 are only eligible for a City refund up to the amount paid for the permit (ex. Windett Ridge's average building permit is \$2,500, therefore the City's refund would be \$2,500 with the developer's match of \$2,500 for a total rebate to the homebuyer of \$5,000.00).

These incentives are in addition to the municipal building impact fee being reduced from \$5,509.00 per residential unit to \$1,759.00 per residential unit.

To qualify for the B.U.I.L.D. program, the property must be a new construction single-family detached structure. The developer/builder must provide proof of sale or contract for sale of the lot prior to issuance of building permit, and changes in buyer or cancellation of sales contract must be reported to City immediately. Finally, the builder/developer must sign a “Developer Contribution Agreement” consenting to match, dollar for dollar, up to \$5,000.00 the required contribution to be paid to the homebuyer at issuance of the certificate of occupancy. The builder’s matching contribution is collected at the same time the building permit fees are due.

### **Merits of Program:**

#### ***Comparison to Area Communities***

In addition to analyzing permit trends within the City since implementing the B.U.I.L.D. program, staff has also prepared a comparison of building permits pre- and post-recession of neighboring communities to graphically understand the impact the B.U.I.L.D. initiative has had in making Yorkville a competitive community for new housing starts.

	PRE-RECESSION			RECESSION			B.U.I.L.D INITIATIVE				
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 <sup>1</sup>
<b>Plainfield</b>	998	404	172	66	58	93	111	135	162	65	160
<b>Yorkville</b>	753	401	153	56	42	43	69	83	72	73	101
<b>Montgomery</b>	399	244	91	55	67	46	51	25	31	36	9
<b>Oswego</b>	372	224	96	79	83	88	112	131	127	66	66
<b>Plano</b>	165	172	40	3	0	3	0	0	3	0	1
<b>Sugar Grove</b>	106	48	14	1	5	1	4	28	37	17	6
<b>Kendall County</b>	73	42	18	12	6	14	16	13	25	18	9

As illustrated in the table above, during the years preceding the economic downturn or recession (2006-2008), Yorkville was positioned as the 2<sup>nd</sup> fastest growing community within the area regarding new home starts following only behind the Village of Plainfield.

Yet during the years of the recession, 2009-2011, the steady decline in permit issuance landed Yorkville behind Oswego, Plainfield and Montgomery in new residential construction. During this time several developments within the Yorkville were in various stages of foreclosure and the beginning of the fee/ordinance locks of approved annexation agreements were beginning to expire. The latter part of this time period also saw some communities, such as Plainfield and Sugar Grove; begin to explore lowering or rebating building permit fees to incentivize development in stalled subdivisions. Specifically, Plainfield implemented a resolution in March 2010 which eliminated certain impact fees (annexation, municipal, traffic, and beautification fees) which reduced a typical new home building permit in Plainfield from \$22,500 to \$15,500, a reduction of \$7,000.

However, upon the adoption of the B.U.I.L.D. program in 2012, and with the pace of new construction picking up, Yorkville has begun to regain its position in the market passing

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<sup>1</sup> As of August 30, 2016.

Montgomery and Oswego as of August 2016. It should also be noted that the success of the B.U.I.L.D. program has even caught the attention of Oswego and Plainfield, both of which have contacted staff last year seeking additional information on the incentive.

### ***Program Feedback***

Finally, as part of the B.U.I.L.D. check issuance process, we ask the homebuyers to complete a brief survey providing feedback on their experience with the program. To date, we have received 229 completed surveys from those buyers and have tabulated their responses in the attached summary.

Overall, the program has been successful in its main objective, which was to stimulate development in the City and influence those who would otherwise not build new or not build in Yorkville to do so. As demonstrated in the survey results, **79% of the respondents said that the B.U.I.L.D. was extremely or very influential in their decision to purchase a new home in Yorkville and 68% strongly or somewhat agreed that they would not have moved to Yorkville this year if not for the B.U.I.L.D. program. In addition, 79% of the respondents had looked at other communities to either buy or build a new home, but ultimately decided to build new in Yorkville.**

### **Staff Comments:**

Staff is seeking direction from the Economic Development Committee regarding the proposed extension of the Buyers of Undeveloped Infill Lot Discount (B.U.I.L.D.) program until December 31, 2017. We will be available at the meeting to answer any questions from the Committee regarding this agenda item.

### **Recommendation:**

Due to the increase in single family home building permits since 2012 and the positive feedback the B.U.I.L.D. Program has received since its inception, staff is recommending the program be extended an additional one (1) year through December 31, 2017.

**Ordinance No. 2016-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL  
COUNTY, ILLINOIS, EXTENDING THE NEW RESIDENTIAL  
CONSTRUCTION INCENTIVE PROGRAM  
(B.U.I.L.D. Program)**

**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 City adopted Ordinances establishing and amending a residential construction incentive and stimulus program known as the Buyers of Undeveloped Infill Lot Discount Program (the “B.U.I.L.D. Program”); and,

**WHEREAS**, the B.U.I.L.D Program has been successful in the City receiving numerous applications to participate in the B.U.I.L.D. Program; and,

**WHEREAS**, The Mayor and City Council have reviewed the success of the B.U.I.L.D. Program and have determined that it is in the best interest of the City and its future growth to extend the time for application until December 31, 2017.

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

**Section 1:** That the B.U.I.L.D. Program be and is hereby extended until December 31, 2017.

**Section 2:** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**Section 3:** This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

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

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CITY CLERK

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

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

\_\_\_\_\_  
MAYOR

# **B.U.I.L.D. SURVEY ANALYSIS**

Year to Date Survey Results 2012-2016

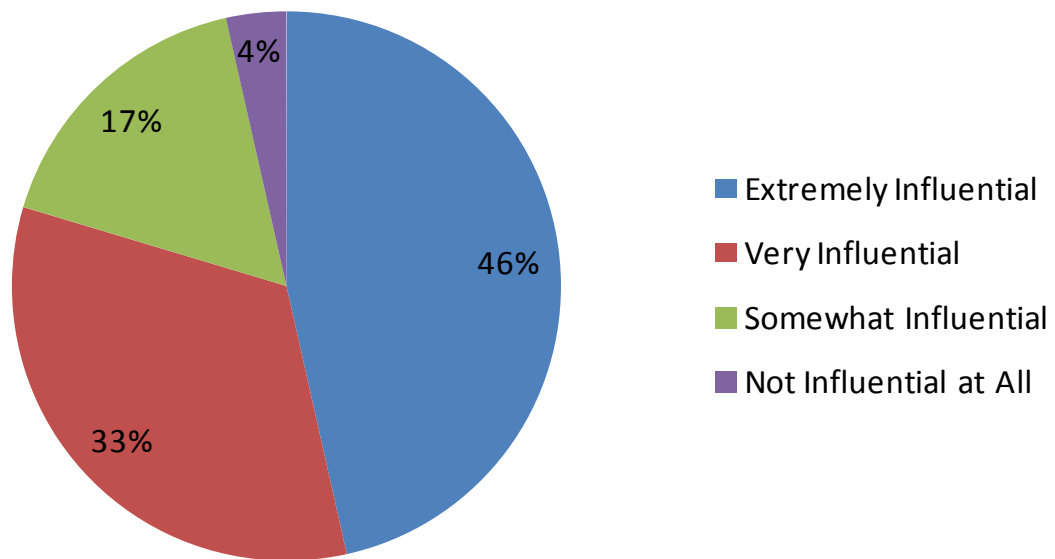


Prepared by:

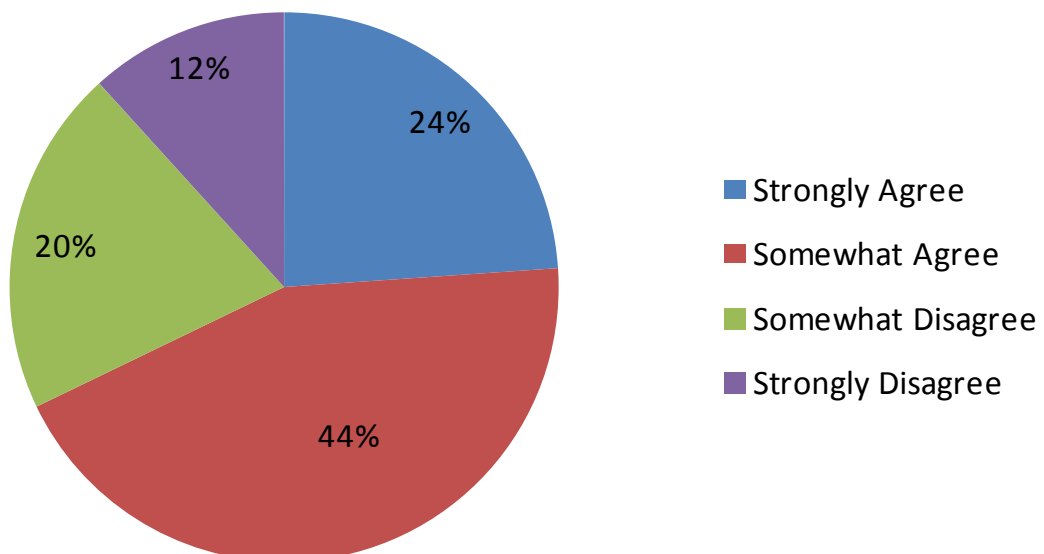
United City of Yorkville  
Community Development Department



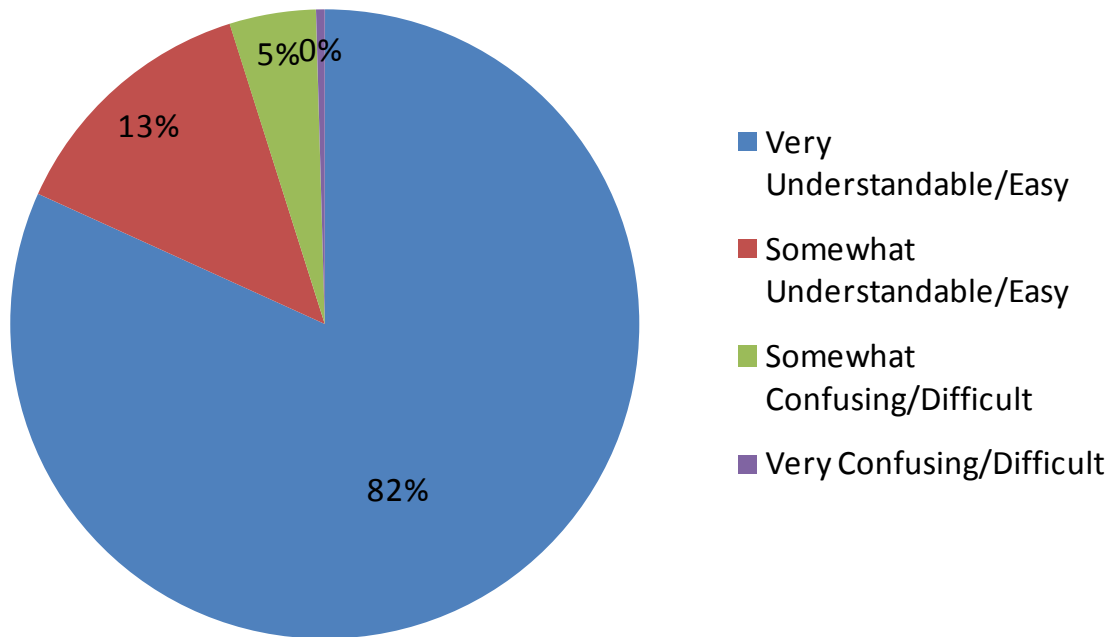
## How influential was the incentive in your decision to purchase a new home in Yorkville?



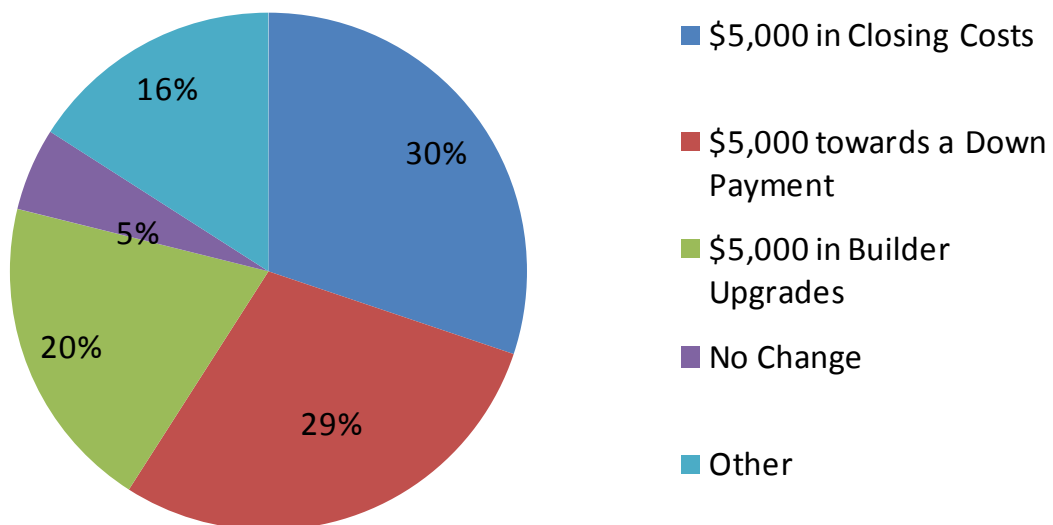
## Do you agree you would have not moved to Yorkville this year if not for the program?



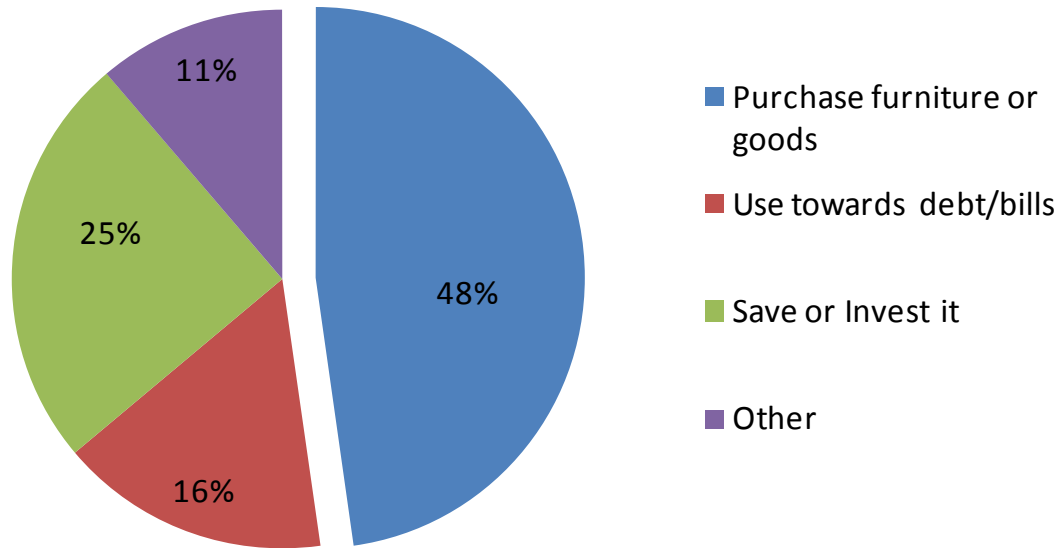
## How easy or complicated was the program process?



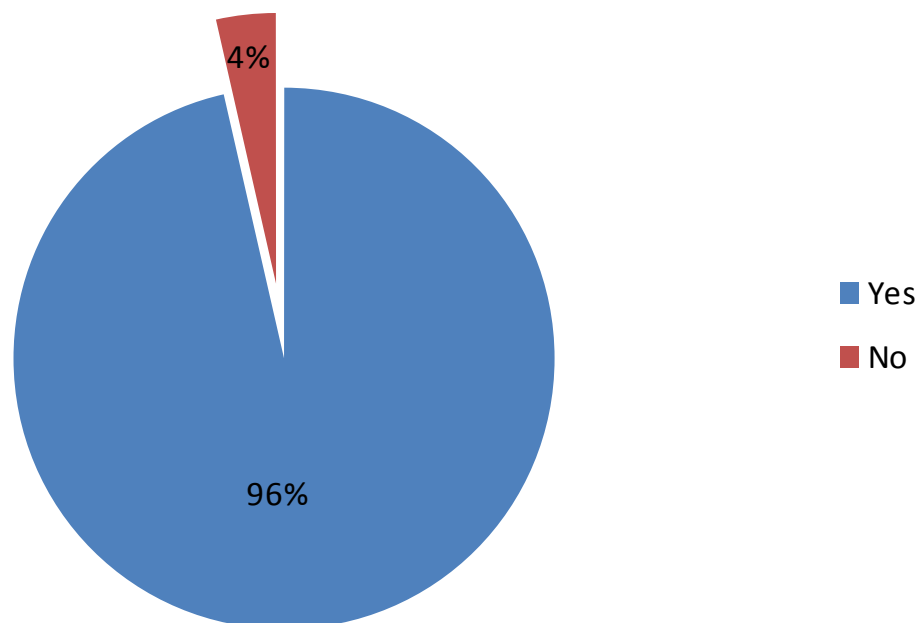
## Which of the following builder contribution options would you have preferred instead of the matching \$5,000 in cash?



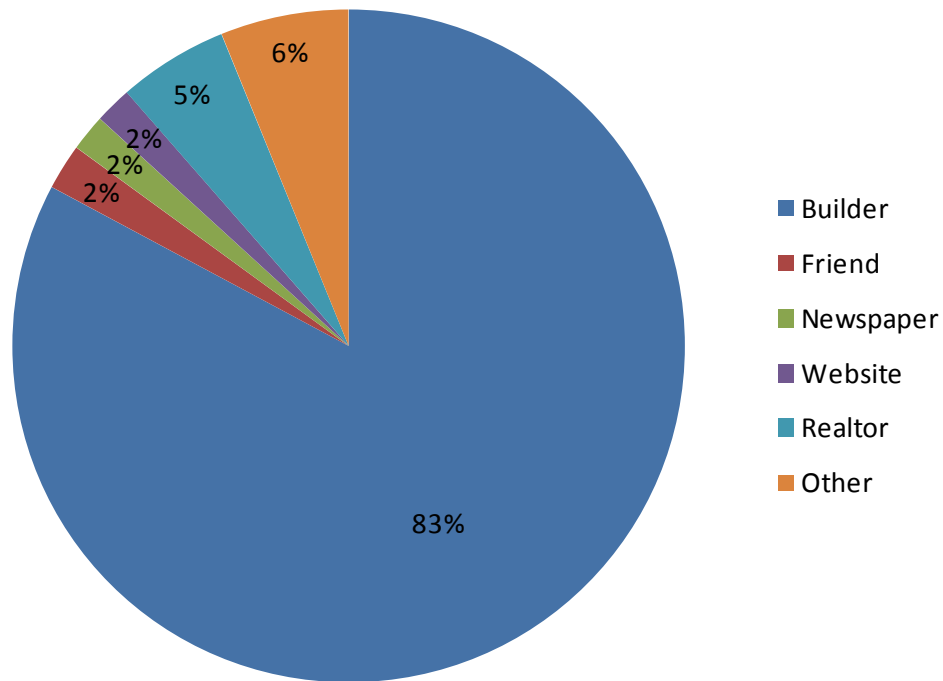
## How do you plan on spending your incentive money?



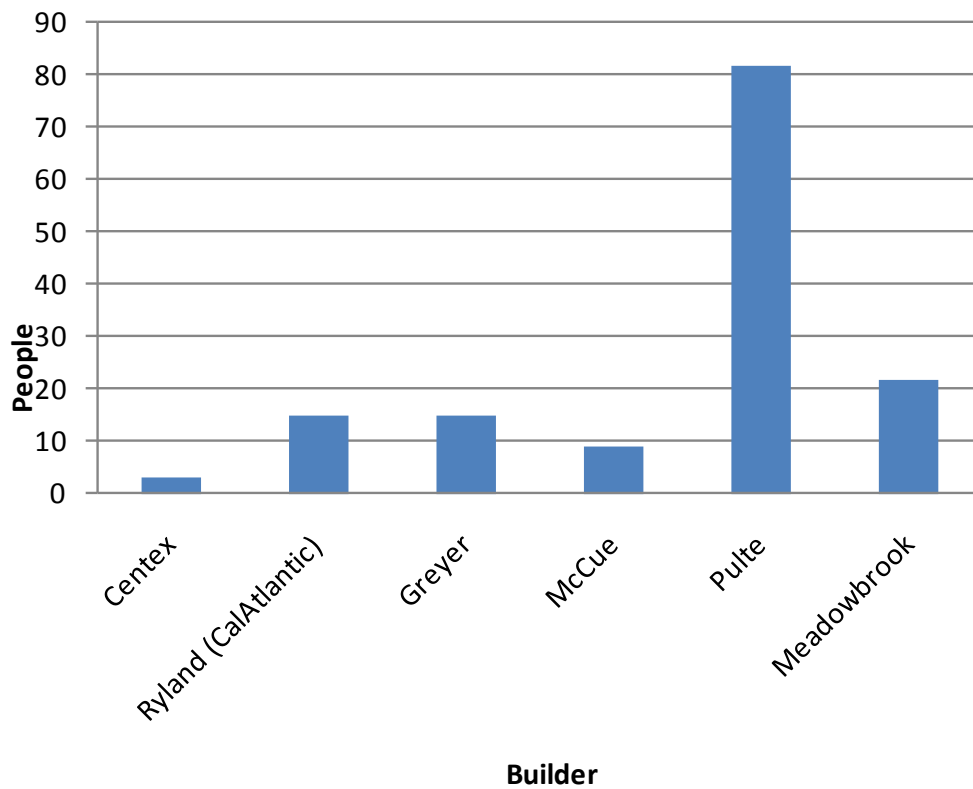
## Would you recommend this program to a friend?



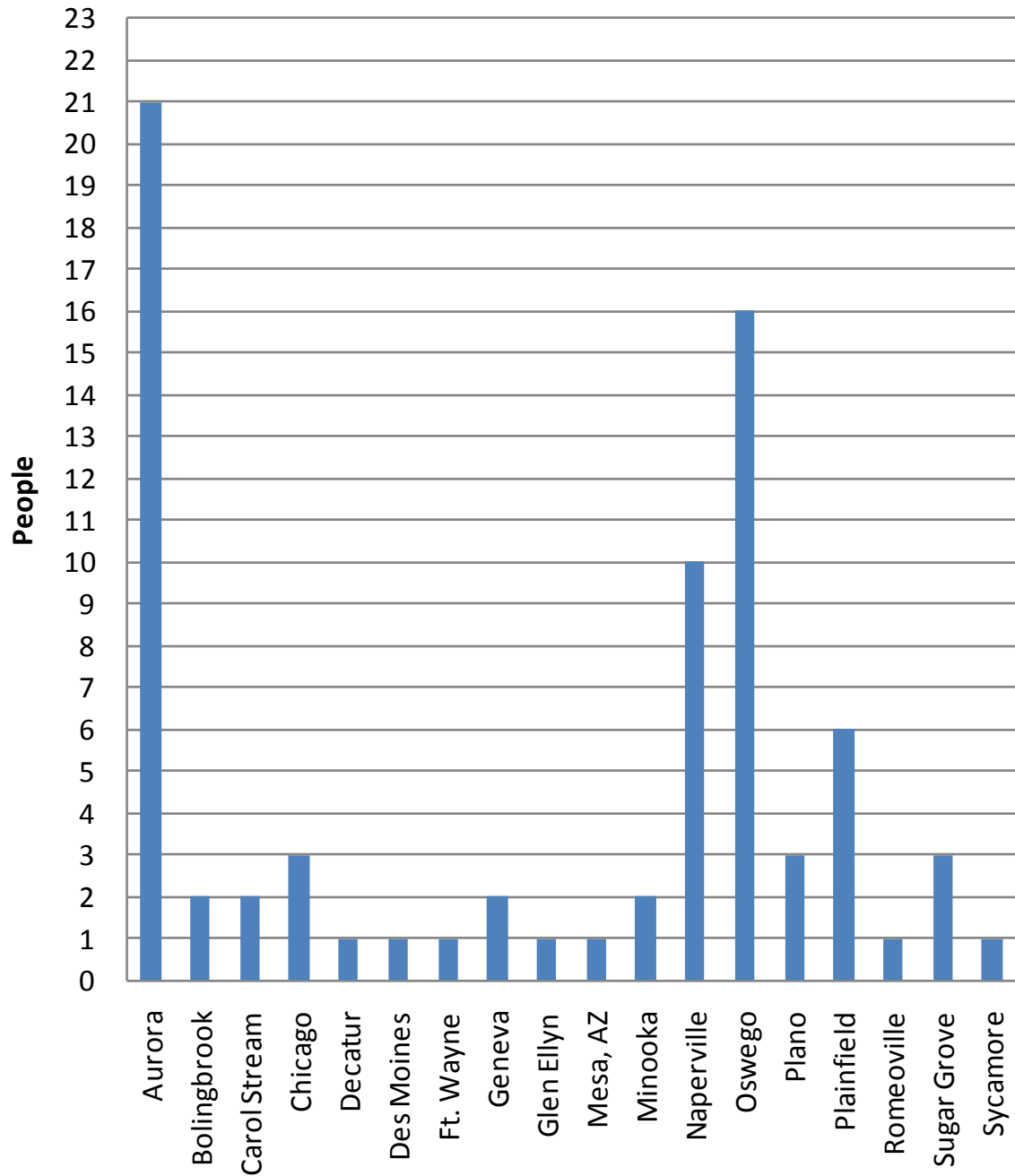
## How did you hear about the B.U.I.L.D. program incentive?



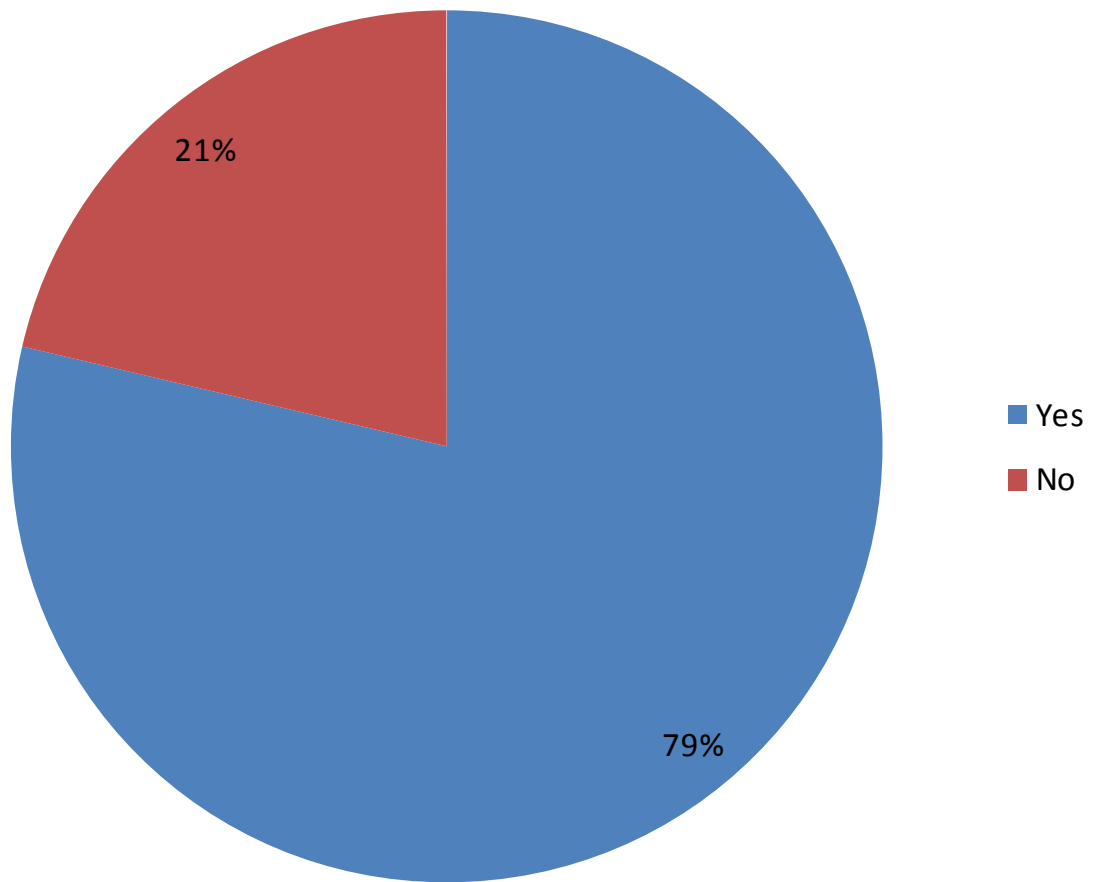
## Which Builder?



## Where did you relocate from?



**Were you looking in other communities to purchase or build a home before choosing Yorkville?**





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

PZC 2016-03

### Agenda Item Summary Memo

**Title:** Proposed Kendall Marketplace Sign Variance

**Meeting and Date:** EDC/September 6, 2016

**Synopsis:** Request for a sign variance for Kendall Marketplace retail development at the  
Corner of Route 34 and Isabel Drive

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Vote

**Submitted by:** Jason Engberg Community Development  
Name Department

#### Agenda Item Notes:

See attached memo.



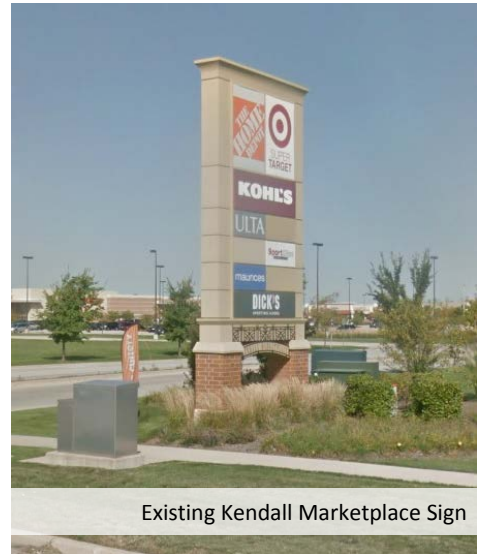
# Memorandum

To: Economic Development Committee  
From: Jason Engberg, Senior Planner  
CC: Krysti J. Barksdale-Noble, Community Development Director  
Bart Olson, City Administrator  
Date: August 31, 2016  
Subject: **PZC 2016-03 Kendall Marketplace Sign Variance**

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## **Summary:**

On August 29, 2016 the petitioner, Alex Berman on behalf of Kendall Holdings I, LLC filed an application with the United City of Yorkville, Illinois requesting a sign variance. The sign for which the variance is being requested is an existing sign located at the northeast corner of Route 34 and Isabel Drive (see inset photograph). While the sign currently meets all Yorkville zoning standards, the planned widening of U.S. Route 34 by the Illinois Department of Transportation (IDOT) will expand the public right-of-way to within one (1) foot of the sign (see attached).



Existing Kendall Marketplace Sign

## **Request:**

As planned, the expansion will result in the current monument sign for the Kendall Marketplace Commercial development being noncompliant with the Yorkville Zoning Ordinance *Section 10-20-6C General Provisions: Yard Requirements* which states that signs shall be located at least five feet (5') from any driveway and lot line.

The new established lot line, once U.S. Route 34 is expanded, will be within the five foot (5') required setback and will make the sign a nonconforming structure. The Yorkville Zoning Ordinance *Section 10-15-4C Elimination of Nonconforming Buildings, Structures and Uses* states any nonconforming signs and any billboards and outdoor advertising structures shall be removed after five (5) years of their nonconformance. Therefore, the petitioner is requesting a variance to the five foot (5') setback regulations to ensure that the sign will stay in compliance and will not have to be removed within the next five (5) years. The petitioner has taken a proactive approach and is requesting the variance before the sign becomes a nonconforming structure. While the sign will be closer than five feet (5') to the new lot line, the existing walkway, proposed new bike trail, and landscaping will remain intact resulting in an approximate thirty foot (30') distance from the edge of street pavement to the actual sign.

## **Staff Comments:**

It should be noted that this case will be reviewed and authorized by the Yorkville Planning and Zoning Commission and will not need City Council's approval. This is due to the regulation within the Yorkville Zoning Ordinance Section 10-4-7-D-1-h which states authorized variations from



the regulations shall be granted by the Planning and Zoning Commission if a lot of record or a zoning lot is changed due to eminent domain by any authorized governmental domain (IDOT) proceeding.

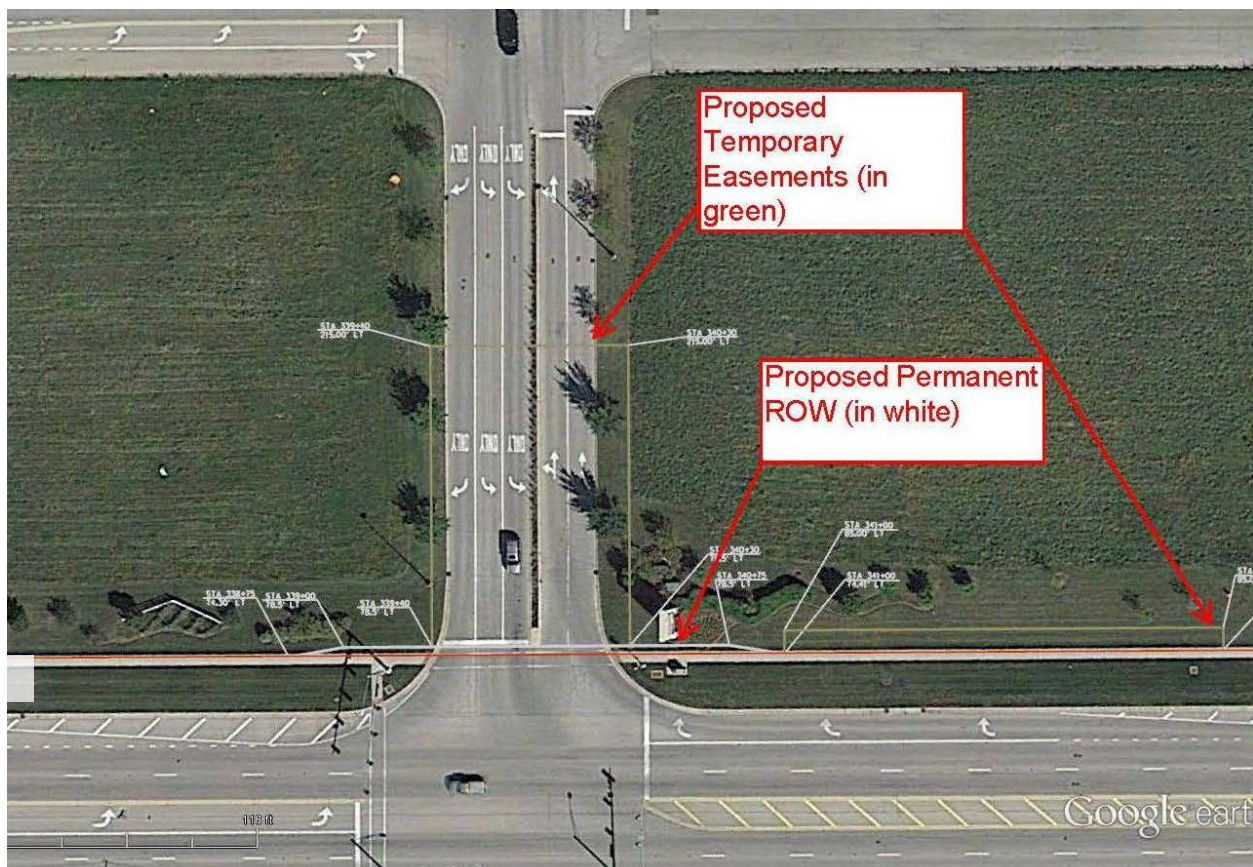
Staff is seeking feedback on this variance request prior to moving forward with a public hearing at the September 14, 2016 Planning and Zoning Commission meeting. The petitioner will be available at the Tuesday night meeting to answer any questions the EDC members may have regarding the request.

### **Recommendation:**

Once the new right-of-way line is designated, the existing monument sign for the Kendall Marketplace retail development will become a nonconforming sign per the Yorkville Zoning Ordinance. Since the sign will remain the same distance from the edge of the street pavement and not impede traffic or vision at the intersection, staff is recommending approval of this variance to the Planning and Zoning Commission.

### **Attachments:**

1. Application
2. Public Hearing Notice



Kendall Marketplace Sign Location and Proposed Right-of-Way Designation



RECEIVED  
AUG 30 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT

## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
Fax: 630-553-3436

# APPLICATION FOR SIGN VARIANCE REQUEST

### Purpose of Application

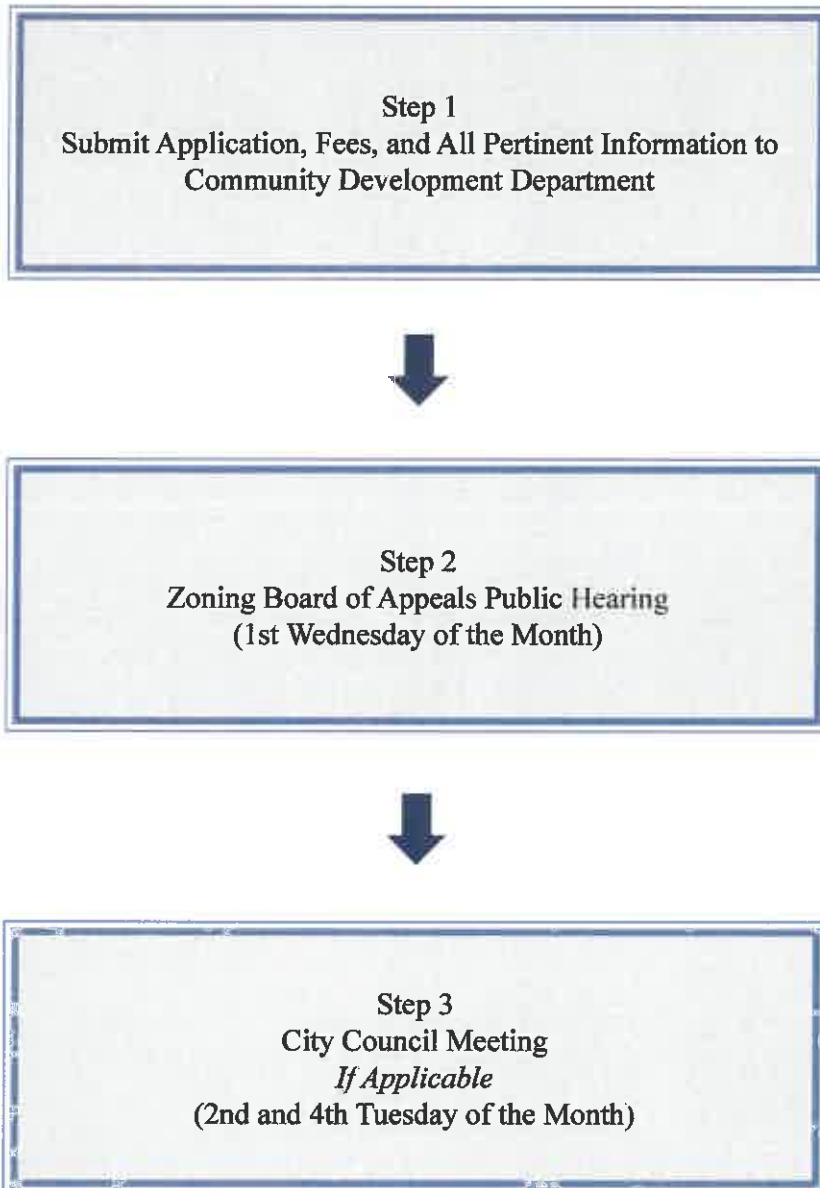
The purpose of a variance is to provide relief from certain regulations of the zoning ordinance to permit the use of land in a way that is not otherwise permitted under the ordinance. A variance is granted when the terms of the zoning ordinance, if literally applied, would create an unreasonable hardship on the landowner, making the property virtually useless.

This packet explains the process to successfully submit and complete an Application for a Variance Request. It includes a detailed description of the process and the actual application itself (Pages 7 to 11). Please type the required information in the application on your computer. The application will need to be printed and be signed by the applicant. The only item that needs to be submitted to the city from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

For a complete explanation of what is legally required throughout the Variance Request process, please refer to "Title 10, Chapter 4, Section 7 Variations" of the Yorkville, Illinois City Code.

# Application Procedure

## Procedure Flow Chart



## Application Procedure

### Step 1

#### **Application Submittal**

The following must be submitted to the Community Development Department:

- 2 original signed applications with legal description.
- 5 copies each of the application and exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee. (See attached Fee Sheet on Page 6)
- 1 CD containing an electronic copy (pdf) of each of the signed application (complete with exhibit), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is required on the CD.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. These materials must be submitted a minimum of 45 days prior to the targeted Zoning Board of Appeals meeting. An incomplete submittal could delay the scheduling of the project.

The Kendall County Soil and Water Conservation District requires Natural Resource Inventory (NRI) applications from applicants seeking variances. A copy of this application can be found on the District's website ([www.KendallSWCD.org](http://www.KendallSWCD.org)).

Applicant will be responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The applicant will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.

### Step 2

#### **Zoning Board of Appeals**

Applicant will attend a public hearing conducted by the Zoning Board of Appeals. The Zoning Board of Appeals meets on the 1st Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The applicant is responsible for sending certified public hearing notices to adjacent property owners within 500 feet of the subject property no less than 15 days and no more than 30 days prior to the public hearing date. Twenty Four (24) hours prior to the public hearing, a certified affidavit must be filed by the applicant with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Zoning Board of Appeals meeting.



## Application Procedure

### Step 2 (cont.)

If the Zoning Board of Appeals decides that the requested variance adheres to the standards set forth by the Illinois municipal code (pages 9 and 10 of the application), then the variance may be granted under these instances and no others:

- To permit any yard or setback less than the yard or setback required by the applicable regulations, but by no more than twenty-five percent (25%).
- To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient area or widths of the lot or lots but in no event shall the respective area and width of the lot or lots be less than ninety percent (90%) of the required area and width. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot width and area set forth in this title.
- To permit the same off street parking facility to qualify as required facilities for two (2) or more uses provided the substantial use of such facility by each use does not take place at approximately the same hours of the same days of the week.
- To reduce the applicable off street parking or loading facilities required by not more than one parking space or loading space, or twenty percent (20%) of the applicable regulations, whichever number is greater.
- To increase by not more than twenty five percent (25%) the maximum distance that required parking spaces are permitted to be located from the use served.
- To allow for the deferment, or land banking, of required parking facilities for a reasonable period of time, such period of time to be specified in the variance.
- To increase by not more than ten percent (10%) the maximum gross floor area of any use so limited by the applicable regulations.
- To exceed any of the authorized variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one or more of the regulations of the district in which said lot of record or zoning lot or structure is located.

If the Zoning Board of Appeals decides the requested variance follows the Illinois standards but is not included in the list of instances above, then the variance must be approved by City Council.

### Step 3

#### **City Council (If Applicable)**

If necessary, the applicant will attend a City Council public hearing where the Zoning Board of Appeals decision will be discussed and reviewed. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. Variations other than those listed above may be granted by the City Council, but only after a public hearing for an authorized variation. The concurring vote of two-thirds (2/3) of all members of the City Council shall be necessary to reverse the recommendations of the Zoning Board of Appeals.

## Application Procedure

### Dormant Applications

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

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

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

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



**United City of Yorkville**  
800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575

**INVOICE & WORKSHEET  
PETITION APPLICATION**

**CONTACT:**

Jamie Romick, Mason Wenk & Berman  
630 Dundee Road #220  
Northbrook, IL 60062

**DEVELOPMENT/ PROPERTY:**

Kendall Marketplace  
Acreage: Entire site is about 119 acres  
Date: 8/29/2016

**Concept Plan Review:** ☐ Yes ☐ No \$ \_\_\_\_\_  
Engineering Plan Review Deposit of \$500 due

**Amendment:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$500.00 Fee due for each: (Annexation) (Plan) (Plat) (PUD)

**Annexation:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$250.00, plus \$10/acre for each acre over 5.  
# of acres: \_\_\_\_\_ - 5 = \_\_\_\_\_ x \$10 = \_\_\_\_\_ + \$250

**Rezoning:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$200.00, plus \$10/acre for each acre over 5.  
# of acres: \_\_\_\_\_ - 5 = \_\_\_\_\_ x \$10 = \_\_\_\_\_ + \$200  
If annexing and rezoning, charge only 1 per acre fee.  
If rezoning to a PUD, charge PUD Development Fee- not Rezoning Fee.

**Special Use:** ☐ Yes ☐ No \$ \_\_\_\_\_  
\$250.00, plus \$10/acre for each acre over 5.  
# of acres: \_\_\_\_\_ - 5 = \_\_\_\_\_ x \$10 = \_\_\_\_\_ + \$250

**Zoning Variance:** \$85.00 ☒ Yes ☐ No \$ 585  
Outside Consultants deposit of \$500.00 due

**Preliminary Plan Fee:** \$500.00 ☐ Yes ☐ No \$ \_\_\_\_\_

**P.U.D. Fee:** \$500.00 ☐ Yes ☐ No \$ \_\_\_\_\_

**Final Plat Fee:** \$500.00 ☐ Yes ☐ No \$ \_\_\_\_\_

**Engineering Plan Review Deposit:** ☐ Yes ☐ No \$ \_\_\_\_\_  
☐ Less than 1 acre = \$1,000 due  
☐ Over 1 acre and less than 10 acres = \$2,500 due  
☐ Over 10 acres and less than 40 acres = \$5,000 due  
☐ Over 40 acres and less than 100 acres = \$10,000 due  
☐ Over 100 acres = \$20,000 due

**Outside Consultants Deposit:** ☐ Yes ☐ No \$ \_\_\_\_\_  
Legal, Land Planner, Zoning Coordinator, Environmental Services  
**Annexation, Subdivision, Rezoning, and Special Use:**  
☐ Less than 2 acres = \$1,000 due  
☐ Over 2 acres and less than 10 acres = \$2,500 due  
☐ Over 10 acres = \$5,000 due

**TOTAL AMOUNT DUE:** \$ 585  
Ward/ O Drive/ Dev. Dep. ARO/ Fee Sheet Wkst

## Application For Sign Variance Request

### 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	Residential R2 (PUD)
East	
South	D2-Retail
West	

Current Zoning Classification

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

<del>see attached</del>	
<del>02-29-101-001</del>	02-29-101-001
<del>02-29-101-001</del>	02-29-101-002
	02-29-131-001
	02-29-131-002



## Application For Sign Variance Request

### 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".

*see attached*

## Application For Sign Variance Request

### Sign Standards

Was the sign erected legally with a sign permit?

☒ Yes ☒ No

Are there limited available locations for signage on the property?

☒ Yes ☐ No

Does the sign face a street with a forty (40) mile per hour or higher speed limit?

☒ Yes ☐ No

Is the sign on a street with twenty thousand (20,000) or higher vehicle trips per day?

☐ Yes ☒ No

Does the sign face a public right-of-way without a public entrance?

☐ Yes ☒ No

Would the sign be blocked by existing or required landscaping?

☐ Yes ☒ No

Please describe the cost to the applicant of complying with the sign ordinance requirements:

We have received an estimate from Doyle Signs, Inc. stating that the cost to move the sign would be at minimum \$31,600.

If there are any unique physical characteristics of the property, please describe them below:

This is a large retail center that is an important asset to Yorkville. The monument sign is critical so that drivers on Route 34 can locate the center.

## Application For Sign Variance Request

### Variance Standards

Please state the variance requested and the City Ordinance including the section numbers to be varied:

Upon completion of the IDOT road reconstruction, the monument sign will be non-conforming with Yorkville zoning because it will be approximately 5 feet away from the right of way. Section 10-15-4-C would require the monument sign to be moved within 5 years. We request that the City pass a variance allowing the monument sign to remain in place permanently once IDOT has completed their road reconstruction.

Please state how the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of regulations was carried out:

The need for this zoning variance comes from nothing caused by Owner; Instead, it comes as a result of IDOT needing to acquire property owned by Owner in order to perform road reconstruction on Route 34. Owner is working with IDOT to help them complete this road reconstruction but as a result, Owner's monument sign for Kendall Marketplace will be in violation of existing zoning and without a variance, would need to be removed within 5 years. As noted above, the cost to conform with existing zoning would be at least \$31,600. This is a huge financial burden that should not be imposed on Owner given the circumstances.

Please state how the conditions upon which the application for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classification:

As stated above, the existing signage conforms with current zoning and will only violate zoning due to matters outside of Owner's control, specifically the road reconstruction to be performed by IDOT.

Please state how the alleged difficulty or hardship is caused by this Title and has not been created by any person presently having an interest in the property:

As noted above, this variance request is solely required because of a need by IDOT to acquire property currently owned by Owner.

## Application For Sign Variance Request

### Variance Standards

Please state how the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:

After construction, this sign will still be far enough away from the actual roadway so it would not create any safety hazard. we are just trying to confirm we can keep the existing sign in place.

Please state how the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger to the public safety, or substantially diminish or impair property values within the neighborhood:

The sign does not currently cause any of the above-described impairments and the widening of the road will not trigger such impairments to be caused by this sign.

### 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

8/29/16

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

Owner Signature



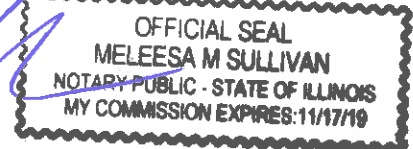
Date

8/29/16

THIS APPLICATION MUST BE NOTARIZED

Alexander Berner,  
as President  
of Greenwood Global  
Inc., Manager of  
Kendall Holdings I, LLC (owner)

PLEASE NOTARIZE IN THE SPACE BELOW:





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> Kendall Marketplex	<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 ½ 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: Alex Berman / Kendall Holdings I, LLC    Address: 707 Skokie Blvd, Northbrook, IL 60062    City:    State:    Zip Code:     
Telephone: 312 915 0690    Mobile: 312 371 5962    Fax:    E-mail: aberman@gwdglobal.com

**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: Alexander Berman    Title: President of Greenwood Global Inc, the  
Signature\*:    Date: 8/29/16    Manager of Kendall Holdings I, LLC

*\*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.

PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING  
BEFORE  
THE UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
PZC 2016-03

NOTICE IS HEREWITH GIVEN THAT Alexander Berman, Petitioner, on behalf of Kendall Holdings I, LLC, Owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting to vary the requirements of City Code Section 10-20-6-C regarding Yard Requirements for signs to allow an existing multi-tenant business sign to be located less than five feet (5') from any driveway and lot line. The existing sign is located at the entrance to the Kendall Marketplace shopping center at US 34 and Isabel Drive. The request is a result of the pending widening and reconstruction of US 34 by the Illinois Department of Transportation.

The overall real property consists of approximately 193 acres, and is located at the northwest corner of U.S. Route 34 and Cannonball Trail in Yorkville, Illinois and is commonly known as Kendall Marketplace. The legal description and specific parcels affected by the proposed variances are as follows:

**LEGAL DESCRIPTION OF DEVELOPER TRACT**

PART OF LOTS 1 AND 5 IN KENDALL MARKETPLACE, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 200700014779 IN THE KENDALL COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS, USING BEARINGS AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAO 83, 2011 ADJ.): COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 85 DEGREES 32 MINUTES 16 SECONDS EAST 148.84 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 56 MINUTES 58 SECONDS EAST 25.35 FEET; THENCE SOUTH 85 DEGREES 30 MINUTES 38 SECONDS EAST 175.00 FEET; THENCE SOUTH 76 DEGREES 12 MINUTES 34 SECONDS EAST 25.33 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 85 DEGREES 32 MINUTES 16 SECONDS WEST 225.00 FEET ALONG THE SOUTH LINES OF LOTS 1 AND 5 TO THE POINT OF BEGINNING, CONTAINING 0.019 ACRE (830 SQUARE FEET), MORE OR LESS, (AREA BASED ON GROUND MEASUREMENTS), SITUATED IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, STATE OF ILLINOIS.

P.I.N.: 02-29-101-001, 02-29-101-002, 02-29-131-001 and 02-29-131-002

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said variance request on Wednesday, September 14, 2016 at 7 p.m. at the Yorkville City Hall, 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