



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, December 6, 2016

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: October 4, 2016

New Business:

1. EDC 2016-54 Building Permit Report for September and October 2016
2. EDC 2016-55 Building Inspection Report for September and October 2016
3. EDC 2016-56 Property Maintenance Report for September and October 2016
4. EDC 2016-57 Economic Development Report
5. EDC 2016-58 Meeting Schedule for 2017

Old Business:

1. EDC 2016-35 Commercial and Industrial Incentives – Enterprise Zones

Additional Business:

2016/2017 City Council Goals – Economic Development Committee		
Goal	Priority	Staff
“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, December 6, 2016
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 4, 2016

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

NEW BUSINESS:

1. EDC 2016-54 Building Permit Report for September and October 2016

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

2. EDC 2016-55 Building Inspection Report for September and October 2016

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2016-56 Property Maintenance Report for September and October 2016

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2016-57 Economic Development Report

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2016-58 Meeting Schedule for 2017

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

OLD BUSINESS:

1. EDC 2016-35 Commercial and Industrial Incentives – Enterprise Zones

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – October 4, 2016

Meeting and Date: EDC – December 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:

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 4, 2016, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Diane Teeling
Alderman Carlo Colosimo
Alderman Chris Funkhouser

Other City Officials

Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos

Other Guests

City Consultant Lynn Dubajic
Anna Jaruszewski, Property Owner, 202-206 S. Bridge St.

The meeting was called to order by Chairman Ken Koch at 6:02pm.

Citizen Comments: None

Minutes for Correction/Approval: September 6, 2016

The minutes were approved as presented.

New Business

1. EDC 2016-49 Building Permit Report for August 2016

Mr. Ratos reported 14 single family homes and 8 of those were B.U.I.L.D. There were also 5 commercial permits issued. He said the total for the year so far is 133 home permits and 5 are pending. Alderman Teeling commented that the General Manager of Menards told her their business is up 30% over all other area Menards due to B.U.I.L.D. and he said residents also shop there for other materials. Alderman Colosimo received a similar comment. Menards also supplies all building materials for Prairie Meadows. Mr. Ratos added that 90% of decks are spec'd by Menards due to their excellent computer program. No further action.

2. EDC 2016-50 Building Inspection Report for August 2016

There were 404 inspections for new homes, decks and accessories in August, according to Mr. Ratos. No further action.

3. EDC 2016-51 Property Maintenance Report for August 2016

Code Official Ratos said 29 cases were heard in the adjudication process and most were repeat offenders. Westbury Village has been cleaned up and 155 yards of garbage were removed. Ownership has also been transferred and the new owner has a contract to maintain the area. It was noted that some of the fines on the report were very high and those are chronic offenders.

4. EDC 2016-52 Economic Development Report

Ms. Dubajic presented the following information:

1. Renovations are being done on the building owned by Ms. Jaruszewski and she is being encouraged to do an inducement letter for later advantages.
2. Minor Threat is preparing for a second restaurant
3. Working with Imperial Investments to determine use for bank site and FS site
4. Dunkin Donuts is underway, won't have electric service until December.
Committee asked to have pressure put on Com Ed and also asked for update.
Spoke with previous Shell station owner who is interested in gas station site at Dunkin Donuts
5. Working with grocery store owners for south side location
6. Triple 7 Motor Sports moved in and open, hope to sell motorized vehicles at a later time after approvals from Yamaha
7. Virtues in Motion (dance studio) in progress
8. A pediatric facility now located in former West Suburban Bank building
9. Have a repeat meeting with a potential user for Kendall Crossing (Rt. 34 & 47)
10. Nationally recognized junior box retailer will soon sign lease at Kendall Crossing
11. Golf outing planned for Kendall Marketplace was canceled
12. O'Reilly Auto Parts will open soon
13. Industrial user in discussions for Eldamain Road location
14. Go For It Sports (Justine Brummel project) to break ground in spring, open in September
15. Attended conferences, was on TV and radio to showcase Yorkville
16. Recent golf outing for Push for Path brought in \$40,000

Ms. Teeling noted there are 3 auto part stores in the area of the O'Reilly store. Mr. Funkhouser said O'Reilly has a heavy investment in this region and a warehouse was recently built in the area. He also noted there is a customer loyalty to the respective parts stores.

5. EDC 2016-53 Downtown TIF – Redevelopment of 202-206 S. Bridge St.

Ms. Noble said this is an inducement resolution which preserves her right to do renovations in the future and allow for negotiations for a redevelopment agreement at that time. If any work is done prior to the agreement, it is subject to approval for TIF-eligible funds. The property owner, Ms. Jaruszewski, is planning on some renovations for her building, including re-orientation of the front door and other improvements. It was noted that the water main behind the building affects all the businesses in that block. This will move to the next Council consent agenda with committee approval.

Old Business None

Additional Business

Chairman Koch said he had attended the IML conference and specifically the economic development seminars on branding and the future of retail. He said retailers are able to use cell phones and satellites to determine the viability of retail development. There is also a focus on smaller grocery stores. Ms. Dubajic said the seminar she attended said stores will have smaller inventories since customers will view products at stores and then order on-line.

Alderman Funkhouser inquired if there is a limit on the number of temporary wind feathers on a given property. There is no limit and he said there are several at a couple businesses. However, there is a time limit of six months before a regular sign is required. He said the grass in those areas is being killed to avoid mowing. On the positive side, Ms. Dubajic added that businesses use the signs to let people know they are there.

There was no further business and the meeting adjourned at 6:44pm.

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 2016-54

Agenda Item Summary Memo

Title: Building Permit Report for September and October 2016

Meeting and Date: EDC – December 6, 2016

Synopsis: All permits issued in September and October 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

September 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
September 2016	95	15	12	0	0	15	0	53	4,756,837.00	263,394.20
Calendar 2016	707	43	84	0	0	96	0	484	30,430,072.00	1,481,039.58
Fiscal Period 2017	486	36	54	0	0	55	0	341	21,947,896.00	1,016,638.24
September 2015	55	1	9	0	0	12	0	33	2,030,513.00	129,951.49
Calendar Year 2015	475	7	59	0	0	87	0	322	45,226,888.00	922,421.96
Fiscal Period 2016	329	6	37	0	0	50	0	236	9,690,878.00	532,184.20
September 2014	58	1	6	0	0	14	0	37	1,522,213.00	107,983.63
Calendar Year 2014	467	7	50	0	0	85	0	325	20,738,435.00	891,623.62
Fiscal Period 2015	327	2	32	0	0	52	0	241	15,868,590.00	563,256.59
September 2013	39	2	0	0	0	5	0	32	470,453.00	8,239.06
Calendar Year 2013	476	29	42	0	0	91	0	314	15,302,491.00	939,247.52
Fiscal Period 2014	312	16	22	0	0	47	0	227	8,803,400.00	473,858.14



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

October 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
October 2016	63	1	4	0	0	12	0	46	1,350,564.00	47,668.40
Calendar Year 2016	772	44	88	0	0	108	0	532	31,783,736.00	1,542,824.98
Fiscal Period 2017	551	37	58	0	0	67	0	389	23,301,560.00	1,079,606.64
October 2015	65	1	7	0	0	29	0	28	1,990,650.00	109,437.18
Calendar Year 2015	540	8	66	0	0	116	0	350	47,217,538.00	1,032,459.14
Fiscal Period 2016	394	7	44	0	0	79	0	264	11,681,528.00	642,221.38
October 2014	35	0	4	0	0	6	0	25	868,735.00	53,516.82
Calendar Year 2014	516	7	54	0	0	95	0	416	21,802,538.00	947,954.89
Fiscal Period 2015	376	2	36	0	0	62	0	276	16,932,693.00	618,087.86
October 2013	63	1	3	0	0	17	0	42	1,912,142.00	59,224.10
Calendar Year 2013	540	30	46	0	0	108	0	356	17,364,633.00	1,012,172.11
Fiscal Period 2014	376	17	26	0	0	64	0	269	10,865,542.00	546,782.73



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 2016-55

Agenda Item Summary Memo

Title: Building Inspection Report for September and October 2016

Meeting and Date: EDC – December 6, 2016

Synopsis: All inspections scheduled in September and October 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:

DATE: 10/03/2016
TIME: 12:14:11
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 09/01/2016 TO 09/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	018-FIN FINAL INSPECTION	20130426	2206 LAVENDER WAY	64		09/26/2016
TK	_____	019-EFL ENGINEERING - FINAL INSPE					09/26/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: BREAKER FOR 2ND FLOOR BATH REQUIRED TO B Comments2: E 20 AMP BREAKER #6 e3703.4	20140366	408 W RIDGE ST			09/23/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20150212	300 E HYDRAULIC ST			09/16/2016
PR	_____	019-PPS PRE-POUR, SLAB ON GRADE	20150388	120 E VETERANS PKWY	2		09/01/2016
PR	_____	020-REL ROUGH ELECTRICAL					09/07/2016
BC	_____	014-EPW ENGINEERING- PUBLIC WALK Comments1: POOR COMPACTION OF BASE. TOO SOFT & SPON Comments2: GEY	20150458	2211 KINGSMILL ST	168		09/08/2016
BC	_____	015-EDA ENGINEERING - DRIVEWAY AP					09/08/2016
PR	_____	PM 015-FIN FINAL INSPECTION	20150575	798 BLUESTEM DR	114		09/20/2016
PR	_____	PM 016-PLF PLUMBING - FINAL OSR READ					09/20/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					09/20/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE	20150622	802 CAULFIELD PT	112		09/26/2016
PR	_____	015-FIN FINAL INSPECTION	20160006	781 KENTSHIRE DR	141		09/15/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/15/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP,					09/19/2016
PR	_____	013-RFR ROUGH FRAMING	20160049	2677 EMERALD LN	384		09/09/2016
PR	_____	014-REL ROUGH ELECTRICAL					09/09/2016
PR	_____	015-RMC ROUGH MECHANICAL					09/09/2016
PR	_____	016-PLR PLUMBING - ROUGH					09/09/2016
BC	_____	017-INS INSULATION					09/13/2016
TK	_____	013-EFL ENGINEERING - FINAL INSPE	20160149	761 GREENFIELD TURN	62		09/01/2016

DATE: 10/03/2016
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 09/01/2016 TO 09/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	015-FIN FINAL INSPECTION	20160179	2639 LILAC WAY	315		09/22/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/22/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE, WATERING BAN					09/26/2016
BC	_____	006-GAR GARAGE FLOOR	20160180	2731 LILAC CT	325		09/01/2016
BC	_____	007-BSM BASEMENT FLOOR					09/01/2016
BC	_____	008-STP STOOP					09/01/2016
PR	_____ AM	009-SUM SUMP					09/13/2016
PR	_____	016-FIN FINAL INSPECTION	20160182	2669 LILAC WAY	318		09/13/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/13/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE				09/14/2016	
BC	_____	015-WKS PUBLIC & SERVICE WALKS	20160183	1378 SLATE DR	382		09/27/2016
PR	_____ PM	017-FIN FINAL INSPECTION	20160184	1408 SLATE CT	348		09/29/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					09/29/2016
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE WATER BAN					09/29/2016
BC	_____	001-FTG FOOTING	20160185	2721 LILAC CT	324	09/14/2016	
BC	_____	002-FOU FOUNDATION					09/19/2016
PR	_____ PM	003-ESW ENGINEERING - SEWER / WAT					09/22/2016
BC	_____	004-BKF BACKFILL					09/22/2016
PR	_____ AM	005-PLU PLUMBING - UNDERSLAB					09/28/2016
BC	_____ AM	006-GAR GARAGE FLOOR					09/30/2016
BC	_____	007-BSM BASEMENT FLOOR					09/30/2016
BC	_____	008-STP STOOP					09/30/2016
BC	14:30	003-PPS PRE-POUR, SLAB ON GRADE	20160188	1209 BADGER ST			09/08/2016

DATE: 10/03/2016
TIME: 12:14:11
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 09/01/2016 TO 09/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
TK	_____	013-EFL ENGINEERING - FINAL INSPE	20160194	2575 FAIRFAX WAY	249		09/19/2016
		Comments1: BBOX NOT KEYABLE, PKWY TREE, WATER BAN					
PR	_____	014-FIN FINAL INSPECTION					09/26/2016
PR	_____	015-PLR PLUMBING - ROUGH					09/26/2016
PR	_____	AM 001-FTG FOOTING	20160260	662 KENTSHIRE DR	122		09/07/2016
		Comments1: NO WORK DONE					
BC	_____	002-FTG FOOTING					09/14/2016
BC	_____	AM 003-FOU FOUNDATION					09/16/2016
BC	_____	004-BKF BACKFILL					09/23/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT					09/26/2016
TK	_____	016-EFL ENGINEERING - FINAL INSPE	20160262	2401 FITZHUGH TURN	151		09/19/2016
		Comments1: UNABLE TO KEY BBOX					
PR	_____	017-FIN FINAL INSPECTION					09/26/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					09/26/2016
PR	_____	014-FIN FINAL INSPECTION	20160263	877 N CARLY CIR	22		09/08/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/08/2016
DBH	_____	016-EFL ENGINEERING - FINAL INSPE					09/08/2016
		Comments1: NO FINAL GRADE, OK TO TEMP					
PR	_____	015-FIN FINAL INSPECTION	20160264	894 PURCELL ST	78		09/21/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/21/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE				09/22/2016	
PR	_____	014-FIN FINAL INSPECTION	20160267	1966 MEADOWLARK LN	148		09/21/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					09/21/2016
TK	_____	016-EFL ENGINEERING - FINAL INSPE					09/22/2016
PR	_____	015-FIN FINAL INSPECTION	20160278	2486 ELLSWORTH CT	354		09/28/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/28/2016

DATE: 10/03/2016
TIME: 12:14:11
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 09/01/2016 TO 09/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
TK	_____	017-EFL ENGINEERING - FINAL INSPE					09/29/2016
		Comments1: PARKWAY TREE WATER BAN					
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20160283	2692 FAIRFAX WAY	262		09/06/2016
PR	_____	015-FIN FINAL INSPECTION					09/21/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					09/21/2016
PR	_____	009-RFR ROUGH FRAMING	20160284	731 WINDETT RIDGE RD	86		09/02/2016
PR	_____	010-REL ROUGH ELECTRICAL					09/06/2016
PR	_____	011-RMC ROUGH MECHANICAL					09/02/2016
PR	_____	012-PLR PLUMBING - ROUGH					09/02/2016
PR	_____	013-INS INSULATION					09/07/2016
PR	_____	AM 014-WKS PUBLIC & SERVICE WALKS					09/13/2016
PR	_____	AM 007-RFR ROUGH FRAMING	20160291	1830 S BRIDGE ST			09/13/2016
PR	_____	008-RMC ROUGH MECHANICAL				09/20/2016	
PR	_____	009-PLR PLUMBING - ROUGH				09/20/2016	
PR	_____	PM 010-FTG FOOTING					09/28/2016
		Comments1: CURBS					
_____	_____	012-EPW ENGINEERING- PUBLIC WALK	20160298	1272 DEERPATH DR	229		09/07/2016
PR	_____	013-STP STOOP					09/07/2016
PR	_____	AM 009-RFR ROUGH FRAMING	20160304	455 SUTTON ST	208		09/22/2016
		Comments1: ANCHOR BOLTS IN GARAGE WILL REINSPECT AT					
		Comments2: INSULATION					
PR	_____	AM 010-REL ROUGH ELECTRICAL					09/22/2016
PR	_____	011-RMC ROUGH MECHANICAL					09/22/2016
PR	_____	012-PLR PLUMBING - ROUGH					09/22/2016
PR	_____	AM 013-INS INSULATION					09/23/2016
BC	_____	003-BKF BACKFILL	20160305	2459 FAIRFAX WAY	244		09/02/2016

DATE: 10/03/2016
TIME: 12:14:11
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 09/01/2016 TO 09/30/2016

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					09/06/2016
PR	_____	005-BSM BASEMENT FLOOR					09/13/2016
PR	_____	006-GAR GARAGE FLOOR					09/13/2016
PR	_____	007-PLU PLUMBING - UNDERSLAB					09/13/2016
PR	_____	AM 001-PRE PRE CONSTRUCTION	20160310	105 W CENTER ST			09/07/2016
PR	_____	007-RFR ROUGH FRAMING	20160338	1132 KATE DR	40		09/06/2016
PR	_____	008-REL ROUGH ELECTRICAL					09/06/2016
PR	_____	009-RFR ROUGH FRAMING					09/06/2016
PR	_____	010-PLR PLUMBING - ROUGH					09/06/2016
PR	_____	011-INS INSULATION					09/09/2016
PR	_____	012-REI REINSPECTION Comments1: INSULATION					09/12/2016
BC	_____	013-GAR GARAGE FLOOR					09/20/2016
BC	_____	PM 014-STP STOOP					09/29/2016
BC	_____	015-WKS PUBLIC & SERVICE WALKS					09/29/2016
_____	_____	001-FIN FINAL INSPECTION	20160339	807 N BRIDGE ST			09/26/2016
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160341	608 BRISTOL ST			09/02/2016
BC	_____	016-WKS PUBLIC & SERVICE WALKS	20160361	2712 PHELPS CT	273		09/09/2016
PR	_____	009-RFR ROUGH FRAMING	20160362	2475 FAIRFAX WAY	246		09/09/2016
PR	_____	010-REL ROUGH ELECTRICAL					09/09/2016
PR	_____	011-RMC ROUGH MECHANICAL					09/09/2016
PR	_____	012-PLR PLUMBING - ROUGH					09/09/2016
PR	_____	013-INS INSULATION					09/13/2016
BC	_____	014-WKS PUBLIC & SERVICE WALKS					09/16/2016
PR	_____	009-SUM SUMP	20160363	402 WINDETT RIDGE RD	194		09/07/2016

DATE: 10/03/2016
TIME: 12:14:11
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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PR	_____	010-RFR ROUGH FRAMING					09/09/2016
PR	_____	011-REL ROUGH ELECTRICAL					09/09/2016
PR	_____	012-RMC ROUGH MECHANICAL					09/09/2016
PR	_____	013-PLR PLUMBING - ROUGH					09/09/2016
PR	_____	014-INS INSULATION					09/13/2016
BC	_____	015-WKS PUBLIC & SERVICE WALKS					09/20/2016
BC	_____	015-EPW ENGINEERING- PUBLIC WALK	20160364	2682 FAIRFAX WAY	263		09/06/2016
BC	_____	011-WKS PUBLIC & SERVICE WALKS	20160386	889 N CARLY CIR	20		09/22/2016
PR	_____	AM 009-SUM SUMP	20160398	2611 LILAC WAY	310		09/08/2016
PR	_____	010-RFR ROUGH FRAMING	20160399	2659 LILAC WAY	317		09/23/2016
PR	_____	011-REL ROUGH ELECTRICAL					09/23/2016
PR	_____	012-RMC ROUGH MECHANICAL					09/23/2016
PR	_____	013-PLR PLUMBING - ROUGH					09/23/2016
BC	_____	014-INS INSULATION					09/28/2016
PR	_____	010-RFR ROUGH FRAMING	20160400	2741 LILAC CT	326		09/16/2016
PR	_____	011-REL ROUGH ELECTRICAL					09/16/2016
PR	_____	012-RMC ROUGH MECHANICAL					09/16/2016
PR	_____	013-PLR PLUMBING - ROUGH					09/16/2016
BC	_____	014-INS INSULATION					09/20/2016
BC	_____	010-INS INSULATION	20160401	2711 LILAC CT	323		09/06/2016
PR	_____	011-RFR ROUGH FRAMING					09/01/2016
PR	_____	012-REL ROUGH ELECTRICAL					09/01/2016
PR	_____	013-RMC ROUGH MECHANICAL					09/01/2016
PR	_____	014-PLR PLUMBING - ROUGH					09/01/2016

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BC	_____	PM 015-WKS PUBLIC & SERVICE WALKS					09/27/2016
BC	_____	001-PHF POST HOLE - FENCE	20160404	2345 SUMAC DR	19		09/01/2016
BC	_____	002-FIN FINAL INSPECTION					09/13/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160405	2345 SUMAC DR	19		09/21/2016
PR	_____	009-RFR ROUGH FRAMING	20160408	711 WINDETT RIDGE RD	85		09/02/2016
PR	_____	010-REL ROUGH ELECTRICAL					09/02/2016
PR	_____	011-RMC ROUGH MECHANICAL					09/02/2016
PR	_____	012-PLR PLUMBING - ROUGH					09/02/2016
PR	_____	013-INS INSULATION					09/07/2016
PR	_____	AM 014-WKS PUBLIC & SERVICE WALKS					09/13/2016
PR	_____	AM 010-RFR ROUGH FRAMING	20160409	2662 FAIRFAX WAY	264		09/22/2016
		Comments1: ANCHOR BOLTS NEEDED IN GARAGE WILL REINS					
		Comments2: PECT AT INSULATION					
PR	_____	011-REL ROUGH ELECTRICAL					09/22/2016
PR	_____	012-RMC ROUGH MECHANICAL					09/22/2016
PR	_____	013-PLR PLUMBING - ROUGH					09/22/2016
BC	_____	014-WKS PUBLIC & SERVICE WALKS					09/23/2016
PR	_____	015-INS INSULATION					09/23/2016
BC	_____	008-PHD POST HOLE - DECK	20160410	2621 FAIRFAX WAY	252		09/16/2016
PR	_____	009-RFR ROUGH FRAMING					09/29/2016
PR	_____	010-REL ROUGH ELECTRICAL					09/29/2016
PR	_____	011-RMC ROUGH MECHANICAL					09/29/2016
PR	_____	012-PLR PLUMBING - ROUGH					09/29/2016
PR	_____	013-INS INSULATION				09/30/2016	
BC	_____	003-FIN FINAL INSPECTION	20160425	1252 DEERPATH DR	231		09/14/2016

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PR	_____	007-RFR ROUGH FRAMING Comments1: ANCHOR BOLTS IN GARAGE	20160429	874 PURCELL ST	75		09/12/2016
PR	_____	008-REL ROUGH ELECTRICAL					09/12/2016
PR	_____	009-RMC ROUGH MECHANICAL					09/12/2016
PR	_____	010-PLR PLUMBING - ROUGH					09/12/2016
PR	_____	011-INS INSULATION					09/16/2016
BC	_____	AM 012-WKS PUBLIC & SERVICE WALKS					09/21/2016
BC	_____	003-FIN FINAL INSPECTION	20160439	2322 IROQUOIS LN	26		09/06/2016
BC	_____	PM 002-BKF BACKFILL	20160456	1402 RUBY DR	360		09/06/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					09/06/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					09/16/2016
BC	_____	AM 006-BSM BASEMENT FLOOR					09/21/2016
BC	_____	007-GAR GARAGE FLOOR					09/21/2016
BC	_____	008-STP STOOP					09/21/2016
BC	_____	002-FIN FINAL INSPECTION	20160470	2255 LAVENDER WAY	70		09/09/2016
PR	_____	AM 003-FIN FINAL INSPECTION	20160479	215 W KENDALL DR	17		09/12/2016
_____	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160483	372 BERTRAM DR	1036		09/23/2016
PR	_____	008-SUM SUMP	20160484	2711 PHELPS CT	266		09/07/2016
BC	_____	009-PHD POST HOLE - DECK					09/16/2016
PR	_____	010-RFR ROUGH FRAMING					09/29/2016
PR	_____	011-REL ROUGH ELECTRICAL					09/29/2016
PR	_____	012-RMC ROUGH MECHANICAL					09/29/2016
PR	_____	013-PLR PLUMBING - ROUGH					09/29/2016
PR	_____	014-INS INSULATION				09/30/2016	
PR	_____	003-FIN FINAL INSPECTION	20160493	129 COMMERCIAL DR	10		09/20/2016

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PR	_____	004-PLF PLUMBING - FINAL OSR READ					09/20/2016
PR	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20160494	147 COMMERCIAL DR	19		09/14/2016
PR	_____	PM 001-RFR ROUGH FRAMING	20160496	4696 PLYMOUTH AVE			09/23/2016
PR	_____	002-REL ROUGH ELECTRICAL					09/23/2016
PR	_____	003-RMC ROUGH MECHANICAL					09/23/2016
PR	_____	004-PLR PLUMBING - ROUGH					09/23/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160498	1102 SUNSET AVE			09/07/2016
PR	09:11	002-PLR PLUMBING - ROUGH	20160502	1602 COTTONWOOD TR	29		09/07/2016
PR	_____	006-FIN FINAL INSPECTION	20160507	210 BEAVER ST	5		09/01/2016
		Comments1: CEILING TILES NEED TO BE FIRE RATED. MOV					
		Comments2: E LIGHTS OUT AWAY FROM WALLS					
PR	_____	007-PLF PLUMBING - FINAL OSR READ					09/01/2016
BC	_____	002-BKF BACKFILL	20160511	2612 FAIRFAX WAY	275		09/02/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT					09/06/2016
PR	_____	PM 004-PLU PLUMBING - UNDERSLAB					09/22/2016
BC	_____	005-BSM BASEMENT FLOOR					09/23/2016
BC	_____	006-GAR GARAGE FLOOR					09/23/2016
BC	_____	007-CRL CRAWL SPACE					09/23/2016
PR	_____	001-FTG FOOTING	20160512	2741 PHELPS CT	269		09/07/2016
BC	_____	AM 002-FOU FOUNDATION					09/08/2016
PR	_____	003-BKF BACKFILL					09/13/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					09/22/2016
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					09/28/2016
BC	_____	006-BSM BASEMENT FLOOR					09/30/2016
BC	_____	007-GAR GARAGE FLOOR					09/30/2016

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PR	_____	AM 006-SUM SUMP	20160517	1448 SLATE CT	345		09/02/2016
PR	_____	010-RFR ROUGH FRAMING				09/30/2016	
PR	_____	011-REL ROUGH ELECTRICAL				09/30/2016	
PR	_____	012-RMC ROUGH MECHANICAL				09/30/2016	
PR	_____	013-PLR PLUMBING - ROUGH				09/30/2016	
PR	_____	001-REL ROUGH ELECTRICAL	20160526	1955 S BRIDGE ST			09/21/2016
PR	_____	002-PLR PLUMBING - ROUGH Comments1: WALK IN COOLER					09/21/2016
PR	_____	003-FIN FINAL INSPECTION Comments1: FIRE MARSHAL OK, HEALTH DEPT OK,					09/28/2016
BC	_____	001-PHF POST HOLE - FENCE	20160531	2883 MCMURTRIE CT	223		09/12/2016
BC	_____	002-FIN FINAL INSPECTION					09/19/2016
PR	_____	PM 009-RFR ROUGH FRAMING	20160536	2487 ELLSWORTH DR	352		09/26/2016
PR	_____	010-REL ROUGH ELECTRICAL					09/26/2016
PR	_____	011-RMC ROUGH MECHANICAL					09/26/2016
PR	_____	012-PLR PLUMBING - ROUGH					09/26/2016
PR	_____	AM 013-INS INSULATION					09/29/2016
PR	_____	PM 006-ESW ENGINEERING - SEWER / WAT	20160537	911 S CARLY CIR	97		09/21/2016
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160539	306 E PARK ST			09/16/2016
PR	_____	AM 002-EDA ENGINEERING - DRIVEWAY AP					09/20/2016
BC	_____	001-PHD POST HOLE - DECK	20160540	1545 CORAL DR	169		09/08/2016
BC	_____	AM 002-RFR ROUGH FRAMING					09/12/2016
BC	_____	003-FIN FINAL INSPECTION					09/21/2016
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE	20160541	408 SANDERS CT	9		09/13/2016
BC	_____	002-FIN FINAL INSPECTION	20160542	1392 CHESTNUT CIR			09/22/2016

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BC	_____	002-FIN FINAL INSPECTION	20160543	1309 CHESTNUT CIR	18		09/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160544	1321 CHESTNUT CIR	19		09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160545	1331 CHESTNUT CIR	20		09/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160546	1341 CHESTNUT CIR	21		09/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160547	1351 CHESTNUT CIR	22		09/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160548	1361 CHESTNUT CIR	23		09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160549	1371 CHESTNUT CIR	24		09/22/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160550	1381 CHESTNUT CIR	25		09/02/2016
BC	_____	002-FIN FINAL INSPECTION					09/22/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160551	1391 CHESTNUT CIR	26		09/02/2016
BC	_____	002-FIN FINAL INSPECTION					09/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160552	1308 CHESTNUT CIR			09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160553	1312 CHESTNUT CIR	17		09/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160554	1334 CHESTNUT CIR	16		09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160555	1382 CHESTNUT CIR	15		09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160556	1324 CHESTNUT LN			09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160557	1344 CHESTNUT LN			09/22/2016
BC	_____	002-FIN FINAL INSPECTION	20160558	412 ELM ST			09/13/2016
BC	_____	001-FIN FINAL INSPECTION	20160561	129 COMMERCIAL DR			09/23/2016
BC	_____	001-PHF POST HOLE - FENCE	20160562	883 N CARLY CIR	21		09/19/2016
_____	_____	002-FIN FINAL INSPECTION					09/26/2016
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20160567	491 BIRCHWOOD DR	130		09/22/2016
BC	_____	002-FTG FOOTING					09/27/2016
BC	_____	003-BKF BACKFILL	20160568	2465 WAVERLY CIR	231		09/02/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT				09/06/2016	
PR	_____	005-BSM BASEMENT FLOOR					09/13/2016
PR	_____	006-GAR GARAGE FLOOR					09/13/2016
PR	_____	007-PLU PLUMBING - UNDERSLAB					09/13/2016
BC	_____	008-REI REINSPECTION Comments1: BASEMENT FLOOR					09/15/2016
BC	_____	009-REI REINSPECTION Comments1: GARAGE FLOOR					09/16/2016
BC	_____	001-FIN FINAL INSPECTION	20160574	4561 HALFMOON DR	D		09/16/2016
BC	_____	002-RFR ROUGH FRAMING Comments1: WATER FAUCET INACCESSIBLE NEED ACCESS PA Comments2: NEL	20160575	2769 GOLDENROD DR	233		09/21/2016
PR	_____	001-FTG FOOTING	20160576	2999 ELLSWORTH DR	394		09/01/2016
PR	_____	002-BKF BACKFILL					09/14/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT					09/15/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB				09/16/2016	
_____	_____	AM 005-GAR GARAGE FLOOR					09/21/2016
BC	_____	006-BSM BASEMENT FLOOR					09/21/2016
_____	_____	007-STP STOOP					09/21/2016
BC	13:00	001-FTG FOOTING	20160577	2991 ELLSWORTH DR	396		09/07/2016
PR	_____	002-ESW ENGINEERING - SEWER / WAT					09/20/2016
BC	_____	003-BKF BACKFILL					09/21/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB					09/26/2016
PR	_____	AM 005-GAR GARAGE FLOOR					09/28/2016
PR	_____	006-BSM BASEMENT FLOOR					09/28/2016
PR	_____	AM 001-FTG FOOTING	20160578	2995 ELLSWORTH DR	395		09/02/2016

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BC	_____	AM 002-FOU FOUNDATION					09/09/2016
PR	_____	AM 003-BKF BACKFILL					09/14/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB					09/16/2016
PR	_____	005-ESW ENGINEERING - SEWER / WAT					09/15/2016
BC	_____	AM 006-GAR GARAGE FLOOR					09/21/2016
BC	_____	AM 007-BSM BASEMENT FLOOR					09/21/2016
_____	_____	AM 008-STP STOOP					09/21/2016
BC	_____	002-FIN FINAL INSPECTION	20160579	1604 COTTONWOOD TR	28		09/08/2016
PR	_____	002-FIN FINAL INSPECTION	20160581	1220 PATRICK CT	15		09/07/2016
BC	_____	001-PHF POST HOLE - FENCE	20160582	2923 ELLSWORTH DR	412		09/22/2016
BC	_____	002-FIN FINAL INSPECTION					09/30/2016
BC	_____	001-PHF POST HOLE - FENCE	20160587	1108 GRACE DR	99		09/02/2016
BC	_____	002-FIN FINAL INSPECTION					09/08/2016
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160588	825 CARLY CT	39		09/09/2016
PR	_____	AM 002-PPS PRE-POUR, SLAB ON GRADE					09/13/2016
PR	11:00	001-FTG FOOTING	20160589	2965 ELLSWORTH DR	403		09/12/2016
PR	10:00	002-FOU FOUNDATION					09/16/2016
PR	_____	003-PLU PLUMBING - UNDERSLAB					09/26/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					09/22/2016
PR	_____	005-BKF BACKFILL					09/23/2016
BC	_____	006-GAR GARAGE FLOOR					09/29/2016
BC	_____	007-BSM BASEMENT FLOOR					09/29/2016
PR	_____	001-FTG FOOTING	20160590	2983 ELLSWORTH DR	398		09/23/2016
BC	_____	002-FOU FOUNDATION					09/26/2016

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PR	_____	001-FTG FOOTING	20160591	2983 GRANDE TRAIL	391		09/14/2016
BC	_____	002-FOU FOUNDATION					09/21/2016
BC	_____	003-BKF BACKFILL					09/27/2016
PR	_____	AM 004-ESW ENGINEERING - SEWER / WAT					09/28/2016
PR	10:00	001-FTG FOOTING	20160593	2395 HOLLENBACK CT	425		09/16/2016
PR	_____	002-FOU FOUNDATION					09/20/2016
BC	_____	003-BKF BACKFILL					09/27/2016
PR	_____	AM 004-ESW ENGINEERING - SEWER / WAT					09/28/2016
BC	_____	AM 001-FTG FOOTING	20160594	2971 ELLSWORTH DR	401		09/09/2016
PR	_____	002-PLU PLUMBING - UNDERSLAB					09/26/2016
PR	_____	003-ESW ENGINEERING - SEWER / WAT					09/22/2016
PR	_____	004-BKF BACKFILL					09/23/2016
BC	_____	005-BSM BASEMENT FLOOR					09/29/2016
BC	_____	006-GAR GARAGE FLOOR					09/29/2016
BC	_____	001-FTG FOOTING	20160595	2967 ELLSWORTH DR	402		09/26/2016
BC	_____	002-FOU FOUNDATION					09/29/2016
BC	_____	PM 001-FTG FOOTING	20160596	2987 ELLSWORTH DR	397		09/27/2016
BC	_____	PM 001-BKF BACKFILL	20160597	2679 LILAC WAY	319		09/07/2016
PR	_____	003-FOU FOUNDATION					09/02/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					09/09/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					09/16/2016
BC	_____	AM 006-BSM BASEMENT FLOOR					09/21/2016
BC	_____	AM 007-GAR GARAGE FLOOR					09/21/2016
BC	_____	008-STP STOOP					09/21/2016

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BC	_____	AM 001-PHF POST HOLE - FENCE	20160600	201 E JACKSON ST			09/13/2016
BC	_____	002-FIN FINAL INSPECTION					09/22/2016
BC	_____	001-FIN FINAL INSPECTION	20160602	509 W MADISON CT			09/14/2016
BC	_____	003-BKF BACKFILL	20160605	1459 WOODSAGE AVE	20		09/07/2016
_____	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160609	306 W MADISON ST			09/22/2016
		Comments1: INSERT REBAR ANCHOR TIES PRIOR TO POURIN					
		Comments2: G					
BC	_____	002-FIN FINAL INSPECTION	20160610	306 W MADISON ST			09/07/2016
BC	_____	001-FIN FINAL INSPECTION	20160613	1072 CANARY AVE	245		09/13/2016
PR	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160614	2194 MEADOWVIEW LN	15		09/06/2016
		Comments1: DRIVEWAY					
BC	_____	001-PHF POST HOLE - FENCE	20160616	863 WESTERN LN	88		09/06/2016
BC	_____	002-FIN FINAL INSPECTION					09/22/2016
PR	_____	001-RFR ROUGH FRAMING	20160621	1282 MARKETPLACE DR			09/28/2016
PR	_____	001-RPZ PLUMBING - RPZ VALVE	20160622	961 OMAHA DR	26		09/23/2016
BC	_____	001-PHD POST HOLE - DECK	20160623	1979 COUNTRY HILLS DR	118		09/20/2016
BC	_____	001-FTG FOOTING	20160625	569 SUTTON ST	215		09/30/2016
PR	_____	001-RFR ROUGH FRAMING	20160628	1282 MARKETPLACE DR			09/21/2016
PR	_____	002-FIN FINAL INSPECTION					09/29/2016
PR	_____	001-RFR ROUGH FRAMING	20160629	1252 MARKETPLACE DR			09/20/2016
BC	_____	002-FIN FINAL INSPECTION					09/28/2016
BC	_____	001-PHD POST HOLE - DECK	20160630	863 WESTERN LN	88		09/22/2016
BC	_____	002-RFR ROUGH FRAMING					09/27/2016
BC	_____	001-PHF POST HOLE - FENCE	20160631	802 CAULFIELD PT	112		09/28/2016
BC	_____	001-PHF POST HOLE - FENCE	20160633	562 REDHORSE LN	140		09/19/2016
BC	_____	001-PHF POST HOLE - FENCE	20160635	2734 GOLDENROD DR	248		09/09/2016

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BC	_____	002-FIN FINAL INSPECTION					09/16/2016
PR	_____	AM 001-FIN FINAL INSPECTION	20160637	2112 NORTHLAND LN	82		09/09/2016
BC	_____	001-PHF POST HOLE - FENCE	20160640	4542 GARDINER AVE	1133		09/16/2016
BC	_____	002-FIN FINAL INSPECTION					09/22/2016
BC	_____	001-FTG FOOTING	20160642	923 S CARLY CIR	96		09/07/2016
PR	_____	002-FOU FOUNDATION					09/12/2016
BC	_____	003-BKF BACKFILL					09/14/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					09/21/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					09/28/2016
_____	_____	006-BSM BASEMENT FLOOR					09/29/2016
BC	_____	001-RFR ROUGH FRAMING	20160644	111 W HYDRAULIC			09/16/2016
BC	_____	001-FIN FINAL INSPECTION	20160645	305 WALTER ST			09/08/2016
		Comments1: COULD NOT ACCESS THE TOP OF THIS FLAT RO					
		Comments2: OF FOR INSPECTION.CONTINUOUS DRIPPING OF					
		Comments3: WATER NOTED FROM NORTHWEST CORNER.					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160646	304 LIBERTY STREET			09/08/2016
BC	_____	002-FIN FINAL INSPECTION	20160647	1310 WILLOW WAY			09/13/2016
PR	_____	001-FTG FOOTING	20160648	2842 MCMURTRIE WAY	209		09/22/2016
BC	_____	002-CRL CRAWL SPACE					09/27/2016
PR	_____	AM 001-TRN TRENCH - (GAS, ELECTRIC,	20160649	822 CAULFIELD PT	109		09/15/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160650	3385 RYAN DR	12		09/16/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160655	803 ADRIAN ST			09/09/2016
BC	_____	002-FIN FINAL INSPECTION					09/20/2016
BC	_____	001-FIN FINAL INSPECTION	20160658	201 W MADISON ST			09/20/2016
		Comments1: ROOF					
BC	_____	001-PHF POST HOLE - FENCE	20160659	1412 CHESTNUT LN			09/08/2016

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BC	_____	002-PHF POST HOLE - FENCE					09/16/2016
BC	11:00	001-PHD POST HOLE - DECK	20160662	504 MORGAN ST			09/12/2016
PR	_____	002-RFR ROUGH FRAMING					09/13/2016
PR	_____	003-FIN FINAL INSPECTION					09/16/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160664	111 ANDERSON CT			09/06/2016
		Comments1: ICE & WATER SHIELD MUST PROTECT TO 24" I					
		Comments2: NSIDE THE STRUCTURE. BECAUSE OF LARGE OV					
		Comments3: ERHANG ANOTHER OF STRIP OF I & W SHIELD					
		Comments4: IS NEEDED.					
BC	_____	002-REI REINSPECTION					09/07/2016
		Comments1: ICE & WATER SHIELD					
BC	13:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160665	1304 EVERGREEN LN			09/06/2016
BC	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20160666	1975 MEADOWLARK LN	120		09/16/2016
BC	_____	001-PHF POST HOLE - FENCE	20160669	327 PENSACOLA ST	1140		09/23/2016
BC	_____	002-FIN FINAL INSPECTION					09/30/2016
PR	_____ PM	001-ESW ENGINEERING - SEWER / WAT	20160671	834 CARLY CT	33		09/14/2016
PR	_____ PM	002-ESS ENGINEERING - STORM					09/14/2016
BC	_____ AM	003-FTG FOOTING					09/19/2016
BC	10:00	004-FOU FOUNDATION					09/26/2016
BC	_____	005-BKF BACKFILL					09/30/2016
PR	_____ AM	001-PHD POST HOLE - DECK	20160672	2752 LILAC CT	330		09/13/2016
BC	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20160674	506 POWERS CT			09/14/2016
PR	_____	001-FIN FINAL INSPECTION	20160676	406 E SOMONAUK ST			09/14/2016
BC	_____	001-RFR ROUGH FRAMING	20160677	1789 MARKETVIEW DR			09/20/2016
BC	_____	002-REL ROUGH ELECTRICAL					09/20/2016
PR	_____	003-FIN FINAL INSPECTION					09/29/2016
BC	_____	001-FIN FINAL INSPECTION	20160681	407 N BRIDGE ST			09/27/2016

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BC	_____	001-FTG FOOTING	20160695	1934 CONEFLOWER CT	147		09/20/2016
BC	_____	002-RFR ROUGH FRAMING					09/23/2016
BC	_____	001-FTG FOOTING	20160699	642 KENTSHIRE DR	123		09/30/2016
BC	_____	001-FTG FOOTING	20160700	2732 PHELPS CT	271		09/30/2016
BC	_____ PM	001-FTG FOOTING	20160702	2394 HOLLENBACK CT	423		09/28/2016
BC	_____	001-FTG FOOTING	20160705	2955 ELLSWORTH DR	406		09/29/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160706	506 W BARBERRY CIR			09/19/2016
BC	_____	001-PHF POST HOLE - FENCE	20160710	319 ESSEX CT	20		09/28/2016
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160714	341 E VAN EMMON ST			09/29/2016

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PERMIT TYPE SUMMARY:		ADD ADDITION		4			
		AGP ABOVE-GROUND POOL		1			
		BIP BUILD INCENTIVE PROGRAM SFD		190			
		BSM BASEMENT REMODEL		4			
		CCO COMMERCIAL OCCUPANCY PERMIT		1			
		COM COMMERCIAL BUILDING		8			
		CRM COMMERCIAL REMODEL		11			
		DCK DECK		13			
		DRV DRIVEWAY		5			
		ELE ELECTRICAL UPGRADE		1			
		FNC FENCE		30			
		HVC HVAC UNIT/S		2			
		IGP IN-GROUND POOL		2			
		MSC MISCELLANEOUS		1			
		PTO PATIO / PAVERS		5			
		REM REMODEL		1			
		REP REPAIR		6			
		ROF ROOFING		34			
		RPZ RPZ - BACKFLOW PREVENTION		1			
		SFD SINGLE-FAMILY DETACHED		76			
		SID SIDING		1			
		WIN WINDOW REPLACEMENT		2			
INSPECTION SUMMARY:		BKF BACKFILL		18			
		BSM BASEMENT FLOOR		14			
		CRL CRAWL SPACE		2			
		EDA ENGINEERING - DRIVEWAY APRON		2			
		EFL ENGINEERING - FINAL INSPECTION		14			
		EPW ENGINEERING- PUBLIC WALK		3			
		ESS ENGINEERING - STORM		1			
		ESW ENGINEERING - SEWER / WATER		19			
		FIN FINAL INSPECTION		68			
		FOU FOUNDATION		12			
		FTG FOOTING		25			
		GAR GARAGE FLOOR		14			
		INS INSULATION		15			
		PHD POST HOLE - DECK		7			
		PHF POST HOLE - FENCE		15			
		PLF PLUMBING - FINAL OSR READY		13			
		PLR PLUMBING - ROUGH		21			
		PLU PLUMBING - UNDERSLAB		13			
		PPS PRE-POUR, SLAB ON GRADE		12			
		PRE PRE CONSTRUCTION		1			
		REI REINSPECTION		4			
		REL ROUGH ELECTRICAL		20			
		RFR ROUGH FRAMING		29			
		RMC ROUGH MECHANICAL		17			

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		ROF ROOF UNDERLAYMENT ICE & WATER			12		
		RPZ PLUMBING - RPZ VALVE			1		
		STP STOOP			8		
		SUM SUMP			5		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		
		WKS PUBLIC & SERVICE WALKS			12		
INSPECTOR SUMMARY:					9		
		BC BOB CREADEUR			171		
		DBH DAVE BEHERNS			1		
		PR PETER RATOS			205		
		TK TOM KONEN			13		
STATUS SUMMARY:	A	BC			1		
	C				4		
	C	BC			50		
	C	PR			20		
	C	TK			4		
	I				5		
	I	BC			119		
	I	PR			167		
	I	TK			2		
	T	BC			1		
	T	DBH			1		
	T	PR			18		
	T	TK			7		
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PR	_____	014-SUM SUMP	20150475	822 CAULFIELD PT	109		01/06/2016
BC	_____	AM 006-INS INSULATION	20150481	305 E WASHINGTON ST			10/05/2016
BC	_____	018-WKS PUBLIC & SERVICE WALKS	20160049	2677 EMERALD LN	384		10/05/2016
PR	_____	019-FIN FINAL INSPECTION					10/26/2016
PR	_____	020-PLF PLUMBING - FINAL OSR READ					10/26/2016
TK	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					10/26/2016
TK	_____	022-REI REINSPECTION Comments1: PARKWAY TREE					10/31/2016
PR	_____	015-FIN FINAL INSPECTION	20160080	771 GREENFIELD TURN	58		10/28/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					10/28/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					10/28/2016
BC	_____	001-UGE UNDERGROUND ELECTRIC	20160102	101 E SOMONAUK ST			10/24/2016
BC	_____	001-FIN FINAL INSPECTION	20160147	807 W JOHN ST			10/17/2016
PR	_____	010-REL ROUGH ELECTRICAL	20160180	2731 LILAC CT	325		10/05/2016
PR	_____	011-RFR ROUGH FRAMING Comments1: STAIRS NOT SECURED TO BASEMENT, ANCHOR B Comments2: OLTs NEEDED IN GARAGE					10/05/2016
PR	_____	012-RMC ROUGH MECHANICAL					10/05/2016
PR	_____	013-PLR PLUMBING - ROUGH					10/05/2016
PR	_____	014-REI REINSPECTION					10/07/2016
BC	_____	015-INS INSULATION					10/10/2016
BC	_____	AM 016-WKS PUBLIC & SERVICE WALKS					10/25/2016
PR	_____	PM 016-FIN FINAL INSPECTION	20160183	1378 SLATE DR	382		10/07/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/07/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE					10/11/2016

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BC	_____	002-FIN FINAL INSPECTION	20160189	2359 SUMAC DR	25		10/10/2016
BC	_____	006-FIN FINAL INSPECTION Comments1: BALCONY, DECK	20160210	207 SPRUCE CT	20		10/12/2016
PR	_____	017-FIN FINAL INSPECTION	20160259	547 SUTTON ST	214		10/03/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					10/03/2016
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					10/10/2016
PR	_____	006-PLU PLUMBING - UNDERSLAB	20160260	662 KENTSHIRE DR	122		10/03/2016
BC	_____	AM 007-BSM BASEMENT FLOOR					10/10/2016
BC	_____	008-GAR GARAGE FLOOR					10/10/2016
BC	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE	20160271	147 COMMERCIAL DR	19		10/18/2016
PR	_____	015-SUM SUMP	20160284	731 WINDETT RIDGE RD	86		10/20/2016
PR	_____	016-FIN FINAL INSPECTION Comments1: SEAL DRYER BOX-HOLE PUNCH OUT. INSTALL C Comments2: OVER PLATE MASTER BED OUTLET					10/24/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/24/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE				10/25/2016	
PR	_____	011-INS INSULATION	20160291	1830 S BRIDGE ST			10/10/2016
PR	_____	012-ELE ELECTRIC SERVICE					10/13/2016
PR	_____	013-ELE ELECTRIC SERVICE					10/24/2016
PR	_____	014-FIN FINAL INSPECTION	20160298	1272 DEERPATH DR	229		10/21/2016
PR	_____	015-PLF PLUMBING - FINAL OSR READ					10/21/2016
TK	_____	016-EFL ENGINEERING - FINAL INSPE				10/27/2016	
BC	_____	AM 014-WKS PUBLIC & SERVICE WALKS	20160304	455 SUTTON ST	208		10/04/2016
BC	_____	AM 008-PHD POST HOLE - DECK	20160305	2459 FAIRFAX WAY	244		10/19/2016
BC	_____	009-STP STOOP					10/17/2016

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PR	_____	010-RFR ROUGH FRAMING					10/24/2016
PR	_____	011-REL ROUGH ELECTRICAL					10/24/2016
PR	_____	012-RMC ROUGH MECHANICAL					10/24/2016
PR	_____	013-PLR PLUMBING - ROUGH					10/24/2016
PR	_____ AM	014-INS INSULATION					10/26/2016
BC	_____	002-FIN FINAL INSPECTION	20160325	320 E ORANGE ST			10/18/2016
PR	_____	015-FIN FINAL INSPECTION	20160326	885 PURCELL ST	69		10/05/2016
PR	_____	016-PLF PLUMBING - FINAL OSR READ					10/05/2016
TK	_____	017-EFL ENGINEERING - FINAL INSPE					10/06/2016
PR	_____ PM	008-RFR ROUGH FRAMING	20160360	2441 WILTON CT	130		10/06/2016
PR	_____	009-REL ROUGH ELECTRICAL					10/06/2016
PR	_____	010-RMC ROUGH MECHANICAL					10/06/2016
PR	_____	011-PLR PLUMBING - ROUGH					10/06/2016
PR	_____	012-INS INSULATION					10/10/2016
BC	_____	013-WKS PUBLIC & SERVICE WALKS					10/17/2016
PR	_____	017-FIN FINAL INSPECTION	20160361	2712 PHELPS CT	273		10/18/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					10/18/2016
PWK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					10/19/2016
BC	_____ AM	015-PHD POST HOLE - DECK	20160362	2475 FAIRFAX WAY	246		10/17/2016
PR	_____	016-SUM SUMP					10/20/2016
PR	_____	017-FIN FINAL INSPECTION					10/21/2016
PR	_____	018-PLF PLUMBING - FINAL OSR READ					10/21/2016
TK	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					10/25/2016

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PR	_____	016-FIN FINAL INSPECTION	20160363	402 WINDETT RIDGE RD	194		10/24/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/24/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE				10/25/2016	
PR	_____	016-FIN FINAL INSPECTION	20160364	2682 FAIRFAX WAY	263		10/25/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/25/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE				10/25/2016	
PR	_____	016-FIN FINAL INSPECTION	20160370	2668 LILAC WAY	378		10/14/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/14/2016
PR	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20160373	215 NEWBURY CT	8		10/27/2016
PR	_____	012-FIN FINAL INSPECTION	20160386	889 N CARLY CIR	20		10/19/2016
PR	_____	013-PLF PLUMBING - FINAL OSR READ					10/19/2016
PWK	_____	014-EFL ENGINEERING - FINAL INSPE					10/19/2016
PR	_____	010-RFR ROUGH FRAMING	20160398	2611 LILAC WAY	310		10/11/2016
PR	_____	011-REL ROUGH ELECTRICAL					10/11/2016
PR	_____	012-RMC ROUGH MECHANICAL					10/11/2016
PR	_____	013-PLR PLUMBING - ROUGH					10/11/2016
BC	_____	014-INS INSULATION					10/13/2016
BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS					10/25/2016
BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20160399	2659 LILAC WAY	317		10/25/2016
BC	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20160400	2741 LILAC CT	326		10/25/2016
PR	_____	016-FIN FINAL INSPECTION	20160401	2711 LILAC CT	323		10/25/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/25/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE					10/25/2016
PR	_____	015-SUM SUMP	20160408	711 WINDETT RIDGE RD	85		10/20/2016

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PR	_____	016-FIN FINAL INSPECTION					10/21/2016
PR	_____	017-PLF PLUMBING - FINAL OSR READ					10/21/2016
TK	_____	018-EFL ENGINEERING - FINAL INSPE				10/25/2016	
BC	_____	014-WKS PUBLIC & SERVICE WALKS	20160410	2621 FAIRFAX WAY	252		10/04/2016
PR	_____	015-SUM SUMP					10/21/2016
PR	_____	013-FIN FINAL INSPECTION	20160429	874 PURCELL ST	75	10/27/2016	
PR	_____	014-PLF PLUMBING - FINAL OSR READ				10/27/2016	
TK	_____	015-EFL ENGINEERING - FINAL INSPE					10/27/2016
	_____	Comments1: BBOX					
BC	_____	001-FTG FOOTING	20160455	2623 LILAC WAY	312		10/19/2016
BC	_____	002-FOU FOUNDATION					10/20/2016
PR	_____	PM 003-BKF BACKFILL					10/28/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					10/31/2016
_____	_____	009-WKS PUBLIC & SERVICE WALKS	20160456	1402 RUBY DR	360		10/25/2016
PR	_____	010-RFR ROUGH FRAMING					10/21/2016
PR	_____	011-REL ROUGH ELECTRICAL					10/21/2016
PR	_____	012-RMC ROUGH MECHANICAL					10/21/2016
PR	_____	013-PLR PLUMBING - ROUGH					10/21/2016
PR	_____	014-INS INSULATION					10/25/2016
BC	_____	009-STP STOOP	20160466	736 HAYDEN DR	65		10/24/2016
BC	_____	010-EDA ENGINEERING - DRIVEWAY AP					10/24/2016
BC	_____	011-WKS PUBLIC & SERVICE WALKS					10/24/2016
PR	_____	AM 012-REL ROUGH ELECTRICAL					10/27/2016
PR	_____	AM 013-RFR ROUGH FRAMING					10/27/2016
PR	_____	AM 014-RMC ROUGH MECHANICAL					10/27/2016

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PR	_____	015-PLR PLUMBING - ROUGH					10/27/2016
PR	_____	016-INS INSULATION					10/31/2016
BC	_____	015-WKS PUBLIC & SERVICE WALKS	20160484	2711 PHELPS CT	266		10/04/2016
PR	_____	002-FTG FOOTING	20160494	147 COMMERCIAL DR	19		10/24/2016
PR	_____	003-GAR GARAGE FLOOR					10/26/2016
BC	_____	001-FIN FINAL INSPECTION	20160509	1452 SYCAMORE RD			10/05/2016
BC	_____ AM	008-STP STOOP	20160511	2612 FAIRFAX WAY	275		10/17/2016
PR	_____	009-SUM SUMP					10/25/2016
PR	_____	010-REL ROUGH ELECTRICAL					10/24/2016
PR	_____	011-RMC ROUGH MECHANICAL					10/24/2016
PR	_____	012-PLR PLUMBING - ROUGH					10/24/2016
PR	_____	013-INS INSULATION					10/26/2016
PR	_____	008-SUM SUMP	20160512	2741 PHELPS CT	269		10/25/2016
PR	_____	014-INS INSULATION	20160517	1448 SLATE CT	345		10/05/2016
		Comments1: SEAL OVER TOP OF PEDESTRIAN DOOR FROM GA					
		Comments2: RAGE DURING THE HANDING OF SHEETROCK. SE					
		Comments3: AL HOLE AT BOTTOM PLATE AT SW CORNER OF					
		Comments4: GARAGE					
BC	_____ AM	015-WKS PUBLIC & SERVICE WALKS					10/25/2016
PR	_____ AM	009-RFR ROUGH FRAMING	20160533	2994 ELLSWORTH DR	346		10/13/2016
PR	_____ AM	010-REL ROUGH ELECTRICAL					10/13/2016
PR	_____	011-RMC ROUGH MECHANICAL					10/13/2016
PR	_____	012-PLR PLUMBING - ROUGH					10/13/2016
PR	_____ AM	013-INS INSULATION					10/17/2016
PR	_____	009-REL ROUGH ELECTRICAL	20160534	2485 ELLSWORTH DR	351		10/03/2016
PR	_____	010-RFR ROUGH FRAMING					10/03/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	011-RMC ROUGH MECHANICAL					10/03/2016
PR	_____	AM 012-PLR PLUMBING - ROUGH					10/03/2016
BC	_____	013-INS INSULATION					10/05/2016
PR	_____	PM 014-WKS PUBLIC & SERVICE WALKS					10/18/2016
PR	_____	AM 009-RFR ROUGH FRAMING	20160535	2998 ELLSWORTH DR	344		10/07/2016
PR	_____	010-REL ROUGH ELECTRICAL					10/07/2016
PR	_____	011-RMC ROUGH MECHANICAL					10/07/2016
PR	_____	012-PLR PLUMBING - ROUGH					10/07/2016
PR	_____	013-INS INSULATION					10/11/2016
PR	_____	014-WKS PUBLIC & SERVICE WALKS					10/19/2016
PR	_____	PM 014-WKS PUBLIC & SERVICE WALKS	20160536	2487 ELLSWORTH DR	352		10/18/2016
PR	_____	007-RFR ROUGH FRAMING	20160537	911 S CARLY CIR	97		10/07/2016
PR	_____	008-REL ROUGH ELECTRICAL					10/07/2016
PR	_____	009-RMC ROUGH MECHANICAL					10/07/2016
PR	_____	010-PLR PLUMBING - ROUGH					10/07/2016
BC	_____	011-GAR GARAGE FLOOR					10/11/2016
PR	_____	012-INS INSULATION					10/14/2016
BC	_____	013-WKS PUBLIC & SERVICE WALKS					10/31/2016
	_____	Comments1: STOOP					
	_____	014-PHD POST HOLE - DECK				10/31/2016	
BC	_____	001-FIN FINAL INSPECTION	20160564	2911 ALDEN AVE	298		10/17/2016
BC	_____	003-BKF BACKFILL	20160567	491 BIRCHWOOD DR	130		10/12/2016
	_____	004-SPO SPOT SURVEY				10/31/2016	
BC	_____	AM 010-PHD POST HOLE - DECK	20160568	2465 WAVERLY CIR	231	10/17/2016	
PR	_____	011-RFR ROUGH FRAMING					10/19/2016

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PR	_____	012-REL ROUGH ELECTRICAL					10/19/2016
PR	_____	013-RMC ROUGH MECHANICAL					10/19/2016
PR	_____	014-PLR PLUMBING - ROUGH					10/19/2016
PR	_____	015-INS INSULATION					10/21/2016
BC	_____	AM 001-FIN FINAL INSPECTION	20160569	472 HONEYSUCKLE LN	159	10/07/2016	
BC	_____	003-FIN FINAL INSPECTION	20160575	2769 GOLDENROD DR	233		10/20/2016
PR	_____	AM 008-RFR ROUGH FRAMING	20160576	2999 ELLSWORTH DR	394		10/18/2016
PR	_____	009-REL ROUGH ELECTRICAL					10/18/2016
PR	_____	010-RMC ROUGH MECHANICAL					10/18/2016
PR	_____	011-PLR PLUMBING - ROUGH					10/18/2016
PR	_____	AM 012-INS INSULATION					10/20/2016
PR	_____	AM 009-RFR ROUGH FRAMING	20160578	2995 ELLSWORTH DR	395		10/24/2016
PR	_____	010-REL ROUGH ELECTRICAL					10/24/2016
PR	_____	011-RMC ROUGH MECHANICAL					10/24/2016
PR	_____	012-PLR PLUMBING - ROUGH					10/24/2016
PR	_____	013-INS INSULATION					10/26/2016
PR	_____	003-BKF BACKFILL	20160590	2983 ELLSWORTH DR	398		10/03/2016
PR	_____	004-WAT WATER					10/10/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/12/2016
PR	_____	006-BGS BASEMENT GARAGE STOOPS					10/20/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB	20160591	2983 GRANDE TRAIL	391		10/04/2016
PR	_____	006-BGS BASEMENT GARAGE STOOPS					10/07/2016
PR	_____	001-FTG FOOTING	20160592	2483 ELLSWORTH CT	350		10/03/2016
PR	_____	002-FOU FOUNDATION					10/05/2016

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PR	_____	003-WAT WATER					10/11/2016
PR	_____	004-BKF BACKFILL					10/12/2016
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					10/14/2016
BC	_____	006-BGS BASEMENT GARAGE STOOPS					10/24/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB	20160593	2395 HOLLENBACK CT	425		10/04/2016
PR	_____	006-BSM BASEMENT FLOOR					10/07/2016
PR	_____	007-GAR GARAGE FLOOR					10/07/2016
PR	_____	008-STP STOOP					10/07/2016
PR	_____	003-BKF BACKFILL	20160595	2967 ELLSWORTH DR	402		10/05/2016
PR	_____	004-WAT WATER					10/06/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/12/2016
BC	_____	006-BGS BASEMENT GARAGE STOOPS					10/24/2016
PR	_____	002-FOU FOUNDATION	20160596	2987 ELLSWORTH DR	397		10/03/2016
PR	_____	003-BKF BACKFILL					10/06/2016
PR	_____	004-WAT WATER					10/10/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/12/2016
PR	_____	006-BGS BASEMENT GARAGE STOOPS					10/14/2016
BC	_____	AM 009-WKS PUBLIC & SERVICE WALKS	20160597	2679 LILAC WAY	319		10/25/2016
PR	_____	010-RFR ROUGH FRAMING					10/25/2016
PR	_____	011-REL ROUGH ELECTRICAL					10/25/2016
PR	_____	012-RMC ROUGH MECHANICAL					10/25/2016
PR	_____	013-PLR PLUMBING - ROUGH					10/25/2016
PR	_____	014-INS INSULATION					10/27/2016
BC	_____	AM 001-FTG FOOTING	20160598	2622 LILAC WAY	375		10/11/2016

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BC	_____	AM 002-FOU FOUNDATION					10/12/2016
PR	_____	003-PLU PLUMBING - UNDERSLAB					10/18/2016
BC	_____	004-BKF BACKFILL Comments1: BRACE NORTH BACK WALL BEFORE BACKFILLING					10/20/2016
PR	_____	PM 005-ESW ENGINEERING - SEWER / WAT					10/26/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB	20160605	1459 WOODSAGE AVE	20		10/05/2016
BC	_____	005-BSM BASEMENT FLOOR					10/06/2016
PR	_____	006-RFR ROUGH FRAMING					10/07/2016
PR	_____	007-REL ROUGH ELECTRICAL					10/07/2016
PR	_____	PM 008-RMC ROUGH MECHANICAL					10/07/2016
PR	_____	009-PLR PLUMBING - ROUGH					10/07/2016
BC	_____	010-INS INSULATION Comments1: INSPECT BASEMENT AT CLOSING					10/12/2016
PR	_____	001-RFR ROUGH FRAMING	20160618	1332 MARKEPLACE DR			10/10/2016
PR	_____	002-FIN FINAL INSPECTION Comments1: 5111,5121,5131					10/27/2016
PR	_____	001-RFR ROUGH FRAMING	20160619	1352 MARKETPLACE DR			10/04/2016
PR	_____	002-FIN FINAL INSPECTION					10/19/2016
PR	_____	002-FIN FINAL INSPECTION	20160621	1282 MARKETPLACE DR			10/10/2016
BC	_____	001-PHF POST HOLE - FENCE	20160624	1173 TAUS CIR	112		10/03/2016
BC	_____	002-FIN FINAL INSPECTION					10/06/2016
PR	_____	002-FOU FOUNDATION	20160625	569 SUTTON ST	215		10/03/2016
BC	_____	AM 003-BKF BACKFILL					10/06/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					10/18/2016
BC	_____	AM 005-GAR GARAGE FLOOR					10/24/2016
PR	_____	PM 006-PLU PLUMBING - UNDERSLAB					10/19/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-BSM BASEMENT FLOOR					10/24/2016
_____	_____	008-GAR GARAGE FLOOR				10/24/2016	
BC	_____	003-FIN FINAL INSPECTION	20160630	863 WESTERN LN	88		10/05/2016
BC	_____	002-FIN FINAL INSPECTION	20160631	802 CAULFIELD PT	112		10/06/2016
BC	_____	002-FIN FINAL INSPECTION	20160633	562 REDHORSE LN	140		10/03/2016
_____	_____	001-PHF POST HOLE - FENCE	20160639	1433 RUBY DR	351		10/31/2016
BC	_____	007-BGS BASEMENT GARAGE STOOPS	20160642	923 S CARLY CIR	96		10/31/2016
_____	_____	009-PHD POST HOLE - DECK				10/31/2016	
BC	_____	010-EPW ENGINEERING- PUBLIC WALK					10/31/2016
BC	_____	001-PHF POST HOLE - FENCE	20160643	872 N CARLY CIR	46		10/03/2016
BC	_____	002-FIN FINAL INSPECTION					10/06/2016
PR	_____ PM	002-REL ROUGH ELECTRICAL	20160644	111 W HYDRAULIC			10/06/2016
PR	_____	003-PLR PLUMBING - ROUGH					10/06/2016
PR	_____	004-RFR ROUGH FRAMING					10/06/2016
PR	_____	003-RFR ROUGH FRAMING	20160648	2842 MCMURTRIE WAY	209		10/19/2016
PR	_____	004-REL ROUGH ELECTRICAL					10/19/2016
PR	_____ PM	005-INS INSULATION					10/24/2016
BC	_____	001-PHF POST HOLE - FENCE	20160661	538 BUCKTHORN CT	81		10/20/2016
BC	_____	002-FIN FINAL INSPECTION					10/27/2016
BC	_____ PM	001-FTG FOOTING	20160663	510 MAIN ST E	1		10/26/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160668	705 STATE ST	11		10/17/2016
BC	_____	001-FIN FINAL INSPECTION	20160670	800 E SPRING ST	9		10/05/2016
		Comments1: locked gate prevented access to some win					
		Comments2: dows at rear of home visual inspection o					
		Comments3: nly for those windows					
PR	_____	004-REI REINSPECTION	20160677	1789 MARKETVIEW DR			10/05/2016
		Comments1: FINAL					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-RFR ROUGH FRAMING	20160678	3837 BAILEY RD			10/19/2016
PR	_____	001-RFR ROUGH FRAMING Comments1: GARAGE HEADER	20160679	2243 BERESFORD RD			10/20/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20160680	553 W BARBERRY CIR			10/07/2016
BC	_____	001-PHF POST HOLE - FENCE	20160683	1999 WILD INDIGO LN	10		10/11/2016
BC	_____	002-FIN FINAL INSPECTION					10/17/2016
PR	_____	001-FTG FOOTING	20160684	2948 GRANDE TRAIL	420		10/07/2016
PR	10:30	002-FOU FOUNDATION					10/17/2016
PR	_____	003-WAT WATER					10/25/2016
BC	_____	004-BKF BACKFILL					10/24/2016
PR	11:00	001-FTG FOOTING	20160685	2393 HOLLENBACK CT	426		10/14/2016
PR	_____	001-FTG FOOTING	20160686	2958 GRANDE TRAIL	422		10/11/2016
PR	_____ AM	002-FOU FOUNDATION					10/28/2016
PR	_____	001-FTG FOOTING	20160687	2957 ELLSWORTH DR	405		10/04/2016
PR	_____	002-FOU FOUNDATION					10/06/2016
PR	_____	003-BKF BACKFILL					10/12/2016
PR	_____ AM	004-PLU PLUMBING - UNDERSLAB					10/17/2016
PR	_____	005-WAT WATER					10/19/2016
PR	_____	001-FTG FOOTING	20160688	2961 ELLSWORTH DR	404		10/05/2016
PR	_____ PM	002-FOU FOUNDATION					10/13/2016
_____	_____	003-BKF BACKFILL					10/18/2016
PR	_____ AM	004-WAT WATER					10/21/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/24/2016
PR	_____	001-FTG FOOTING	20160689	2952 GRANDE TR	421		10/07/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-FOU FOUNDATION					10/24/2016
PR	_____	AM 001-FTG FOOTING	20160690	2396 HOLLENBACK CT	424		10/14/2016
PR	_____	002-FOU FOUNDATION					10/31/2016
BC	_____	001-PHF POST HOLE - FENCE	20160691	2556 LYMAN LOOP	69		10/06/2016
BC	_____	002-FIN FINAL INSPECTION					10/13/2016
_____	_____	PM 001-PHF POST HOLE - FENCE	20160692	885 PURCELL ST	69		10/11/2016
PR	_____	001-FIN FINAL INSPECTION Comments1: LAWN SPRINKLERS	20160694	120 E VETERANS PKWY	2		10/06/2016
PR	_____	003-RFR ROUGH FRAMING	20160695	1934 CONEFLOWER CT	147		10/14/2016
BC	_____	001-FIN FINAL INSPECTION	20160696	1546 CRIMSON LN	4		10/07/2016
BC	_____	AM 001-FTG FOOTING	20160697	2699 LILAC WAY	321		10/11/2016
BC	_____	AM 002-FOU FOUNDATION					10/13/2016
BC	_____	003-BKF BACKFILL					10/20/2016
PR	_____	004-PLU PLUMBING - UNDERSLAB					10/26/2016
BC	_____	001-FTG FOOTING	20160698	2621 LILAC WAY	311		10/03/2016
BC	_____	AM 002-FOU FOUNDATION					10/04/2016
PR	_____	003-BKF BACKFILL					10/10/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					10/19/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/18/2016
BC	_____	AM 006-BGS BASEMENT GARAGE STOOPS					10/21/2016
PR	_____	002-FOU FOUNDATION	20160699	642 KENTSHIRE DR	123		10/03/2016
BC	_____	AM 003-BKF BACKFILL					10/06/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					10/18/2016
PR	_____	PM 005-PLU PLUMBING - UNDERSLAB					10/20/2016
BC	_____	006-BSM BASEMENT FLOOR					10/24/2016

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-GAR GARAGE FLOOR					10/24/2016
BC	_____	002-FOU FOUNDATION	20160700	2732 PHELPS CT	271		10/04/2016
BC	_____	003-BKF BACKFILL					10/06/2016
PR	_____	004-ESW ENGINEERING - SEWER / WAT					10/19/2016
PR	_____ PM	005-PLU PLUMBING - UNDERSLAB					10/20/2016
BC	_____	006-BSM BASEMENT FLOOR					10/25/2016
BC	_____	007-GAR GARAGE FLOOR					10/25/2016
PR	_____	002-FOU FOUNDATION	20160702	2394 HOLLENBACK CT	423		10/03/2016
PR	_____	003-BKF BACKFILL					10/07/2016
PR	_____	004-WAT WATER					10/10/2016
PR	_____	005-BGS BASEMENT GARAGE STOOPS					10/14/2016
PR	_____ AM	006-PLU PLUMBING - UNDERSLAB					10/16/2016
PR	_____	001-FTG FOOTING	20160703	2975 ELLSWORTH DR	400		10/06/2016
PR	_____	002-FOU FOUNDATION					10/11/2016
PR	_____	003-BKF BACKFILL					10/18/2016
PR	_____ AM	004-WAT WATER					10/21/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/24/2016
PR	11:00	001-FTG FOOTING	20160704	DRH CAMBRIDGE HOMES	427		10/14/2016
PR	_____	002-FOU FOUNDATION	20160705	2955 ELLSWORTH DR	406		10/04/2016
PR	_____	003-BKF BACKFILL					10/06/2016
PR	_____	004-WAT WATER					10/11/2016
PR	_____ AM	005-PLU PLUMBING - UNDERSLAB					10/14/2016
PR	_____	006-BGS BASEMENT GARAGE STOOPS					10/20/2016
BC	_____	002-FIN FINAL INSPECTION	20160706	506 W BARBERRY CIR			10/04/2016

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PR	10:30	001-FIN FINAL INSPECTION	20160707	1559 SYCAMORE RD			10/06/2016
BKF	_____	002-FIN FINAL INSPECTION					10/06/2016
PR	11:00	001-FIN FINAL INSPECTION	20160708	175 E VETERANS PKWY			10/27/2016
BC	_____	002-FIN FINAL INSPECTION	20160710	319 ESSEX CT	20		10/05/2016
BC	_____	002-FIN FINAL INSPECTION	20160714	341 E VAN EMMON ST			10/27/2016
BC	_____	001-RFR ROUGH FRAMING Comments1: SHEATHING INSTALLED TOP & BOTTOM. FRAMIN Comments2: G CANNOT BE SEEN. REMOVE BOTTOM SHEATHIN Comments3: G AND CALL FOR REINSPECTION.	20160715	1332 MARKETPLACE DR			10/13/2016
BC	_____	002-REI REINSPECTION Comments1: ROUGH FRAMING					10/19/2016
PR	_____	003-FIN FINAL INSPECTION Comments1: 5212 5222 5232				10/31/2016	
_____	_____	001-PHF POST HOLE - FENCE	20160716	2246 LAVENDER WAY	61	10/25/2016	
PR	_____	001-FTG FOOTING	20160717	1528 SIENNA DR	77		10/03/2016
BC	_____	AM 002-FOU FOUNDATION					10/04/2016
PR	_____	003-BKF BACKFILL					10/10/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					10/13/2016
PR	_____	005-PLU PLUMBING - UNDERSLAB					10/18/2016
BC	_____	006-BGS BASEMENT GARAGE STOOPS					10/21/2016
BC	_____	007-STP STOOP					10/25/2016
BC	_____	001-FTG FOOTING	20160718	2633 LILAC WAY	314		10/19/2016
BC	_____	002-FOU FOUNDATION					10/21/2016
_____	_____	PM 003-BKF BACKFILL					10/28/2016
PR	_____	PM 004-ESW ENGINEERING - SEWER / WAT					10/27/2016
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20160720	514 E MAIN ST	3		10/11/2016
BC	_____	002-FTG FOOTING					10/13/2016

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BC	_____	003-FOU FOUNDATION					10/20/2016
BC	_____	004-BKF BACKFILL					10/26/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160722	1559 SYCAMORE RD			10/17/2016
BC	_____	001-PHF POST HOLE - FENCE	20160723	868 GREENFIELD TURN	128		10/21/2016
_____	_____	001-FIN FINAL INSPECTION	20160724	910 FAWN RIDGE CT	36		10/24/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160728	705 ADRIAN ST			10/04/2016
PR	_____	001-REL ROUGH ELECTRICAL	20160732	1423 CANNONBALL TR			10/17/2016
PR	_____	002-PLR PLUMBING - ROUGH					10/17/2016
PR	_____	003-PLR PLUMBING - ROUGH					10/27/2016
BC	_____	001-PHD POST HOLE - DECK	20160736	602 SUTTON ST	165		10/10/2016
PR	_____	AM 002-RFR ROUGH FRAMING					10/14/2016
_____	_____	003-FIN FINAL INSPECTION					10/18/2016
_____	_____	001-FTG FOOTING	20160737	2402 FITZHUGH TURN	144	10/31/2016	
_____	_____	AM 001-FTG FOOTING	20160738	2463 FAIRFAX WAY	245	10/31/2016	
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20160745	414 W KENDALL DR			10/27/2016
PR	_____	001-PHF POST HOLE - FENCE	20160749	428 WINTERBERRY DR	98		10/07/2016
PR	_____	001-FIN FINAL INSPECTION	20160750	823 CANYON TR	114	10/04/2016	
PR	_____	001-RFR ROUGH FRAMING Comments1: 1212,1222,1232	20160753	1252 MARKETPLACE DR			10/27/2016
PR	_____	001-RFR ROUGH FRAMING	20160754	1252 MARKETPLACE DR			10/25/2016
BC	14:30	001-FIN FINAL INSPECTION Comments1: REINSTALL RECEPTACLE & JUNCTION BOX COVE Comments2: R PLATES. CLOSE KNOCKOUTS IN ELE. RECEPT Comments3: ACLE BOX.	20160756	1111 S BRIDGE ST			10/19/2016
BKF	_____	002-FIN FINAL INSPECTION Comments1: FIRE EXTINGUISHERS					10/19/2016

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BC	14:30	003-REI REINSPECTION					10/25/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160760	2669 LILAC WAY	318		10/25/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160761	208 E SOMONAUK ST			10/14/2016
BC	_____	001-PHF POST HOLE - FENCE	20160762	1867 WALSH DR	57		10/25/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160763	406 MCHUGH RD			10/19/2016
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20160766	311 E RIDGE ST			10/17/2016
BC	_____	002-FIN FINAL INSPECTION					10/27/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: BOX AROUND OR INCREASE HEIGHT OF SUMP DR Comments2: AIN PRIOR TO POUR. IT IS LOWER THAN HEIG Comments3: HT OF THE SLAB.	20160768	491 SUTTON ST	172		10/26/2016
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160769	420 WINTERBERRY DR	100		10/31/2016
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20160775	781 OMAHA DR	17		10/24/2016
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20160776	1453 WALSH DR	86		10/18/2016
_____	_____	001-PPS PRE-POUR, SLAB ON GRADE	20160780	2752 LILAC CT	331		10/28/2016
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20160785	302 OAKWOOD ST	18		10/31/2016
BC	_____	001-PHF POST HOLE - FENCE	20160787	141 CLAREMONT CT	28		10/25/2016
PR	13:00	001-FIN FINAL INSPECTION	20160788	1145 N BRIDGE ST			10/26/2016
BKF	_____	002-FIN FINAL INSPECTION				10/26/2016	
PR	_____	001-FIN FINAL INSPECTION	20160797	203 MORGAN ST			10/28/2016

DATE: 10/31/2016
TIME: 16:22:49
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 10/01/2016 TO 10/31/2016

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

PERMIT TYPE SUMMARY:		ADD ADDITION			4		
		AGP ABOVE-GROUND POOL			1		
		BIP BUILD INCENTIVE PROGRAM SFD		183			
		CCO COMMERCIAL OCCUPANCY PERMIT			9		
		COM COMMERCIAL BUILDING			6		
		CRM COMMERCIAL REMODEL			7		
		DCK DECK			6		
		DRV DRIVEWAY			2		
		ESN ELECTRIC SIGN			3		
		FNC FENCE			20		
		GAR GARAGE			1		
		HVC HVAC UNIT/S			1		
		MIS MISCELLANEOUS			1		
		MSC MISCELLANEOUS			1		
		PTO PATIO / PAVERS			5		
		REP REPAIR			12		
		ROF ROOFING			9		
		RPZ RPZ - BACKFLOW PREVENTION			1		
		SFB SINGLE FAMILY BUILT TO HONOR			4		
		SFD SINGLE-FAMILY DETACHED		105			
		WIN WINDOW REPLACEMENT			5		
INSPECTION SUMMARY:		BGS BASEMENT GARAGE STOOPS			10		
		BKF BACKFILL			21		
		BSM BASEMENT FLOOR			6		
		EDA ENGINEERING - DRIVEWAY APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			15		
		ELE ELECTRIC SERVICE			2		
		EPW ENGINEERING- PUBLIC WALK			1		
		ESW ENGINEERING - SEWER / WATER			10		
		FIN FINAL INSPECTION			57		
		FOU FOUNDATION			21		
		FTG FOOTING			21		
		GAR GARAGE FLOOR			8		
		INS INSULATION			20		
		PHD POST HOLE - DECK			6		
		PHF POST HOLE - FENCE			12		
		PLF PLUMBING - FINAL OSR READY			16		
		PLR PLUMBING - ROUGH			19		
		PLU PLUMBING - UNDERSLAB			20		
		PPS PRE-POUR, SLAB ON GRADE			7		
		REI REINSPECTION			5		
		REL ROUGH ELECTRICAL			19		
		RFR ROUGH FRAMING			26		
		RMC ROUGH MECHANICAL			16		
		ROF ROOF UNDERLAYMENT ICE & WATER			5		
		SPO SPOT SURVEY			1		

DATE: 10/31/2016
TIME: 16:22:49
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 10/01/2016 TO 10/31/2016

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

		STP STOOP			5		
		SUM SUMP			7		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			1		
		UGE UNDERGROUND ELECTRIC			1		
		WAT WATER			10		
		WKS PUBLIC & SERVICE WALKS			17		
INSPECTOR SUMMARY:					15		
		BC BOB CREADEUR			117		
		BKF BRISTOL KENDALL FIRE DEPT			3		
		PR PETER RATOS			235		
		PWK PUBLIC WORKS			2		
		TK TOM KONEN			14		
STATUS SUMMARY:							
	A				1		
	A	BC			1		
	C				3		
	C	BC			39		
	C	BKF			2		
	C	PR			35		
	C	PWK			1		
	C	TK			8		
	I				11		
	I	BC			77		
	I	BKF			1		
	I	PR			189		
	I	TK			3		
	T	PR			11		
	T	PWK			1		
	T	TK			3		
REPORT SUMMARY:					386		



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 2016-56

Agenda Item Summary Memo

Title: Property Maintenance Report for September and October 2016

Meeting and Date: EDC – December 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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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: October 3, 2016
Subject: September Property Maintenance

Property Maintenance Report September 2016

Adjudication:

13 Property Maintenance Cases heard in September

09/07/2016

N2858	401 Freemont St	Discharging Offensive	Continued
N2859	401 Freemont St	Discharging Offensive	Continued
N2860	1981 S Bridge St	Weeds	Dismissed
N2861	7311 S Bridge St	Weeds	Continued
N2862	314 Illini Dr	Weeds	Dismissed

09/12/2016

N2858	401 Freemont St	Discharging Offensive	Not Liable
N2859	401 Freemont St	Discharging Offensive	Not Liable

09/19/2016

N2861	7311 S Bridge St	Weeds	Liable \$250
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09/26/2016

N2863	404 W Ridge St	Weeds	Liable \$200
N2864	Liberty & E Center St	Weeds	Liable \$3,400
N2865	400 Freemont St	Off Street Parking	Liable \$75
N2866	400 Freemont St	Trailer Storage	Liable \$75
N2867	651 Prairie Point Dr	Maintenance on Biowaste	Dismissed

Case Report

09/01/2016 - 09/30/2016

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	CITATION ISSUED	DATE OF HEARING	POSTED	PUBLIC WORKS TO MOW	ADJUDICATION FINDINGS
20160564	9/30/2016	309 W. Main St.	Numerous	COMPLIANT						
20160563	9/27/2016	106 Colonial Pkwy	Junk, Trash	IN VIOLATION	9/28/2016					
20160562	9/27/2016	215 Hillcrest Ave	Vehicles	IN VIOLATION	9/28/2016					
20160561	9/26/2016	2905 Grande Trail Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160560	9/26/2016	2909 Grande Trail Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160559	9/26/2016	2929 Grande Trail Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160558	9/26/2016	2923 Grande Trail Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160557	9/26/2016	2921 Grande Trail	Grass/Weeds	IN VIOLATION				9/26/2016		
20160556	9/26/2016	2924 Grande Trail Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160555	9/26/2016	2924 Ellsworth Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160554	9/26/2016	2910 Ellsworth Dr.	Grass/Weeds	IN VIOLATION				9/26/2016		
20160553	9/22/2016	1389 Carolyn Ct.	Stormwater pollution	IN VIOLATION		9/22/2016	10/24/2016			
20160552	9/20/2016	804 Morgan St	Unsafe Equipment	IN VIOLATION	9/21/2016					
20160551	9/20/2016	804 Morgan St	Vehicles	IN VIOLATION	9/21/2016					
20160550	9/20/2016	310 MILL ST	WEEDS GRASS	PENDING	9/21/2016					
20160549	9/20/2016	1987 Country Hills Dr.	Grass/Weeds	CLOSED				9/20/2016		
20160548	9/20/2016	1152 Kate Dr.	Grass/Weeds	CLOSED				9/20/2016		
20160547	9/15/2016	215 Hillcrest Ave	Vehicles	CLOSED	9/15/2016					
20160546	9/15/2016	204 Leisure St.	Grass/Weeds	CLOSED	9/15/2016			9/15/2016		
20160545	9/15/2016	209 A&B Leisure Ln.	Misc.	COMPLIANT						
20160544	9/14/2016	2472 Emerald Lane	Zoning (Sheds)	CLOSED	9/15/2016					

20160543	9/13/2016	804 Morgan St.	TRASH, RUBBISH	IN VIOLATION	9/15/2016					
20160542	9/13/2016	1312 E. Spring St	Grass/Weeds	CLOSED				9/13/2016		
20160541	9/12/2016	1282 Deerpath Dr.	Grass/Weeds	CLOSED				9/12/2016		
20160540	9/12/2016	1262 Deerpath Dr.	Grass/Weeds	CLOSED				9/12/2016		
20160539	9/12/2016	2394 Sumac Dr.	Grass/Weeds	CLOSED				9/12/2016		
20160538	9/12/2016	2744 Alandale Ln	Grass/Weeds	CLOSED				9/12/2016		
20160537	9/8/2016	1192 Taus Circle	Grass/Weeds	CLOSED				9/8/2016		
20160536	9/8/2016	2211 Kingsmill	Grass/Weeds	IN VIOLATION				9/8/2016		
20160535	9/8/2016	1133 Taus Circle	Grass/Weeds	CLOSED				9/8/2016		
20160534	9/8/2016	1124 Redwood Dr.	Grass/Weeds	CLOSED				9/8/2016		
20160533	9/8/2016	1162 Clearwater Dr.	Grass/Weeds	CLOSED				9/8/2016		
20160532	9/8/2016	KMP Lots (28 lots)	Grass/Weeds	CLOSED				9/8/2016		
20160531	9/8/2016	400 Freemont St.	Discharging of offensive matter	IN VIOLATION		8/2/2016	9/7/2016			CONTINUED 9-12-16
20160530	9/7/2016	600 E. Veterans Pkwy	Grass/Weeds	CLOSED						
20160529	9/7/2016	104 Beaver St.	Grass/Weeds	IN VIOLATION				9/7/2016		
20160528	9/7/2016	RT 34 AT BLACKSTONE, TO POST OFFICE	WEEDS, GRASS, TREES TO TRIM	COMPLIANT						
20160527	9/7/2016	GRANDE RESERVE	WEEDS GRASS	CLOSED						
20160526	9/6/2016	1095 Grace Dr.	Grass/Weeds	CLOSED				9/6/2016		
20160525	9/6/2016	1105 Grace Dr.	Grass/Weeds	CLOSED				9/6/2016		
20160524	9/6/2016	1131 Grace Dr.	Grass/Weeds	CLOSED				9/6/2016		
20160523	9/6/2016	1331 Spring St.	Grass/Weeds	CLOSED				9/2/2016		
20160522	9/6/2016	572 Birchwood Dr.	Grass/Weeds	CLOSED				9/2/2016		
20160521	9/6/2016	551 Birchwood Dr.	Grass/Weeds	CLOSED				9/2/2016		
20160520	9/6/2016	511 Birchwood Dr.	Grass/Weeds	CLOSED				9/2/2016		
20160519	9/6/2016	501 Birchwood Dr.	Grass/Weeds	CLOSED				9/2/2016		

20160518	9/6/2016	491 Birchwood Dr.	Grass/Weeds	CLOSED				9/2/2016		
20160517	9/1/2016	513 BIRCHWOOD DR	WEEDS GRASS	CLOSED						

Total Records: 48

10/3/2016



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: October 25, 2016
Subject: October Property Maintenance

Property Maintenance Report October 2016

Adjudication:

3 Property Maintenance Cases heard in October

10/10/2016

N 2869	401 Bruell St	Motor Vehicles	Dismissed
N 2868	401 Bruell St	Off Street Parking	Dismissed

10/24/2016

N 2870	1389 Carolyn Ct	Non-Stormwater Discharge	Liabile \$75
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Case Report

10/1/2016 - 10/31/2016

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	DOWNTOWN SWEEP	STATUS	VIOLATION LETTER SENT	CITATION ISSUED	DATE OF HEARING	POSTED	PUBLIC WORKS TO MOW
20160596	10/26/2016	2210 Northland Ln	Grass/Weeds		COMPLIANT					
20160595	10/26/2016	102 Beaver St.	OFF STREET PARKING		IN VIOLATION					
20160594	10/18/2016	605 Heustis St.	Unsafe Tree		IN VIOLATION	10/19/2016				
20160593	10/18/2016	305 E. Ridge St.	Working w/o permit		IN VIOLATION					
20160592	10/18/2016	502 Heustis St.	Working w/o permit		CLOSED					
20160591	10/17/2016	210 BEAVER ST	POISON IVY & POISON OAK		CLOSED					
20160590	10/13/2016	Old Second Property "The Hill"	Weeds and Grass		COMPLIANT					
20160589	10/13/2016	634-F W. Veterans Pkwy.	Sign		CLOSED	10/14/2016				
20160588	10/13/2016	634-B W. Veterans Pkwy.	Sign		CLOSED	10/14/2016				
20160587	10/13/2016	664-F W. Veterans Pkwy	Sign		CLOSED	10/14/2016				
20160586	10/13/2016	654-D West Veterans Pkwy	Sign		CLOSED	10/14/2016				
20160585	10/12/2016	302 N BRIDGE ST	NON CONFORMING SIGN		IN VIOLATION					
20160584	10/7/2016	1700-1706 JOHN ST	JUNK, REFUSE		COMPLIANT					
20160583	10/7/2016	1222 EVERGREEN LN	WEEDS GRASS		COMPLIANT					
20160582	10/7/2016	1225 EVERGREEN LN	WEEDS		IN VIOLATION	10/11/2016				
20160581	10/7/2016	1702 JOHN ST	WEEDS GRASS		COMPLIANT					
20160580	10/6/2016	810 Morgan St.	BOAT		CLOSED	10/7/2016				

20160579	10/6/2016	810 Morgan St.	Junk, Trash		CLOSED	10/7/2016				
20160578	10/5/2016	206 Heustis St.	Corner clearance		DOWNTOWN SWEEP	10/6/2016				
20160577	10/5/2016	206 Heustis St.	Vehicles		DOWNTOWN SWEEP	10/6/2016				
20160576	10/5/2016	206 Heustis St.	Trash, rubbish		DOWNTOWN SWEEP	10/6/2016				
20160575	10/5/2016	206 Heustis St.	Outdoor display		DOWNTOWN SWEEP	10/6/2016				
20160574	10/5/2016	206 Heustis St.	Protective treatment		DOWNTOWN SWEEP	10/6/2016				
20160573	10/5/2016	206 Heustis St.	Premises identification		DOWNTOWN SWEEP	10/6/2016				
20160572	10/5/2016	206 Heustis St.	Grass/weeds		DOWNTOWN SWEEP	10/6/2016				
20160571	10/5/2016	206 Heustis St.	Snipe sign		DOWNTOWN SWEEP	10/6/2016				
20160570	10/4/2016	Liberty St. @ E. Center St	Grass/Weeds		IN VIOLATION		10/12/2016	11/14/2016	10/4/2016	
20160569	10/4/2016	109 E. Somonauk St.	Dead Tree		CLOSED	10/4/2016				
20160568	10/4/2016	343 Tyler Creek Ct.	Silt Fence		IN VIOLATION					
20160567	10/4/2016	211A Hillcrest Ave.	Vehicles		CLOSED					
20160566	10/4/2016	709 Clover Ct.	Grass/Weeds		IN VIOLATION				10/3/2016	
20160565	10/3/2016	1824 B COUNTRY HILLS DR	WEEDS GRASS		CLOSED					

Total Records: 32



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 2016-57

Agenda Item Summary Memo

Title: Economic Development Report

Meeting and Date: EDC – December 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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651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois 60560
Phone 630-553-0843 • FAX 630-553-0889

Monthly Report – for November 2016 EDC Meeting of the United City of Yorkville

Downtown Redevelopment:

- Continue to work various businesses exploring locations in existing downtown buildings.
- Continue conversations with two new developers looking at different multi-purpose projects in the downtown.

Development south of Fox River:

- Construction on Dunkin Donuts is nearing completion. Continue to work with a local gas station owner who is discussing this opportunity with the developer.
- 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.
- 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.
- Began exploration of new potential commercial development near Route 47 & 71.

Development north of the Fox River:

- Kendall Crossing...Continue to work with a variety of end users interested in locating at the site. We are at the point the where we are having multiple meetings with interested parties. This is a very good sign, and an indication that the site is a finalist for site selection.
- Kendall Marketplace...Working with a junior box for the center. The junior box has "signed off" on the agreement. The lease is "out" to be executed. We expect to be able to announce this retailer in the very near future.
- O'Reilly Auto Parts is now open.
- Began discussion with potential developer of new senior living development.
- Began discussion with potential developer of new residential development focusing on duplexes.

Industrial Development:

- Continue to work 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. A period of negotiation is still on going.

Recreational Development:

- Continue to work with Justine Brummel on multi-use sports facility. At this point, the project is being prepared to go vertical in the spring. There are many moving parts on this project, and all involved are working very well together.

Other Activity:

- Attended the Aurora Specialty Textile open house.
- Attended the UIRVDA board meeting to discuss the potential use of their Enterprise Zone in Yorkville.
- Attended the quarterly SBA meeting to represent Yorkville for the 504 program.

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



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

Monthly Report – for December 2016 EDC Meeting of the United City of Yorkville

Downtown Redevelopment:

- Continue to work Minor Threat Restaurant Group on opening of new restaurant concept in former Cobblestone space.
- Continue conversations with two new developers looking at different multi-purpose projects in the downtown.

Development south of Fox River:

- Construction on Dunkin Donuts is nearing completion. Continue to work with a local gas station owner who is discussing this opportunity with the developer.
- Continue to work to locate grocery store south of the River. Discussion continues with multiple potential grocery operators who are looking at Yorkville.
- Continued exploration of new potential commercial development near Route 47 & 71.

Development north of the Fox River:

- Kendall Crossing...Preparing for the spring construction of a 6,000 square foot multi-tenant building on the site. Three quarters of this building has a "letter of intent" for the space. There will be 1,500 square feet available for lease in the building. I anticipate that the remaining space will be leased as soon as construction begins. Also, had multiple meetings with other users looking at the development.
- Kendall Marketplace...Working with a junior box for the center. The junior box has "signed off" on the agreement. The lease is "out" to be executed. We expect to be able to announce this retailer in the very near future. We are hopeful that we will be able to announce prior to the end of the year. Also, working directly with Alex Berman to create activity on the outlets at the site.
- Working with experienced assisted living/memory care developer for significant project on Route 34 corridor. Project will become public soon after the first of the year.
- Working with smaller site developer (less than 5 acres), to locate a smaller multi-tenant site.

Industrial Development:

- Continue to work 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. A period of negotiation is still on going.
- Continue to work with Wrigley on upcoming needs regarding facility and workforce development.

Recreational Development:

- Continue to work with Justine Brummel on multi-use sports facility. At this point, the project is being prepared to go vertical in the spring. There are many moving parts on this project, and all involved are working very well together.

Other Activity:

- Attended the Eisenberg Foundation Career Day, as a Round Table Leader.
- Participated in the UIRVDA calls to discuss the potential use of their Enterprise Zone in Yorkville.
- Attended the SBA meeting to represent Yorkville project for the 504 program.

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



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

NB #5

Tracking Number

EDC 2016-58

Agenda Item Summary Memo

Title: Meeting Dates for 2017

Meeting and Date: Economic Development Committee – December 6, 2016

Synopsis: Proposed Economic Development Committee meeting schedule for 2017.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee approval

Submitted by: _____
Name Department

Agenda Item Notes:

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Memorandum

To: Economic Development Committee
From: Lisa Pickering, Deputy Clerk
Date: October 26, 2016
Subject: Economic Development Committee Meeting Schedule for 2017

Listed below is a tentative schedule for the Economic Development Committee meetings for 2017. The proposed schedule has the commission meeting the 1st Tuesday of each month at 6:00 p.m. with the exception of the April meeting (due to Election Day) and the July meeting (due to July 4 holiday). The April and July meetings are proposed for the first Wednesday instead of the first Tuesday of the month.

- January 3, 2017
- February 7, 2017
- March 7, 2017
- April 5, 2017 (Wednesday)
- May 2, 2017
- June 6, 2017
- July 5, 2017 (Wednesday)
- August 1, 2017
- September 5, 2017
- October 3, 2017
- November 7, 2017
- December 5, 2017

Please discuss this schedule at the Economic Development Committee meeting and decide if you have any changes to the dates or meeting time.

2017

Yearly Calendar

January						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
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Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Human Resources	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

OB #1

Tracking Number

EDC 2016-35

Agenda Item Summary Memo

Title: Commercial and Industrial Incentives – Enterprise Zones

Meeting and Date: EDC – December 6, 2016

Synopsis: See attached memo.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: None

Council Action Requested: Informational

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: November 30, 2016
Subject: **Potential Enterprise Zone Opportunity**

Summary

The City of Yorkville continuously strives to research and implement strategies to incentivize commercial and industrial businesses within the community. Throughout the region, state and country, all levels of governmental agencies have historically offered economic development incentives to attract business activity, retain employment, encourage investment and spur revitalization in distressed districts. Yorkville has recently been pursuing the opportunity to apply for an Enterprise Zone which is an incentive program provided by the State of Illinois. This memorandum will outline the principles and incentives of an Enterprise Zone as well as describe a unique opportunity the Upper Illinois River Valley Development Authority (UIRVDA) may provide the City.

Illinois Enterprise Zone Background

The original Illinois Enterprise Zone Act (the Act) took effect December 7, 1982. An enterprise zone is a specific area designated by the State of Illinois in cooperation with a local government to receive various tax incentives and other benefits to stimulate economic activity and neighborhood revitalization. The main purpose of the program is to encourage employment growth and retention in the industrial and manufacturing sectors. The Enterprise Zone Program is administered at the state level by the Illinois Department of Commerce and Economic Opportunity (DCEO).

The State only designated a set number (97) of Enterprise Zones in its initial phasing of the zones. These initial zones began expiring in 2015 and will finish expiring by 2019. Instead of allowing communities to reapply for those zones once they expire, the State decided to reevaluate and restructure the program. This caused all existing Enterprise Zones to expire and communities must reapply as new designated zones. This allowed communities which did not have an existing zone a fair chance to apply and receive a new zone.

The Application Process

Staff has been researching the application processes and determining the feasibility for receiving an Enterprise Zone designation. The basic eligibility requirements to apply for a zone are as follows:

1. The proposed zone is a contiguous area;
2. The proposed zone comprises a minimum of 1½ square mile and not more than 12 square miles; and
3. The proposed zone must meet 3 of the qualifying criteria outlined in Section 4(1)(f) of the Act.

While the first two requirements are general and easy to determine, it is the third requirement which requires the most input and information. The Act specifies ten (10) qualifying criteria which all new Enterprise Zones must demonstrate within the proposed zone and Local Labor Market Area (LLMA). There are certain benchmarks each criteria must meet to ensure that the proposed zone will help alleviate certain negative impacts within the area. The Enterprise Zone Criteria includes:

1. **Unemployment Rate** - *All or part of the LLMA has had an annual average unemployment rate of at least 120% of the State's annual average unemployment rate.*
2. **Substantial Employment Opportunities** - *Designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of \$100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the LLMA.*
3. **Poverty** - *All or part of the LLMA has a poverty rate of at least 20%; 50% or more of children in the LLMA are eligible to participate in the federal free or reduced-price meals program; or 20% or more households in the LLMA receive food stamps.*
4. **Abandoned Coal Mine, Brownfield or Federal Disaster Area** - *the qualifying item must be located in the proposed zone and not the LLMA.*
5. **Large Scale Plant Closings** - *Closings of private or public facilities which affected 50 employees or more.*
6. **Vacant Structures** - *Considers vacant structures for qualification within the LLMA in terms of total square footage.*
7. **Tax Base 5 Year Improvement Plan** - *Demonstrates how zone designation will improve that tax base for the State and the local taxing bodies affected by the proposed zone.*
8. **Public Infrastructure Improvement Plan** - *An inventory of the public infrastructure that demonstrates that significant public infrastructure exists in the LLMA to support economic development.*
9. **Manufacturing Skills Program** - *High schools or community colleges located within the LLMA which are engaged in ACT Work Keys, Manufacturing Skills Standard Certification or industry-based credentials that prepare students for careers qualify.*
10. **Equalized Assessed Valuation (EAV)** - *The change in EAV of industrial or commercial properties in the five (5) years prior to the date of application is equal to or less than 50% of the State average change in EAV for industrial or commercial properties, as applicable, for the same period of time.*

While the application states that you must prove 3 out of these 10 criteria are present to be eligible, the designation process is highly competitive and to be awarded a zone, a community will typically need to prove almost all of these exist within the LLMA and the proposed zone. Additionally, the process requires a public hearing, intergovernmental agreement (if necessary), development goals and objectives, local incentives, and legal description of the zone.

Local Incentives and Exemptions

The types of economic development incentives an Enterprise Zone may provide can be very helpful for spurring new business and providing relief to existing businesses looking to expand. Businesses located in or expanding within an Illinois Enterprise Zone may be eligible for the following State and local tax incentives:

1. Exemption on retailers' occupation tax paid on building materials;
2. An investment tax credit of 0.5% of qualified property;
3. Expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility;
4. An exemption on the state utility tax for electricity and natural gas; and
5. An exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax.

A more in depth analysis of each of these incentives have been attached to this memorandum.

In addition to state incentives, each zone offers local incentives (determined by the applicant) to enhance business development projects. Each zone has a designated local zone administrator responsible for compliance and is available to answer questions.

Upper Illinois River Valley Development Authority

As stated previously, the process to acquire an Enterprise Zone is highly competitive within the State and there are only a certain amount of zones designated each year. While staff has spent time researching the viability of an application, there is no guarantee that the City would be awarded a zone. The Upper Illinois River Valley Development Authority (UIRVDA) offers a possible alternate path to receiving zone designation within the Act itself.

UIRVDA is a general development agency serving the Counties of Bureau, Grundy, Kane, Kendall, LaSalle, Lake, Marshall, McHenry and Putnam and is one of only ten (10) regional development authorities within the State of Illinois. UIRVDA was created by action of the Illinois General Assembly and the Governor. The Authority's financial and supportive powers enable it, with the written approval of the Governor of the State of Illinois, to issue Double-Tax Exempt Bonds for the purpose of developing, constructing, acquiring or improving properties or facilities for business entities locating in or expanding within the territorial jurisdiction of the Authority. The Authority has certain powers granted to it as a municipality as authorized by selected sections of the Illinois Municipal Code including the power to enter into contracts and intergovernmental agreements with private bodies or units of government. The authority is governed by a board of directors which includes representatives from each of the counties.

There is language within the act which established UIRVDA (Section 10 of the UIRVDA Act 70 ILCS 530) as an authority power to designate a single Illinois Enterprise Zone for certification by the DCEO. This Enterprise Zone has all the privileges under the Illinois Enterprise Zone Act and shall not be counted toward the 97 zones created under the Act. In 1993, UIRVDA designated Marshall County which has been in operation for nearly 30 years as its Enterprise Zone. Like all the other

zones, this zone was terminated as the new Act was adopted. UIRVDA is seeking to reestablish a new zone within its jurisdiction, but this time they will attempt to accommodate a single Enterprise Zone that can be expanded to cover any portion of the entire region it represents.

UIRVDA Enterprise Zone Process

The UIRVDA board is proposing to designate an Enterprise Zone which will specifically target high potential developments and expansions while meeting the requirements for a designate Enterprise Zone. Yorkville staff members and the Yorkville economic development consultant attended the October 18, 2016 UIRVDA board meeting to discuss how it was planning to accomplish this goal.

After analyzing the language within the UIRVDA Act and having previously established an Enterprise Zone, the board believes that as long as an UIRVDA Enterprise Zone meets the basic minimum requirements of the Act, then the DCEO will grant them the authoritative power to establish the zone. Therefore, the board will be drafting the application and, once approved by the DCEO, will be the zone administrator for the Enterprise Zone.

To ensure the zone follows the eligibility requirements of having a contiguous area and having no more than 12 square miles within the proposed zone, the board will be utilizing a guideline of the Act which allows for the minimum width of a boundary to be 3 feet. By using 3 foot slivers along right-of-ways from parcel to parcel, UIRVDA can create a large Enterprise Zone which could potentially span all the counties within its jurisdiction. This type of boundary making can be seen in the northwest portion of Chicago's Enterprise Zone III (attached to this memorandum).

UIRVDA has requested that to start the zone, businesses within their region should submit applications on projects they feel would benefit from the zone's incentives and are preparing for development in the near future. After all applications for inclusion into the zone are received, a proposed boundary will be drafted. UIRVDA is looking for immediate projects which will generate job growth as it will be one of their qualifying criteria for their application. To apply to be within the Enterprise Zone, the business must submit an application detailing their project as well as a \$2,000 non-refundable application fee and zone administration fee. If accepted into the zone, the business will be able to take advantage of the incentives as soon as the zone is certified by the DCEO.

Additionally, after the zone has been designated, the boundaries may be amended over time. For example, if an industry is initially added to the zone and develops their property, after their project is complete and they have received the benefits of the zone, they may be removed from the zone to make space for other newer developments. Changing the boundary of the zone requires amendments to the zone through the DCEO and public hearings, but UIRVDA will be in responsible for those processes as they will be the zone administrator.

City of Yorkville Participation

An Enterprise Zone offers a variety of economic development incentives for those looking to start or expand a business. After attending the UIRVDA board meeting and researching the principles of an Enterprise Zone, staff recommends advising future developments and existing expanding businesses to seek inclusion within the UIRVDA Enterprise Zone. Staff believes there are three (3) potential developments which are ideal to be added to the zone first:

1. Lincoln Prairie Property (NE Corner of Eldamain and Faxon Road)
2. Former Bristol Bay 65 Park (Go For It Sports)
3. Wrigley (NE Corner of IL 47 and Cannonball Trail)

It is up to these businesses to decide to participate and apply to be within the UIRVDA Enterprise Zone. To encourage these developments to participate in the Enterprise Zone, the City Attorney has drafted a resolution which directs the City Administrator to pay one-half (1/2) of the cost of an application (currently \$1,000) to UIRVDA for any business currently operating in the City and considering an expansion or any business desiring to locate in the City. By partnering with these businesses, it demonstrates to UIRVDA the City's dedication to economic development and desire to be included in the Enterprise Zone.

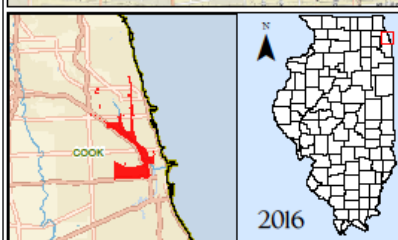
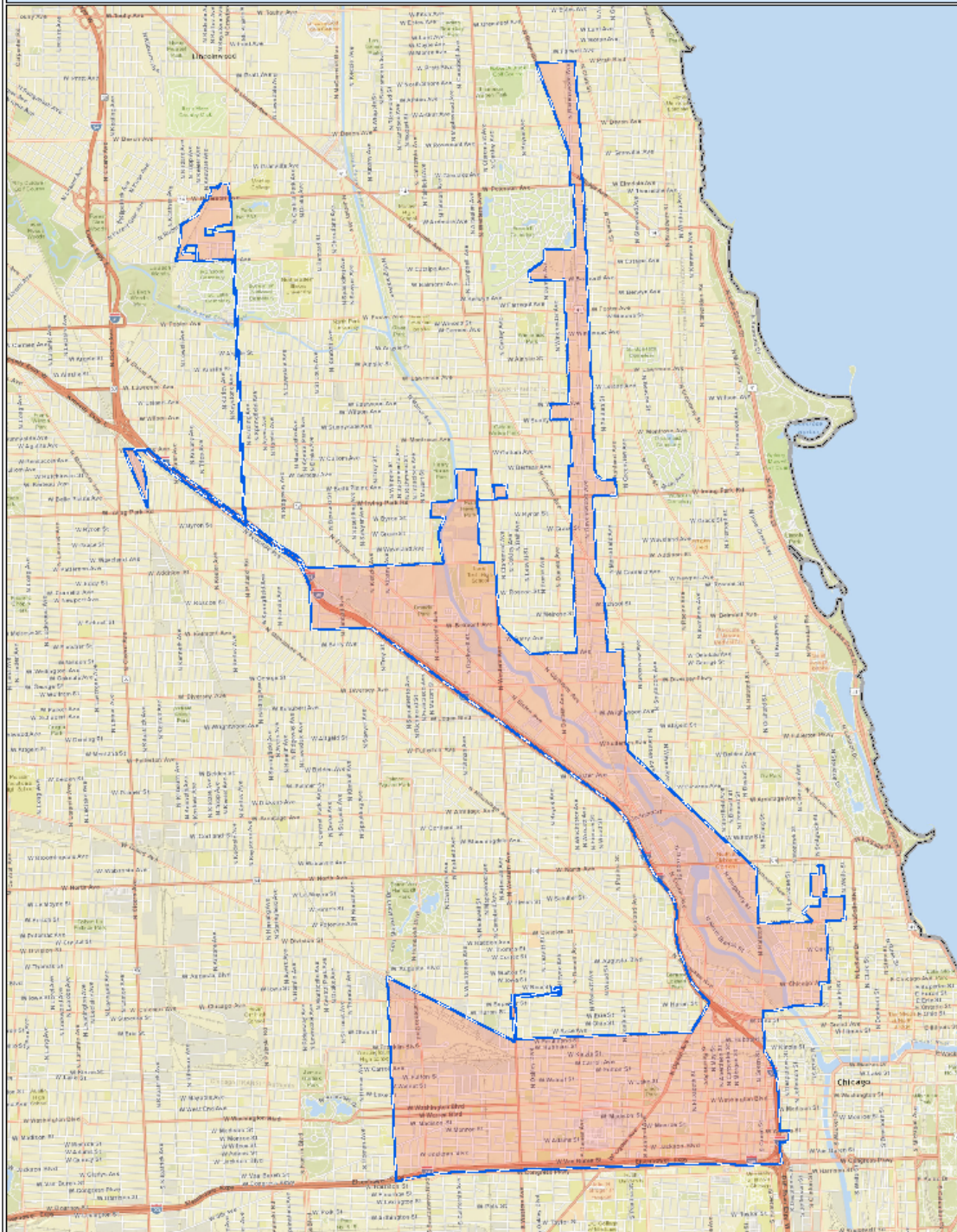
Staff Comments/Next Step Recommendations

We are seeking the EDC's feedback on the Enterprise Zone Program run by UIRVDA as well as recommendations regarding the drafted resolution to provide businesses seeking inclusion in the Enterprise Zone half of the application costs.

Attachment

Chicago Enterprise Zone III Map
Enterprise Zone Incentives
UIRVDA Enterprise Zone Resolution

Chicago IV (2016)



ILLINOIS DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION
Map Creation Date: 4/28/2016
IDCEO
GISID: B12 - MAP# 22

DISCLAIMER
In preparing these maps, constraints of scale, data, time, and personnel required the generalization and extrapolation of boundaries which have not been field-checked. The base maps used by the Department in this process were obtained from the University of Illinois (UIMAP), and the U.S. Department of Commerce, and the Bureau of the Census (CIGER). These maps may not be used to delineate any boundary or the location of measurements, railroads, roads, or streets, with any precision, because the boundaries and locations on these maps are ONLY GENERALIZED REPRESENTATIONS OF APPROXIMATE LOCATIONS AND BOUNDARIES.
The Illinois Department of Revenue and the State of Illinois hereby give notice to all users that these maps and the data included herein, lack the accuracy required for site-specific uses. Since all boundaries and all data are based on information derived from sources outside the Illinois Department of Revenue, the Illinois Department of Revenue and the State of Illinois make no representation, guarantee or warranty, either express or implied, regarding the accuracy of these maps or the data furnished herein, including, but not limited to, the condition of this product, the product's maintainability, or the product's fitness for any particular purpose or use. Specific questions regarding boundary locations should be directed to the clerk of the county in which the property exists.

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ENTERPRISE ZONE TAX BENEFITS

The following summarizes the most often asked questions on the tax benefits offered through the Enterprise Zone Program.

INVESTMENT TAX CREDIT

What is the enterprise zone investment tax credit? The Illinois Income Tax Act 35 ILCS 5/201, as amended allows a .5 percent credit against the state income tax for investments in qualified property, which is placed in service in an enterprise zone.

Who are qualifying taxpayers? The credit may be taken by corporations, trusts, estates, individuals, partners and Subchapter S shareholders who make investments in qualified property and who otherwise meet the terms and conditions established by statute.

What is qualified property? "Qualified property" is property which:

- is tangible; whether new or used, including buildings and structural components of buildings;
- is acquired by purchase as defined in Internal Revenue Code (IRC) Section 179(d);
- is depreciable pursuant to IRC Section 167;
- has a useful life of four or more years as of the date placed in service in an enterprise zone;
- is used in the enterprise zone by that taxpayer;
- has not been previously used in Illinois in such a manner and by such a person as would qualify for the credit; and, is an improvement or addition made on or after the date the zone was designated to the extent that the improvement or addition is of a capital nature, which increases the adjusted basis of the property previously placed in service in an enterprise zone and otherwise meets the requirements of qualified property.

What are examples of "qualified property"? Examples include buildings, structural components of buildings, elevators, materials tanks, boilers, and major computer installations. Examples of non-qualifying property are land, inventories, small personal computers, trademarks, typewriters, and other small, non-depreciable, or intangible assets.

What does "placed in service" mean? Qualified property is "placed in service" on the earlier of 1) the date the property is placed in a condition of readiness and availability for use, or 2) the date on which the depreciation period of that property begins. To qualify for the enterprise zone investment tax credit, the property must be placed in service on or after the date the zone was certified by the Department of Commerce and Economic Opportunity, and on or before the last day of the firm's taxable year.

What is "depreciable" property? Property must be depreciable pursuant to Internal Revenue Code Section 167. Depreciable property is used in the taxpayer's trade or business or held for the production of income (but not inventory), which is subject to wear and tear, exhaustion or obsolescence.

There are some types of assets that may not be depreciable, even though they are used in the taxpayer's business or trade or are held for the production of income. Good will and land are examples. Other examples of tangible property, which are not depreciable, are inventories, natural resources and currency.

Does “used” property qualify for the enterprise zone investment tax credit? Used property does not qualify if it was previously used in Illinois in such a manner and by such a person as would qualify for either the statewide investment tax credit or the enterprise zone investment tax credit.

Example: A corporation purchases a used pick-up truck for use in its manufacturing business in an enterprise zone from an Illinois resident who used the truck for personal purposes in Illinois. If the truck meets the other requirements for the investment tax credit, it will not be disqualified because it was previously used in Illinois for a purpose, which did not qualify for the credit. However, had the corporation purchased the truck from an Illinois taxpayer in whose hands the truck qualified for the credit, the truck would not be qualified for the investment tax credit, even though the party from whom the truck was acquired had never received an investment tax credit for it.

What is the “basis” value of property? The "basis" value of property, for the purposes of this credit, is defined the same way it is defined for purposes of federal depreciation calculations. Essentially, the basis is the cost of the property, as well as related capital costs.

Does the enterprise zone investment tax credit carry forward? Yes. The credit is allowed for the tax year in which the property is placed in service, or, if the amount of the credit exceeds the tax liability for that year, the excess may be carried forward and applied to the tax liability of the five taxable years following the excess credit year. The credit must be applied to the earliest year for which there is a liability. If there is credit from more than one tax year that is available to offset a liability, the credit accruing first in time is applied first.

SALES TAX DEDUCTION

What is the sales tax deduction and what is the retailer's role? Each retailer who makes a qualified sale of building materials to be incorporated into real estate in an enterprise zone established by a county or municipality under the Illinois Enterprise Zone Act by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by this Act. For purposes of this Section, "qualified sale" means a sale of building materials that will be incorporated into real estate as part of a building project for which a Certificate of Eligibility for Sales Tax Exemption has been issued by the Illinois Department of Revenue (IDOR). To document the exemption allowed under this Section, the retailer must obtain from the purchaser a copy of the Certificate of Eligibility for Sales Tax Exemption issued by IDOR. Here is a link to the IDOR bulletin outlining the process for receiving the building material sales tax exemption:

<http://www.revenue.state.il.us/Publications/Bulletins/2013/FY-2013-16.pdf>

Do all retailers offer a point of sale exemption? No. Retailers are not required by law to participate. The purchaser must ask the retailer for cooperation on this incentive. Retailers have, however, demonstrated good cooperation throughout the history of this program, as this incentive permits them to give customers a "break" without cost to themselves.

What qualifies as "building materials" eligible for the sales tax deduction? Building materials that are eligible for the enterprise zone sales tax deduction include items that are permanently affixed to real property such as lumber, mortar, glued-down carpets, paint, wallpaper and similar affixed items.

EZ MACHINERY AND EQUIPMENT SALES TAX EXEMPTION

What is the EZ Manufacturing Machinery and Equipment (M, M & E) Sales Tax Exemption?

The Revenue Act 35 ILCS 120/1d-1f, as amended allows a business enterprise that is certified by DCEO, that either creates a minimum of 200 full-time equivalent jobs in Illinois; or retains a minimum of 2,000 full-time jobs in Illinois; or which retains 90% of the existing jobs, a 6.25 percent state sales tax exemption on all tangible personal property which is used or consumed within an enterprise zone in the process of manufacturing or assembly of tangible personal property for wholesale or retail sale or lease. This exemption includes repair and replacement parts for machinery and equipment used primarily in the wholesale or retail sale or lease, and equipment, manufacturing fuels, material and supplies for the maintenance, repair or operation of manufacturing, or assembling machinery or equipment.

How does a business become eligible for the M, M & E Sales Tax Exemption? To be eligible for this incentive, DCEO must certify that the business has made an investment of at least \$5 million in an enterprise zone and has created a minimum of 200 full-time equivalent jobs in Illinois or has made an investment of at least \$40 million in an enterprise zone and has retained a minimum of 2,000 full-time jobs in Illinois or has made an investment of \$40 million in an enterprise zone and retained 90 percent of the jobs in place on date of certification. A majority of the "jobs created" or "retained" must be in the Enterprise Zone in which the eligible investment is made. A business must submit an application to DCEO documenting the eligible investment and that the job creation or job retention criteria will be met.

What is an eligible investment? For purposes of this incentive, eligible investment may be either: 1) investments in qualified property as defined in the Enterprise Zone Investment Tax Credit (described on Page 3 of this publication); or, 2) non-capital and non-routine investments and associated service costs made for the basic construction, renovation or improvement of qualified property including productive capacity, efficiency, product quality or competitive position. Regular maintenance and routine expenditures are not included.

Are eligible sales limited to the units of government sponsoring the zone? No. Items eligible for the 6.25 percent state sales tax exemption may be purchased anywhere in Illinois.

What tangible personal property is eligible for the M, M & E sales tax exemption? To be eligible for this exemption the tangible personal property **must** be directly used or consumed in the process of manufacturing or assembling tangible personal property for wholesale or retail sale or lease. Examples of this include: repair and replacement parts; hand tools; materials and supplies such as abrasives, acids or lubricants; protective clothing and safety equipment; and, any fuel used for machinery and equipment.

NOTE: The above examples are only exempt to the extent they are used with machinery and equipment that qualifies for the statewide Manufacturing Machinery and Equipment Sales Tax Exemption.

UTILITY TAX EXEMPTION

What is the Utility Tax Exemption? The Public Utilities Act 220 ILCS 5/9-222.1, as amended and the Telecommunications Excise Tax Act 35 ILCS 630/2(a)(5), as amended allows a business enterprise that is certified by DCEO, as making an investment in a zone that either creates a minimum of 200 full-time equivalent jobs in Illinois or retains a minimum of 1,000 full-time jobs in Illinois, a 5 percent state tax exemption on gas, electricity and the Illinois Commerce Commission .1 percent administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications. Local units of government may also exempt their taxes on gas, electricity and water.

How does a business become eligible for the Utility Tax Exemption? To be eligible for this incentive, DCEO must certify that the business makes an investment of at least \$5 million in an enterprise zone and has created a minimum of 200 full-time equivalent jobs in Illinois or makes an investment of at least \$175 million in an enterprise zone and has created a minimum of 150 full-time equivalent jobs in Illinois or makes an investment of at least \$20 million in an enterprise zone and has retained a minimum of 1,000 full-time jobs in Illinois. A majority of the “jobs created” or “retained” must be in the Enterprise Zone in which the eligible investment is made. A business must submit an application to DCEO documenting the eligible investment and that the job creation or job retention criteria has been met.

What is an eligible investment? For purposes of this incentive, eligible investment may be either: 1) investments in qualified property as defined in the Enterprise Zone Investment Tax Credit (described on Page 3 of this publication); or, 2) non-capital and non-routine investments and associated service costs made for the basic construction, renovation or improvement of qualified property including productive capacity, efficiency, product quality or competitive position. Regular maintenance and routine expenditures are not included.

PROPERTY TAX INCENTIVES

There are two types of property tax incentives related to the Enterprise Zone Program: tax abatement and assessment reduction. Assessment reduction is available in Cook County only.

What is the enterprise zone property tax abatement incentive? The Revenue Act 35 ILCS 200/18-170, as amended provides that any taxing district may order the county clerk to abate (that is, to give up) any portion of its taxes on real property, or on any particular class thereof, located within a zone and upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated.

Are taxes reduced on the current value of property (or on existing improvements)? No. The abatement applies only to taxes on the increase in assessed value attributable to the new construction, renovation, or rehabilitation. Taxes based on the assessed value of land and existing improvements continue to be extended and collected.

If property tax abatement is authorized, are new improvements made to property located within a zone assessed? Yes. By law, every time property is improved, it is reassessed.

What is the Cook county assessment reduction incentive? Cook County offers special property tax incentives for property anywhere in the county. However, property in enterprise zones receives special consideration under the Class 6b - Industrial Program. Industrial property in Cook County is generally assessed at 25 percent of market value in the absence of any incentives. For information about the special incentives for improvements to enterprise zone property, contact the Development Incentives Department of the Office of the Cook County Assessor at 312/603-7529.

Why is this available only in Cook County? All other counties assess all property at 33 percent of market value. Cook is the only county that classifies property at different assessment rates.

What is the process for obtaining these incentives? For tax abatement, contact local zone administrators to find out if abatements are available in their zone. Most of the property tax abatements and the Cook County program require taxpayers to apply or give some formal notice **before** beginning construction. Contact the local zone administrator, and, if applicable, Cook County Assessor as early as possible to assure that eligibility is not denied due to tardy notice.

How do these incentives affect the multiplier? They don't. The multiplier or equalization factor is the application of a percentage increase or decrease, generated by the Illinois Department of Revenue, in order to adjust assessment levels in various counties to the same percentage of full value. Multipliers are not affected by the enterprise zone property tax abatement provision or by county assessment reductions.

Does the abatement of taxes on improvements in an enterprise zone affect the tax rate? Yes, however in most cases the effect will be marginal. Tax rates depend on the levy (amount of tax revenue the local government is raising) and the size of the tax base (total equalized assessed valuation of the district less homestead exemptions, plus the value of any State assessed property). Under normal circumstances, the tax rate for a district is calculated by dividing the district's tax levy by its tax base. The greater the tax base, the lower the rate needed to generate the amount of the levy.

Under the Enterprise Zone Program, the value of abated property is subtracted from the tax base prior to the calculation of the tax rate. In most cases, the tax base is large enough and the enterprise zone abatements are low enough that the overall effect is negligible.

How does the enterprise zone property tax abatement provision in 18-170 of the Revenue Act differ from the property tax provision in 18-165? The enterprise zone provision is broader and more flexible. The enterprise zone property tax abatement:

may be offered on all classes of real property, including commercial, residential and industrial (18-165 abatements are limited to commercial and industrial improvements).

may be offered for any number of years, up to the termination date of zone certification (18-165 abatements cannot exceed 10 years).

may be offered by a taxing district in any amount (the abatement offered under 18-165 limits the aggregated amounts of an abatement offered by all taxing districts to \$4,000,000).

Can property tax be abated in a tax increment-financing district (TIF)? Tax increment financing is a financing technique that cities may use to pay for public improvements such as land assemblage, building demolition, utilities, streets, and sidewalks. Property owners in the project area do pay their full share of taxes. Taxes generated by the increase in assessed valuation -- the tax increment -- go into a special allocation fund used to pay the bonds, which financed the public improvement costs. This financing method is not a tool to speculatively prepare for development -- tax increment financing requires an advance commitment by a developer to a project.

Property tax abatement is, however, a tool that is used for development. It is not a financing technique. The Revenue Act provides that any taxing district, upon a majority vote of its governing authority, may order the county clerk to abate any portion of its taxes on improvements made to real property located in a zone. The increase in assessed valuation due to new construction, rehabilitation or renovation is not taxed for the term of the abatement as set by local ordinance.

A TIF district may be included in the legal description of the zone and consequently be eligible to receive other tax incentives and benefits. However, the Enterprise Zone designating Ordinance pertaining to property tax abatement must be amended to exclude the TIF district from the area eligible for abatement.

Am I automatically entitled to 100 percent abatement? No. Eligibility criteria and abatement formulas are established by local ordinance and vary with the zone. Contact the zone administrator to determine the amount of abatement, the number of years of abatement, and the classes of real property eligible for abatement.

TAX INCENTIVE ADMINISTRATION

Are tax incentives and other benefits offered on a case-by-case basis?

No. "Case-by-Case" is contrary to the intent of the Enterprise Zone Act. Tax incentives must be offered uniformly and equitably by class. The local ordinance authorizing tax incentives, such as property tax abatement, extends the incentives automatically through eligibility criteria, such as class of property (i.e., residential, commercial and industrial) and formulas (i.e., percentages and number of years available).

**A RESOLUTION ENCOURAGING THE UNITED CITY OF YORKVILLE,
KENDALL COUNTY, ILLINOIS, TO WORK WITH THE UPPER ILLINOIS
RIVER VALLEY DEVELOPMENT AUTHORITY TO PROMOTE
INDUSTRIAL AND COMMERCIAL GROWTH**

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 this State; and,

WHEREAS, the Upper Illinois River Valley Development Authority (“UIRVDA”) is a political subdivision, body politic and municipal corporation of the State of Illinois established to promote industrial, commercial, residential, service, transportation and recreational activities and facilities with such powers as granted to it by the Upper Illinois River Valley Development Authority Act, 70 ILCS 530/1 *et seq.* (the “Act”); and,

WHEREAS, pursuant to the Act, UIRVDA is granted the powers, among other things, to enter into loans, contracts, agreements and mortgages in any matter connected with any of its corporate purposes; to invest its funds; to acquire, own, lease, sell or otherwise dispose of interests in and to real property and in personal property necessary to fulfill its purposes; and,

WHEREAS, pursuant to the Act, UIRVDA may also, by ordinance, designate a portion of its territorial jurisdiction for certification as an Enterprise Zone under the Illinois Enterprise Zone Act in addition to any other enterprise zones which may be created under the Enterprise Zone Act, which area shall have all the privileges and rights of an Enterprise Zone pursuant to the Illinois Enterprise Zone Act, but which shall not be

counted in determining the number of Enterprise Zones to be created in any year pursuant to that Act; and,

WHEREAS, the territorial jurisdiction of UIRVDA includes Grundy, LaSalle, Bureau, Putnam, Kendall, Kane, Lake, McHenry and Marshall Counties; and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”) believe that UIRVDA may be of great assistance in connection with the City’s efforts to develop its commercial, industrial and manufacturing sectors and therefore desires to encourage both existing business and new businesses to utilize the services of UIRVDA , to the maximum extent possible, in order to facilitate the development of new facilities or the expansion of existing facilities within the City’s borders; and,

WHEREAS, in order to encourage businesses to apply to UIRVDA, the City is prepared to share in any application fee of UIRVDA, all as hereinafter provided.

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

Section 1. The foregoing preambles are hereby adopted as if fully restated herein.

Section 2. The Corporate Authorities hereby direct the City Administrator to pay one-half (1/2) of the cost of an application to UIRVDA for any business currently operating in the City and considering an expansion or any business desiring to locate in the City and to work with such business and UIRVDA as deemed necessary to accomplish the goals of such business.

Section 3. The City Administrator is hereby directed to forward a copy of this Resolution to UIRVDA.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, 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



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: October 27, 2016
Subject: **Potential Enterprise Zone Opportunity**

Summary

The City of Yorkville continuously strives to research and implement strategies to incentivize commercial and industrial businesses within the community. Throughout the region, state and country, all levels of governmental agencies have historically offered economic development incentives to attract business activity, retain employment, encourage investment and spur revitalization in distressed districts. Yorkville has recently been pursuing the opportunity to apply for an Enterprise Zone which is an incentive program provided by the State of Illinois. This memorandum will outline the principles and incentives of an Enterprise Zone as well as describe a unique opportunity the Upper Illinois River Valley Development Authority (UIRVDA) may provide the City.

Illinois Enterprise Zone Background

The original Illinois Enterprise Zone Act (the Act) took effect December 7, 1982. An enterprise zone is a specific area designated by the State of Illinois in cooperation with a local government to receive various tax incentives and other benefits to stimulate economic activity and neighborhood revitalization. The main purpose of the program is to encourage employment growth and retention in the industrial and manufacturing sectors. The Enterprise Zone Program is administered at the state level by the Illinois Department of Commerce and Economic Opportunity (DCEO).

The State only designated a set number (97) of Enterprise Zones in its initial phasing of the zones. These initial zones began expiring in 2015 and will finish expiring by 2019. Instead of allowing communities to reapply for those zones once they expire, the State decided to reevaluate and restructure the program. This caused all existing Enterprise Zones to expire and communities must reapply as new designated zones. This allowed communities which did not have an existing zone a fair chance to apply and receive a new zone.

The Application Process

Staff has been researching the application processes and determining the feasibility for receiving an Enterprise Zone designation. The basic eligibility requirements to apply for a zone are as follows:

1. The proposed zone is a contiguous area;
2. The proposed zone comprises a minimum of 1½ square mile and not more than 12 square miles; and
3. The proposed zone must meet 3 of the qualifying criteria outlined in Section 4(1)(f) of the Act.

While the first two requirements are general and easy to determine, it is the third requirement which requires the most input and information. The Act specifies ten (10) qualifying criteria which all new Enterprise Zones must demonstrate within the proposed zone and Local Labor Market Area (LLMA). There are certain benchmarks each criteria must meet to ensure that the proposed zone will help alleviate certain negative impacts within the area. The Enterprise Zone Criteria includes:

1. **Unemployment Rate** - *All or part of the LLMA has had an annual average unemployment rate of at least 120% of the State's annual average unemployment rate.*
2. **Substantial Employment Opportunities** - *Designation will result in the development of substantial employment opportunities by creating or retaining a minimum aggregate of 1,000 full-time equivalent jobs due to an aggregate investment of \$100,000,000 or more, and will help alleviate the effects of poverty and unemployment within the LLMA.*
3. **Poverty** - *All or part of the LLMA has a poverty rate of at least 20%; 50% or more of children in the LLMA are eligible to participate in the federal free or reduced-price meals program; or 20% or more households in the LLMA receive food stamps.*
4. **Abandoned Coal Mine, Brownfield or Federal Disaster Area** - *the qualifying item must be located in the proposed zone and not the LLMA.*
5. **Large Scale Plant Closings** - *Closings of private or public facilities which affected 50 employees or more.*
6. **Vacant Structures** - *Considers vacant structures for qualification within the LLMA in terms of total square footage.*
7. **Tax Base 5 Year Improvement Plan** - *Demonstrates how zone designation will improve that tax base for the State and the local taxing bodies affected by the proposed zone.*
8. **Public Infrastructure Improvement Plan** - *An inventory of the public infrastructure that demonstrates that significant public infrastructure exists in the LLMA to support economic development.*
9. **Manufacturing Skills Program** - *High schools or community colleges located within the LLMA which are engaged in ACT Work Keys, Manufacturing Skills Standard Certification or industry-based credentials that prepare students for careers qualify.*
10. **Equalized Assessed Valuation (EAV)** - *The change in EAV of industrial or commercial properties in the five (5) years prior to the date of application is equal to or less than 50% of the State average change in EAV for industrial or commercial properties, as applicable, for the same period of time.*

While the application states that you must prove 3 out of these 10 criteria are present to be eligible, the designation process is highly competitive and to be awarded a zone, a community will typically need to prove almost all of these exist within the LLMA and the proposed zone. Additionally, the process requires a public hearing, intergovernmental agreement (if necessary), development goals and objectives, local incentives, and legal description of the zone.

Local Incentives and Exemptions

The types of economic development incentives an Enterprise Zone may provide can be very helpful for spurring new business and providing relief to existing businesses looking to expand. Businesses located in or expanding within an Illinois Enterprise Zone may be eligible for the following State and local tax incentives:

1. Exemption on retailers' occupation tax paid on building materials;
2. An investment tax credit of 0.5% of qualified property;
3. Expanded state sales tax exemptions on purchases of personal property used or consumed in the manufacturing process or in the operation of a pollution control facility;
4. An exemption on the state utility tax for electricity and natural gas; and
5. An exemption on the Illinois Commerce Commission's administrative charge and telecommunication excise tax.

A more in depth analysis of each of these incentives have been attached to this memorandum.

In addition to state incentives, each zone offers local incentives (determined by the applicant) to enhance business development projects. Each zone has a designated local zone administrator responsible for compliance and is available to answer questions.

Upper Illinois River Valley Development Authority

As stated previously, the process to acquire an Enterprise Zone is highly competitive within the State and there are only a certain amount of zones designated each year. While staff has spent time researching the viability of an application, there is no guarantee that the City would be awarded a zone. The Upper Illinois River Valley Development Authority (UIRVDA) offers a possible alternate path to receiving zone designation within the Act itself.

UIRVDA is a general development agency serving the Counties of Bureau, Grundy, Kane, Kendall, LaSalle, Lake, Marshall, McHenry and Putnam and is one of only ten (10) regional development authorities within the State of Illinois. UIRVDA was created by action of the Illinois General Assembly and the Governor. The Authority's financial and supportive powers enable it, with the written approval of the Governor of the State of Illinois, to issue Double-Tax Exempt Bonds for the purpose of developing, constructing, acquiring or improving properties or facilities for business entities locating in or expanding within the territorial jurisdiction of the Authority. The Authority has certain powers granted to it as a municipality as authorized by selected sections of the Illinois Municipal Code including the power to enter into contracts and intergovernmental agreements with private bodies or units of government. The authority is governed by a board of directors which includes representatives from each of the counties.

There is language within the act which established UIRVDA (Section 10 of the UIRVDA Act 70 ILCS 530) as an authority power to designate a single Illinois Enterprise Zone for certification by the DCEO. This Enterprise Zone has all the privileges under the Illinois Enterprise Zone Act and shall not be counted toward the 97 zones created under the Act. In 1993, UIRVDA designated Marshall County which has been in operation for nearly 30 years as its Enterprise Zone. Like all the other

zones, this zone was terminated as the new Act was adopted. UIRVDA is seeking to reestablish a new zone within its jurisdiction, but this time they will attempt to accommodate a single Enterprise Zone that can be expanded to cover any portion of the entire region it represents.

UIRVDA Enterprise Zone Process

The UIRVDA board is proposing to designate an Enterprise Zone which will specifically target high potential developments and expansions while meeting the requirements for a designate Enterprise Zone. Yorkville staff members and the Yorkville economic development consultant attended the October 18, 2016 UIRVDA board meeting to discuss how it was planning to accomplish this goal.

After analyzing the language within the UIRVDA Act and having previously established an Enterprise Zone, the board believes that as long as an UIRVDA Enterprise Zone meets the basic minimum requirements of the Act, then the DCEO will grant them the authoritative power to establish the zone. Therefore, the board will be drafting the application and, once approved by the DCEO, will be the zone administrator for the Enterprise Zone.

To ensure the zone follows the eligibility requirements of having a contiguous area and having no more than 12 square miles within the proposed zone, the board will be utilizing a guideline of the Act which allows for the minimum width of a boundary to be 3 feet. By using 3 foot slivers along right-of-ways from parcel to parcel, UIRVDA can create a large Enterprise Zone which could potentially span all the counties within its jurisdiction. This type of boundary making can be seen in the northwest portion of Chicago's Enterprise Zone III (attached to this memorandum).

UIRVDA has requested that to start the zone, businesses within their region should submit applications on projects they feel would benefit from the zone's incentives and are preparing for development in the near future. After all applications for inclusion into the zone are received, a proposed boundary will be drafted. UIRVDA is looking for immediate projects which will generate job growth as it will be one of their qualifying criteria for their application. To apply to be within the Enterprise Zone, the business must submit an application detailing their project as well as a \$2,000 non-refundable application fee and zone administration fee. If accepted into the zone, the business will be able to take advantage of the incentives as soon as the zone is certified by the DCEO.

Additionally, after the zone has been designated, the boundaries may be amended over time. For example, if an industry is initially added to the zone and develops their property, after their project is complete and they have received the benefits of the zone, they may be removed from the zone to make space for other newer developments. Changing the boundary of the zone requires amendments to the zone through the DCEO and public hearings, but UIRVDA will be in responsible for those processes as they will be the zone administrator.

Staff Comments/Next Step Recommendations

An Enterprise Zone offers a variety of economic development incentives for those looking to start or expand a business. After attending the UIRVDA board meeting and researching the principles of an Enterprise Zone, staff recommends advising future developments and existing expanding businesses to seek inclusion within the UIRVDA Enterprise Zone. There are three (3) potential developments which staff believes should be added to the zone first:

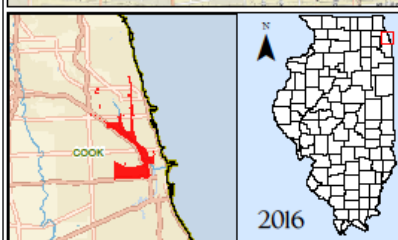
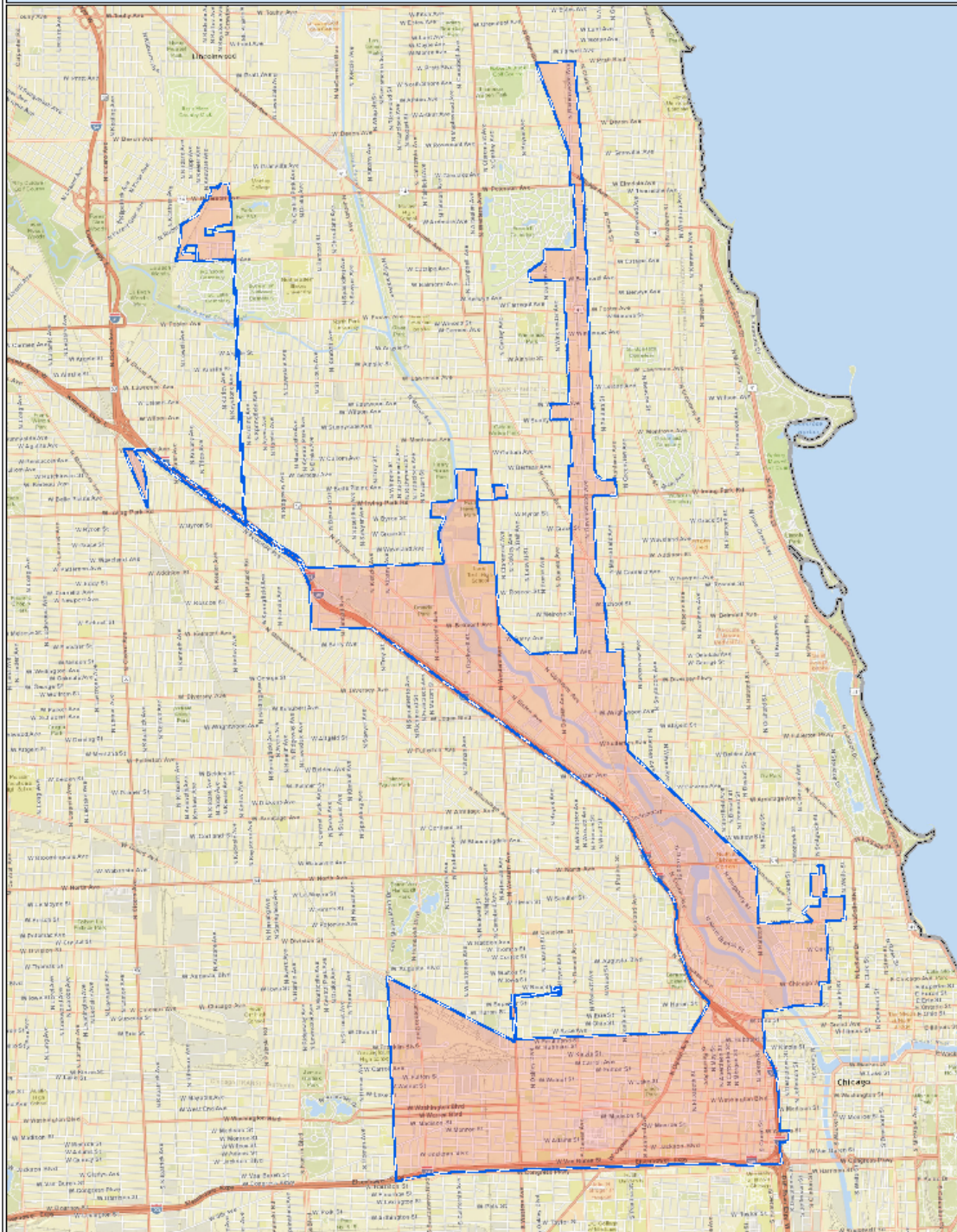
1. Lincoln Prairie Property (NE Corner of Eldamain and Faxon Road)
2. Former Bristol Bay 65 Park (Go For It Sports)
3. Wrigley (NE Corner of IL 47 and Cannonball Trail)

To encourage these developments to participate in the Enterprise Zone, staff recommends that the City cost share in the application fee to UIRVDA (\$1,000 from the City and \$1,000 from the business). By partnering with these businesses, it demonstrates to UIRVDA the City's dedication to economic development and desire to be included in the Enterprise Zone. We are seeking the EDC's feedback in making this a policy moving forward with any future developments that wish to be a part of the UIRVDA Enterprise Zone and meets the intent of the zone's goals.

Attachment

Chicago Enterprise Zone III Map
Enterprise Zone Incentives

Chicago IV (2016)



ILLINOIS DEPARTMENT OF REVENUE
PROPERTY TAX DIVISION
Map Creation Date: 4/28/2016
IDCEO
GISID: B12 - MAP# 22

DISCLAIMER
In preparing these maps, constraints of scale, data, time, and personnel required the generalization and extrapolation of boundaries which have not been field-checked. The base maps used by the Department in this process were obtained from the University of Illinois (UIMAP), and the U.S. Department of Commerce, and the Bureau of the Census (CIBER). These maps may not be used to delineate any boundary or the location of measurements, railroads, roads, or streets, with any precision, because the boundaries and locations on these maps are ONLY GENERALIZED REPRESENTATIONS OF APPROXIMATE LOCATIONS AND BOUNDARIES.
The Illinois Department of Revenue and the State of Illinois hereby give notice to all users that these maps and the data included herein, lack the accuracy required for site-specific uses. Since all boundaries and all data are based on information derived from sources outside the Illinois Department of Revenue, the Illinois Department of Revenue and the State of Illinois make no representation, guarantee or warranty, either express or implied, regarding the accuracy of these maps or the data furnished herein, including, but not limited to, the condition of this product, the product's maintainability, or the product's fitness for any particular purpose or use. Specific questions regarding boundary locations should be directed to the clerk of the county in which the property exists.

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