



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, September 4, 2018

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: July 3, 2018

New Business:

1. EDC 2018-61 Building Permit Report for June and July 2018
2. EDC 2018-62 Building Inspection Report for June and July 2018
3. EDC 2018-63 Property Maintenance Report for June and July 2018
4. EDC 2018-64 Economic Development Report for July and August 2018
5. EDC 2018-65 Flight Team – Request for Special Use
6. EDC 2018-66 Sign Ordinance Text Amendment

Old Business:

Additional Business:

2018/2019 City Council Goals – Economic Development Committee

Goal	Priority	Staff
“Manufacturing and Industrial Development”	1	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
“Downtown Planning”	2	Bart Olson, Krysti Barksdale-Noble & Erin Willrett
“Riverfront Development”	3	Bart Olson, Tim Evans & Krysti Barksdale-Noble
“Southside Development”	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
“Revenue Growth”	8	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
“Entrance Signage”	12	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, September 4, 2018
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. July 3, 2018
 - ☐ Approved _____
 - ☐ As presented
 - ☐ With corrections

NEW BUSINESS:

1. EDC 2018-61 Building Permit Report for June and July 2018
 - ☐ Moved forward to CC _____ consent agenda? Y N
 - ☐ Approved by Committee _____
 - ☐ Bring back to Committee _____
 - ☐ Informational Item
 - ☐ Notes _____

2. EDC 2018-62 Building Inspection Report for June and July 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

3. EDC 2018-63 Property Maintenance Report for June and July 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

4. EDC 2018-64 Economic Development Report for July and August 2018

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2018-65 Flight Team – Request for Special Use

☐ Moved forward to CC _____ consent agenda? Y N

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2018-66 Sign Ordinance Text Amendment

☐ 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 – July 3, 2018

Meeting and Date: Economic Development Committee – September 4, 2018

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, July 3, 2018, 6:00pm
City Conference Room**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Carlo Colosimo

Alderman Alex Hernandez
Alderman Joel Frieders

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble
Alderman Chris Funkhouser

Senior Planner Jason Engberg
Code Official Pete Ratos

Other Guests

Lynn Dubajic, City Consultant

The meeting was called to order by Chairman Ken Koch at 6:00pm.

Citizen Comments: None

Minutes for Correction/Approval: June 5, 2018

Alderman Colosimo asked to have more detail included in the forced annexation discussion, reflecting that it is the resident's option to connect to well/city services. The minutes were approved with that revision on a unanimous voice vote.

New Business

1. EDC 2018-49 Building Permit Report for May 2018

Mr. Ratos said there were 18 single family homes, 83 miscellaneous (fences/decks) and 12 commercial permits issued. Mr. Olson noted single family homes were 40% higher in a year-over-year comparison.

2. EDC 2018-50 Building Inspection Report for May 2018

Inspections for May totaled 196, many of which were single-family. Mr. Ratos said inspections will skyrocket due to building by Horton.

3. EDC 2018-51 Property Maintenance Report for May 2018

One violation for rubbish resulted in a hearing, however, the trash was eventually moved and the case dismissed. Chairman Koch inquired about the tall grass issue on south Rt. 47. The owner requested a variance to allow the grass to grow taller than 8 inches and any further correspondence will be referred to the city attorney. A property across the street under different ownership was also in violation for tall grass. Alderman Colosimo

reported gravel being dumped and skids of grass left on the road in Windett Ridge. Mr. Ratos asked to be notified in these cases and said he has cited one builder. There was a brief discussion of how this property has changed ownership several times.

4. EDC 2018-52 Economic Development Report for June 2018

Ms. Dubajic reported the following:

1. Burger King will build next to Jiffy Lube.
2. Previous Hardee's building will be re-purposed to another national restaurant. Alderman Frieders asked if access can be given there and to the Dunkin' Donuts. An agreement would be needed among the property owners.
3. New tenant will be located in the Cobblestone space, will open a sandwich/coffee/tea restaurant and a retail component, open in September.
4. Opening for banquet hall on south side, pushed back to December.
5. Aldi's has begun their remodel, will close end of August through September. Number of parking spaces has diminished temporarily.

5. EDC 2018-53 B&F Inspection Agreement Amendment

The number of inspections has increased greatly and the previous agreement with B&F included commercial inspections. B&F has started to do home inspections as well and there was no fee included in the original agreement. Their standard fee is \$40 for a single family inspection and \$80 minimum per day, per inspector. Ms. Noble requested an addendum to the original agreement. Alderman Colosimo asked if an analysis has been done to determine if it is more efficient to hire a full or part-time employee for the city. Staff is still reviewing that option and Mr. Ratos added his department did 4,800 inspections last year. This items moves to the consent agenda.

6. EDC 2018-54 Downtown Overlay District

The committee discussed the feedback from the June 22nd open house which 10 people attended and Ms. Noble also asked for feedback from the committee. Alderman Colosimo said the visuals such as graphs and photos were very helpful. Alderman Hernandez commented that turning onto Rt. 47 from Hydraulic is very dangerous and that traffic needs to be slowed. Suggestions were a mirror for more visibility, barricading Hydraulic at Rt. 47 on the east side for pedestrian use and pavement treatments to slow traffic. If Hydraulic is shut down, it was noted there are still some businesses that operate on E. Hydraulic. Staff will investigate ingress/egress for these businesses if Hydraulic is closed. Alderman Colosimo said he liked the idea of decorative lights across Rt. 47 and that it slows traffic and is distinctive. He said a pedestrian bridge across 47 would be helpful also. The lighting could be done in the near future and costs are being reviewed. Alderman Koch suggested painting the grain tower to eliminate the rust. Other suggestions were to have street artists do the painting and possibly have them paint murals.

Alderman Frieders cited Plainfield as a good example of their downtown and it was noted that semi trucks are directed away from the downtown. Alderman Koch noted that the Eldamain bridge will help route traffic off Rt. 47.

Mr. Olson said the island in the river is eroding and the state has set aside money to stabilize it.

The Yak Shack is now closed and there is a proposal to demolish the building. Alderman Frieders said visibility would be improved if it was torn down and suggested it be used for parking, to allow for increased festival attendance.

Old Business

1. CC 2018-25 Downtown Branding & Wayfinding Signage Program

Wording for wayfinding signage was discussed along with a kiosk to display more specific business information. Lighting for the kiosk and possible touch interactive signs were also considered. Updating signs regularly was requested. The committee decided the wording for the wayfinding signs will be “restaurants” and “eateries” as well as “music and drinks” near the Law Office. Alderman Funkhouser asked about advertising on the kiosks to help pay for them.

Additional Business None

There was no further business and the meeting adjourned at 7:11pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2018-61

Agenda Item Summary Memo

Title: Building Permit Report for June and July 2018

Meeting and Date: Economic Development Committee – September 4, 2018

Synopsis: All permits issued in June and July 2018.

Council Action Previously Taken:

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

Item Number: N/A

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

June 2018

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
June 2018	123	30	0	0	0	11	0	81	61,748,401.00	248,887.93
Calendar Year 2018	543	90	14	36	0	79	0	324	31,278,361.00	1,521,112.55
Fiscal Period 2018	237	48	0	0	0	23	0	166	14,925,169.00	430,762.49
June 2017	92	2	13	0	0	8	0	69	16,688,860.00	559,688.70
Calendar Year 2017	452	27	49	0	0	71	0	305	31,577,273.00	1,343,479.34
Fiscal Period 2017	219	11	21	0	0	27	0	160	20,983,929.00	759,269.81
June 2016	109	0	15	0	0	13	0	81	4,490,566.00	196,837.61
Calendar Year 2016	430	14	53	0	0	64	0	299	18,502,673.00	845,806.19
Fiscal Period 2016	209	7	23	0	0	23	0	156	10,020,497.00	382,404.85
June 2015	75	1	6	0	0	5	0	63	1,620,358.00	82,035.45
Calendar Year 2015	296	5	37	0	0	50	0	204	39,559,291.00	609,718.79
Fiscal Period 2015	151	4	15	0	0	13	0	119	4,053,281.00	195,998.83



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

JULY 2018

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
July 2018	104	19	0	0	0	10	0	75	3,920,993.00	163,603.44
Calendar Year 2018	649	109	14	36	0	89	0	401	35,211,354.00	1,685,260.59
Fiscal Period 2018	341	67	0	0	0	33	0	241	18,846,162.00	594,515.93
July 2017	99	4	5	0	0	10	0	80	9,822,020.00	144,687.19
Calendar Year 2017	553	31	54	0	0	83	0	385	42,786,519.00	1,527,090.03
Fiscal Period 2017	320	15	26	0	0	39	0	240	32,193,175.00	937,880.50
July 2016	71	0	11	0	0	12	0	48	2,545,393.00	146,348.45
Calendar Year 2016	501	14	64	0	0	76	0	347	21,048,066.00	992,154.64
Fiscal Period 2016	280	7	34	0	0	35	0	204	12,565,890.00	528,753.30
July 2015	71	0	10	0	0	12	0	49	2,263,111.00	162,957.30
Calendar Year 2015	367	5	47	0	0	62	0	253	41,822,402.00	773,277.09
Fiscal Period 2015	222	4	25	0	0	25	0	168	6,316,392.00	358,956.13



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2018-62

Agenda Item Summary Memo

Title: Building Inspection Report for June and July 2018

Meeting and Date: Economic Development Committee – September 4, 2018

Synopsis: All inspections scheduled in June and July 2018.

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: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
TK	_____	018-EFL ENGINEERING - FINAL INSPE	20150158	1367 SLATE DR	333	06/15/2018	
TK	_____	016-EFL ENGINEERING - FINAL INSPE	20150423	2732 LILAC CT	332	06/15/2018	
TK	_____	017-EFL ENGINEERING - FINAL INSPE	20150552	2752 LILAC CT	330	06/15/2018	
TK	_____	019-EFL ENGINEERING - FINAL INSPE	20160185	2721 LILAC CT	324	06/15/2018	
BF	_____	010-PLR PLUMBING - ROUGH	20160881	2347 WINTERTHUR GREEN	186		06/11/2018
BC	_____	011-REL ROUGH ELECTRICAL					06/11/2018
BC	_____	012-RFR ROUGH FRAMING					06/11/2018
BC	_____	013-RMC ROUGH MECHANICAL					06/11/2018
BC	_____	014-INS INSULATION					06/13/2018
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: WINDETT RIDGE, COMEX					06/29/2018
BC	_____	003-FIN FINAL INSPECTION	20170237	337 PENSACOLA ST	1142		06/14/2018
PR	_____	PM 026-RFR ROUGH FRAMING Comments1: SOUTH HALLWAYS	20170301	1690 CANNONBALL TR		06/13/2018	
PR	_____	PM 027-RFR ROUGH FRAMING				06/14/2018	
BF	_____	AM 028-RFR ROUGH FRAMING Comments1: AS NOTED					06/20/2018
BC	_____	001-RFR ROUGH FRAMING	20170436	1581-1585 SYCAMORE RD			06/27/2018
BC	_____	002-REL ROUGH ELECTRICAL					06/27/2018
PR	_____	016-ABC ABOVE CEILING	20170456	580 E VETERANS PKWY			06/01/2018
PR	_____	017-UGE UNDERGROUND ELECTRIC					06/05/2018
BC	_____	018-PPS PRE-POUR, SLAB ON GRADE					06/18/2018
BC	_____	019-FTG FOOTING					06/18/2018
BC	_____	020-PPS PRE-POUR, SLAB ON GRADE					06/20/2018
BF	_____	021-PPS PRE-POUR, SLAB ON GRADE					06/25/2018
BF	_____	AM 022-PPS PRE-POUR, SLAB ON GRADE Comments1: DUMPSTER PAD & WEST SIDE PAVING, SOPRIS					06/27/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		016-INS INSULATION Comments1: INSPECT BASEMENT AT FINAL	20170507	311 SUTTON ST	195		06/05/2018
BF		AM 017-WKS PUBLIC & SERVICE WALKS Comments1: WINDETT RIDGE, COMEX					06/29/2018
TK		019-EFL ENGINEERING - FINAL INSPE	20170614	2736 CRANSTON CIR	117		06/14/2018
TK		019-EFL ENGINEERING - FINAL INSPE	20170615	2732 CRANSTON CIR	118		06/14/2018
TK		019-EFL ENGINEERING - FINAL INSPE	20170616	2728 CRANSTON CIR	119		06/14/2018
TK		018-EFL ENGINEERING - FINAL INSPE	20170617	2707 CRANSTON CIR	123		06/14/2018
TK		019-EFL ENGINEERING - FINAL INSPE	20170670	3188 BOOMBAH BLVD	134		06/21/2018
BC		002-RFR ROUGH FRAMING	20170773	1377 SLATE DR	334		06/26/2018
TK		018-EFL ENGINEERING - FINAL INSPE	20170817	3178 BOOMBAH BLVD	131		06/21/2018
BF		013-ABC ABOVE CEILING	20170824	1100 W VETERANS PKWY			06/19/2018
BC		001-PHD POST HOLE - DECK	20170867	302 BLAINE ST			06/01/2018
BC		002-RFR ROUGH FRAMING					06/06/2018
BC		003-FIN FINAL INSPECTION					06/20/2018
TK		020-EFL ENGINEERING - FINAL INSPE	20170888	941 PURCELL ST	62		06/14/2018
BF		009-RFR ROUGH FRAMING Comments1: SEE INSPECTION REPORT FOR FR, ELE & MECH	20170900	1926 RENA LN	11		06/22/2018
BF		010-REL ROUGH ELECTRICAL					06/22/2018
BF		011-RMC ROUGH MECHANICAL					06/22/2018
BF		012-PLR PLUMBING - ROUGH				06/22/2018	
BF		009-RFR ROUGH FRAMING Comments1: SEE INSPECTION REPORT FOR FRAMING, ELE & Comments2: MECH	20170901	1924 RENA LN	11		06/22/2018
BF		010-REL ROUGH ELECTRICAL					06/22/2018
BF		011-RMC ROUGH MECHANICAL					06/22/2018
BF		012-PLR PLUMBING - ROUGH					06/22/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		008-WKS PUBLIC & SERVICE WALKS	20170902	1922 RENA LN	11		06/15/2018
BF		009-RFR ROUGH FRAMING Comments1: SEE INSPECTION REPORT					06/22/2018
BF		010-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION REPORT					06/22/2018
BF		011-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION REPORT					06/22/2018
BF		012-PLR PLUMBING - ROUGH Comments1: PROVIDE PROPER BRACING ON ALL PVC LINE					06/22/2018
BF		008-RFR ROUGH FRAMING Comments1: SEE INSPECTION REPORT FOR FR, ELE & MECH	20170903	1928 RENA LN	11		06/22/2018
BF		009-REL ROUGH ELECTRICAL					06/22/2018
BF		010-RMC ROUGH MECHANICAL					06/22/2018
BF		011-PLR PLUMBING - ROUGH					06/22/2018
BF		009-RFR ROUGH FRAMING Comments1: SEE INSPECTION REPORT	20170904	1920 RENA LN	11		06/22/2018
BF		010-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION REPORT					06/22/2018
BF		011-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION REPORT					06/22/2018
BF		012-PLR PLUMBING - ROUGH Comments1: COMPLETE ALL VENTING, PROVIDE AP PROPER Comments2: BRACING ON ALL PVC (SEE INSP REPORT)					06/22/2018
BF		009-RFR ROUGH FRAMING Comments1: SEE INSPECTION REPORT FOR FR, ELE & MECH	20170905	1932 RENA LN	11		06/22/2018
BF		010-REL ROUGH ELECTRICAL					06/22/2018
BF		011-RMC ROUGH MECHANICAL					06/22/2018
BF		012-PLR PLUMBING - ROUGH				06/22/2018	
BF		013-WKS PUBLIC & SERVICE WALKS	20170920	521 OMAHA DR	4		06/01/2018
BF		014-PPS PRE-POUR, SLAB ON GRADE				06/01/2018	

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		016-FIN FINAL INSPECTION					06/25/2018
BF		018-PLF PLUMBING - FINAL OSR READ					06/25/2018
PWK		019-EFL ENGINEERING - FINAL INSPE					06/27/2018
BF	11:00	001-FTG FOOTING Comments1: GRANDE RESERVE, UPLAND GEORGE	20170929	3156 MATLOCK DR	670		06/28/2018
BF		AM 001-FTG FOOTING Comments1: GRANDE RESERVE, UPLAND	20170932	3176 MATLOCK DR	665		06/29/2018
BF	11:00	001-FTG FOOTING Comments1: GRANDE RESERVE UPLAND GEORGE	20170942	3167 MATLOCK DR	659		06/28/2018
PR		002-FIN FINAL INSPECTION	20170958	220 S BRIDGE ST			05/31/2018
PR		003-PLF PLUMBING - FINAL OSR READ					05/31/2018
BF		014-WKS PUBLIC & SERVICE WALKS	20170991	984 S CARLY CIR	109		06/14/2018
BF		015-EPW ENGINEERING- PUBLIC WALK					06/25/2018
BC		015-REI REINSPECTION Comments1: NO ACCESS TO BASEMENT CANNOT REINSPECT	20170992	996 S CARLY CIR	111		06/04/2018
BC		016-INS INSULATION					06/05/2018
BF		014-WKS PUBLIC & SERVICE WALKS	20170993	988 S CARLY CIR	110		06/14/2018
BF		008-GAR GARAGE FLOOR	20170994	967 N CARLY CIR	124		06/14/2018
BF		009-STP STOOP					06/14/2018
BF		AM 010-PLR PLUMBING - ROUGH					06/26/2018
BC		AM 011-REL ROUGH ELECTRICAL Comments1: SECURE CONDUIT WITH HANGERS --6' APART					06/26/2018
BC		AM 012-RFR ROUGH FRAMING Comments1: ADD ANCHOR BOLTS IN BASENET. 12" FROM EN Comments2: D OF GREEN PLATE TO 6' APART.					06/26/2018
BC		AM 013-RMC ROUGH MECHANICAL					06/26/2018
BC		019-REI REINSPECTION	20170995	1202 PATRICK CT	13		06/01/2018
TK		020-EFL ENGINEERING - FINAL INSPE Comments1: BBOX NOT KEYABLE					06/06/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	014-GAR GARAGE FLOOR	20170998	1131 BLACKBERRY SHORE LN	47		06/06/2018
BF	_____	015-STP STOOP					06/06/2018
BF	_____	016-EPW ENGINEERING- PUBLIC WALK					06/20/2018
BC	_____	011-INS INSULATION	20171000	1963 MEADOWLARK LN	126		06/04/2018
BF	_____	012-STP STOOP					06/05/2018
BF	_____	013-PPS PRE-POUR, SLAB ON GRADE					06/05/2018
BF	_____	014-GAR GARAGE FLOOR					06/18/2018
BF	_____	016-WKS PUBLIC & SERVICE WALKS	20171002	2643 MCLELLAN BLVD	45		06/04/2018
BC	_____	018-FIN FINAL INSPECTION					06/12/2018
BF	_____	019-PLF PLUMBING - FINAL OSR READ					06/12/2018
BF	_____	015-WKS PUBLIC & SERVICE WALKS	20171003	2643 BURR ST	83		06/04/2018
BF	_____	017-WKS PUBLIC & SERVICE WALKS	20171004	2609 BURR ST	79		06/04/2018
BC	_____	018-FIN FINAL INSPECTION					06/18/2018
PR	_____	019-PLF PLUMBING - FINAL OSR READ					06/18/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE					06/15/2018
BF	_____	022-PLF PLUMBING - FINAL OSR READ	20180052	2811 SILVER SPRINGS CT	244		06/18/2018
BC	_____	023-FIN FINAL INSPECTION					06/18/2018
TK	_____	024-EFL ENGINEERING - FINAL INSPE					06/21/2018
BF	_____	007-PLU PLUMBING - UNDERSLAB	20180059	3184 PINWOOD DR	35		06/06/2018
BF	_____	019-FIN FINAL INSPECTION	20180060	4312 E MILLBROOK CIR	275		06/22/2018
BF	_____	020-PLF PLUMBING - FINAL OSR READ					06/22/2018
BF	_____	018-FIN FINAL INSPECTION	20180061	4420 E MILLBROOK CIR	263		06/08/2018
BF	_____	019-PLF PLUMBING - FINAL OSR READ					06/08/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE					06/14/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	018-WKS PUBLIC & SERVICE WALKS	20180072	2477 WILTON CT	127		06/01/2018
BF	_____	016-WKS PUBLIC & SERVICE WALKS	20180073	2435 FAIRFAX WAY	242		06/01/2018
BF	_____	017-FIN FINAL INSPECTION	20180102	3223 PINWOOD DR	24		06/08/2018
BF	_____	018-PLF PLUMBING - FINAL OSR READ					06/08/2018
BC	_____	004-FIN FINAL INSPECTION	20180109	3376 RYAN DR	64		06/11/2018
BF	_____	008-GAR GARAGE FLOOR	20180110	920 PURCELL ST	80		06/14/2018
BF	_____	009-STP STOOP					06/14/2018
BF	_____	010-RFR ROUGH FRAMING					06/22/2018
BF	_____	011-REL ROUGH ELECTRICAL					06/22/2018
BF	_____	012-RMC ROUGH MECHANICAL					06/22/2018
BF	_____	013-PLR PLUMBING - ROUGH					06/22/2018
BC	_____	014-REI REINSPECTION					06/26/2018
BF	_____	007-GAR GARAGE FLOOR	20180111	991 S CARLY CIR	89		06/26/2018
BC	_____	003-PHF POST HOLE - FENCE	20180114	531 PARKSIDE LN	96		06/12/2018
BC	_____	PM 001-FIN FINAL INSPECTION	20180118	804 MORGAN ST			06/14/2018
BF	11:00	001-FTG FOOTING Comments1: GRANDE RESERVE, UPLAND	20180120	3187 MATLOCK DR	663		06/27/2018
BF	_____	AM 002-FOU FOUNDATION Comments1: GRANDE RESERVE, UPLAND					06/29/2018
BF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: INCOMPLETE	20180122	3143 PINWOOD DR	31		06/06/2018
BF	_____	023-PLF PLUMBING - FINAL OSR READ	20180124	3194 BOOMBAH BLVD	135		06/21/2018
BC	_____	024-FIN FINAL INSPECTION Comments1: PRESSURE RELIEF DISCHARGE PIPE ON WH EXC Comments2: EEDS 6".FROM FLOOR HVAC DUCT SUPPLY IN C Comments3: RAWLSPACE IS CRUSHED FLAT.GARBAGE DISP S Comments4: OUND TERRIBLE					06/21/2018
BC	_____	026-FIN FINAL INSPECTION Comments1: Reinspection					06/22/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	005-FIN FINAL INSPECTION	20180127	1151 MIDNIGHT PL	273		06/13/2018
PR	_____	006-PLF PLUMBING - FINAL OSR READ				06/13/2018	
BF	_____	016-WKS PUBLIC & SERVICE WALKS	20180128	2671 MCLELLAN BLVD	48	06/04/2018	
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC, Comments1: ELEC RECEPTACLE MUST BE 6-10' FROM POOL	20180145	533 BLUESTEM DR			06/01/2018
BC	_____	003-REI REINSPECTION Comments1: TRENCH, POST HOLES				06/05/2018	
BC	_____	002-FIN FINAL INSPECTION	20180155	2447 FAIRFAX WAY	243		06/07/2018
BF	_____	003-BKF BACKFILL	20180158	1012 S CARLY CIR	113		06/05/2018
BF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: BLACKBERRY WOODS, MEADOWBROOK BUILDERS					06/28/2018
PR	_____	004-PLU PLUMBING - UNDERSLAB	20180173	349 WESTWIND DR	35		06/22/2018
PR	_____	005-PLR PLUMBING - ROUGH					06/22/2018
PR	_____	006-RFR ROUGH FRAMING					06/22/2018
PR	_____	007-REL ROUGH ELECTRICAL					06/22/2018
PR	_____	008-RMC ROUGH MECHANICAL					06/22/2018
BC	_____	009-INS INSULATION					06/25/2018
BF	_____	010-BSM BASEMENT FLOOR Comments1: BRIARWOOD, SOPRIS					06/27/2018
BF	_____	011-STP STOOP					06/27/2018
BC	_____	008-RFR ROUGH FRAMING Comments1: R311.5.1 STAIR ATTACHMENT. R403.1.6 FOU Comments2: NDATION ANCHORAGE	20180180	2655 FAIRFAX WAY	257		06/14/2018
BC	_____	009-REL ROUGH ELECTRICAL					06/14/2018
BC	_____	010-RMC ROUGH MECHANICAL					06/14/2018
BF	_____	011-PLR PLUMBING - ROUGH					06/14/2018
BF	_____	012-PHD POST HOLE - DECK					06/14/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	013-INS INSULATION					06/20/2018
BC	_____	014-REI REINSPECTION				06/18/2018	
		Comments1: FRAMING					
BF	_____	015-WKS PUBLIC & SERVICE WALKS					06/29/2018
		Comments1: WINDETT RIDGE, COMEX					
BC	_____	002-REL ROUGH ELECTRICAL	20180181	3 W VETERANS PKWY			06/07/2018
BF	_____	005-PLF PLUMBING - FINAL OSR READ	20180192	2710 GOLDENROD DR	245		06/01/2018
BC	_____	006-FIN FINAL INSPECTION					06/01/2018
BF	_____	010-PLR PLUMBING - ROUGH	20180203	4449 E MILLBROOK CIR	226		06/04/2018
BF	_____	011-STK STACK TEST				06/04/2018	
BC	_____	012-REL ROUGH ELECTRICAL					06/04/2018
BC	_____	013-RFR ROUGH FRAMING					06/04/2018
BC	_____	014-RMC ROUGH MECHANICAL					06/04/2018
BC	_____	015-INS INSULATION					06/06/2018
BF	_____	016-EPW ENGINEERING- PUBLIC WALK					06/11/2018
BF	_____	005-PLR PLUMBING - ROUGH	20180204	2820 SHERIDAN CT	201		06/08/2018
BF	_____	006-STK STACK TEST				06/08/2018	
BC	_____	007-RFR ROUGH FRAMING					06/08/2018
BC	_____	008-REL ROUGH ELECTRICAL					06/08/2018
BC	_____	009-RMC ROUGH MECHANICAL					06/08/2018
BC	_____	010-INS INSULATION					06/12/2018
BF	_____	012-EPW ENGINEERING- PUBLIC WALK					06/08/2018
BF	_____	010-PLR PLUMBING - ROUGH	20180206	2835 SILVER SPRINGS CT	249		06/12/2018
PR	_____	011-REL ROUGH ELECTRICAL					06/12/2018
PR	_____	012-RFR ROUGH FRAMING					06/12/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	013-RMC ROUGH MECHANICAL					06/12/2018
BF	_____	014-STK STACK TEST				06/12/2018	
BC	_____	015-INS INSULATION					06/14/2018
BF	_____	AM 016-WKS PUBLIC & SERVICE WALKS					06/20/2018
BC	_____	007-RFR ROUGH FRAMING Comments1: CHECK ANCHOR BOLTS IN GARAGE AT FINAL	20180207	4428 E MILLBROOK CIR	261		06/15/2018
BC	_____	008-REL ROUGH ELECTRICAL					06/15/2018
BC	_____	009-RMC ROUGH MECHANICAL					06/15/2018
BF	_____	010-PLR PLUMBING - ROUGH					06/15/2018
BF	_____	011-STK STACK TEST				06/15/2018	
BC	_____	012-INS INSULATION					06/19/2018
BF	_____	AM 013-WKS PUBLIC & SERVICE WALKS					06/20/2018
BC	_____	012-INS INSULATION	20180209	574 SHADOW WOOD DR	95	06/06/2018	
BF	_____	013-PLR PLUMBING - ROUGH Comments1: REPAIR LEAKS ON 4" PVC DRAINS IN BASEMEN Comments2: T					06/04/2018
BF	_____	014-STK STACK TEST				06/04/2018	
BC	_____	015-RFR ROUGH FRAMING					06/04/2018
BC	_____	016-REL ROUGH ELECTRICAL					06/04/2018
BC	_____	017-RMC ROUGH MECHANICAL					06/04/2018
BF	_____	018-REI REINSPECTION Comments1: STACK					06/05/2018
BF	_____	020-WKS PUBLIC & SERVICE WALKS					06/08/2018
BF	_____	005-SEW SEWER INSPECTION	20180211	3185 LONGVIEW DR	48		06/22/2018
BF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: GRANDE RESERVE RYAN HOMES					06/27/2018
BF	_____	008-PHD POST HOLE - DECK	20180226	542 WINDETT RIDGE RD	170		06/14/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	009-STP STOOP					06/14/2018
BF	_____	010-SUM SUMP					06/21/2018
BC	_____	011-REI REINSPECTION				06/27/2018	
BF	_____	016-REI REINSPECTION Comments1: CANCEL PER PETE RATOS				06/28/2018	
BC	_____	017-INS INSULATION					06/29/2018
BC	_____	001-FIN FINAL INSPECTION	20180227	2622 MCLELLAN BLVD	59		06/12/2018
BF	_____	008-PLR PLUMBING - ROUGH	20180228	4324 E MILLBROOK CIR	274		06/26/2018
BC	_____	009-RFR ROUGH FRAMING Comments1: 12 ANCHOR BOLTS MISSING IN BASEMENT					06/26/2018
BC	_____	010-REL ROUGH ELECTRICAL					06/26/2018
BC	_____	011-RMC ROUGH MECHANICAL					06/26/2018
BC	_____	012-INS INSULATION					06/29/2018
BC	_____	013-REI REINSPECTION					06/29/2018
BF	_____	005-PLU PLUMBING - UNDERSLAB	20180248	1121 BLACKBERRY SHORE LN	46		06/21/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: NORWOOD CONCRETE, KENDALL MARKETPLACE					06/28/2018
BC	_____	002-RFR ROUGH FRAMING	20180255	736 HAYDEN DR	65		06/06/2018
BC	_____	001-FIN FINAL INSPECTION	20180257	2575 OVERLOOK CT	22		06/01/2018
BF	_____	005-PLU PLUMBING - UNDERSLAB	20180258	568 WINDETT RIDGE RD	168		06/04/2018
BF	_____	006-BSM BASEMENT FLOOR					06/04/2018
BF	_____	007-GAR GARAGE FLOOR					06/04/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB	20180260	2411 FITZHUGH TURN	150		06/04/2018
BF	_____	007-BSM BASEMENT FLOOR					06/04/2018
BF	_____	008-GAR GARAGE FLOOR					06/04/2018
BC	_____	001-FIN FINAL INSPECTION	20180266	4626 PLYMOUTH AVE	93		06/20/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 005-FIN FINAL INSPECTION	20180271	353 GARDEN CIR			06/12/2018
BF	_____	006-PLF PLUMBING - FINAL OSR READ					06/11/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS	20180274	2603 MCLELLAN BLVD	41		06/12/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS	20180275	2672 MCLELLAN BLVD	53		06/12/2018
BC	_____	002-FIN FINAL INSPECTION	20180289	4508 MARQUETTE ST	1223		06/13/2018
BC	_____	001-PHF POST HOLE - FENCE	20180292	2348 TITUS DR	239		06/12/2018
BC	_____	002-FIN FINAL INSPECTION					06/15/2018
BC	_____	001-FTG FOOTING	20180293	802 CAULFIELD PT	112		06/04/2018
BF	11:00	001-FTG FOOTING	20180299	612 WINDETT RIDGE RD	158		06/19/2018
BF	_____	AM 002-FOU FOUNDATION Comments1: WINDETT RIDGE, COMEX					06/29/2018
BF	_____	004-BKF BACKFILL	20180300	2421 FITZHUGH TURN	149		06/01/2018
BF	_____	005-SEW SEWER INSPECTION					06/05/2018
BF	_____	007-PLU PLUMBING - UNDERSLAB					06/12/2018
BF	_____	008-BSM BASEMENT FLOOR					06/14/2018
BF	_____	009-GAR GARAGE FLOOR					06/14/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GRANDE RESERVE RYAN HOMES	20180305	3158 BOOMBAH BLVD	129		06/27/2018
BF	_____	002-FTG FOOTING	20180306	4348 E MILLBROOK CIR	272		06/12/2018
PR	_____	005-PLU PLUMBING - UNDERSLAB					06/26/2018
BF	_____	006-BGS BASEMENT GARAGE STOOPS Comments1: GRANDE RESERVE RYAN HOMES					06/27/2018
BF	_____	001-WAT WATER	20180307	4424 E MILLBROOK CIR	262		06/06/2018
BF	_____	004-FOU FOUNDATION					06/14/2018
BF	_____	005-BKF BACKFILL					06/18/2018
PR	_____	006-PLU PLUMBING - UNDERSLAB					06/26/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		007-BGS BASEMENT GARAGE STOOPS Comments1: GRANDE RESERVE RYAN HOMES					06/27/2018
BF		008-STP STOOP	20180308	4412 E MILLBROOK CIR	264		06/14/2018
BC		009-RFR ROUGH FRAMING					06/21/2018
BC		010-REL ROUGH ELECTRICAL					06/21/2018
BC		011-RMC ROUGH MECHANICAL					06/21/2018
BF		012-PLR PLUMBING - ROUGH					06/22/2018
BF		013-INS INSULATION					06/25/2018
BC		008-RFR ROUGH FRAMING Comments1: BATHROOM WALLS EXCEED 24" IN STUD DISTAN Comments2: CE	20180309	4388 E MILLBROOK CIR	268		06/18/2018
BC		009-REL ROUGH ELECTRICAL					06/18/2018
BC		010-RMC ROUGH MECHANICAL					06/18/2018
BF		011-PLR PLUMBING - ROUGH					06/18/2018
BC		012-INS INSULATION					06/20/2018
BF		013-STP STOOP					06/14/2018
BC		014-REI REINSPECTION Comments1: FRAMING					06/20/2018
BF		015-WKS PUBLIC & SERVICE WALKS Comments1: MIDWEST, GRANDE RESERVE					06/27/2018
BC		002-FIN FINAL INSPECTION	20180319	2185 HENNING LN	312		06/04/2018
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20180320	1149 HOMESTEAD DR	138		06/12/2018
BC		003-PPS PRE-POUR, SLAB ON GRADE	20180326	2365 SUMAC DR	26		06/19/2018
BF		009-PLR PLUMBING - ROUGH Comments1: RYAN HOMES IN CALEDONIA	20180338	3323 CALEDONIA DR	74		06/28/2018
BF		010-RFR ROUGH FRAMING					06/28/2018
BF		011-REL ROUGH ELECTRICAL					06/28/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		012-RMC ROUGH MECHANICAL					06/28/2018
BF		001-ESW ENGINEERING - SEWER / WAT	20180339	3244 PINWOOD DR	39		06/20/2018
BF		AM 002-FTG FOOTING					06/20/2018
BF		003-FOU FOUNDATION Comments1: CALEDONIA RYAN HOMES					06/27/2018
BC		010-RFR ROUGH FRAMING	20180340	3327 CALEDONIA DR	20		06/25/2018
BC		011-REL ROUGH ELECTRICAL					06/25/2018
BC		012-RMC ROUGH MECHANICAL					06/25/2018
BC		013-INS INSULATION					06/27/2018
BF		014-PLR PLUMBING - ROUGH					06/25/2018
BF		002-FTG FOOTING	20180341	4336 E MILLBROOK CIR	273		06/01/2018
BF		003-FOU FOUNDATION				06/04/2018	
BF		004-FOU FOUNDATION					06/06/2018
BF		005-PLU PLUMBING - UNDERSLAB					06/13/2018
BF		007-BGS BASEMENT GARAGE STOOPS					06/14/2018
BC		001-PHF POST HOLE - FENCE Comments1: NO WORK STARTED	20180343	2995 ELLSWORTH DR	395		06/07/2018
BC	13:30	002-PHF POST HOLE - FENCE					06/08/2018
BC		001-PHF POST HOLE - FENCE	20180350	1208 SUNSET CT.	55		06/01/2018
BC		001-PHF POST HOLE - FENCE	20180352	2152 KINGSMILL ST	116		06/20/2018
BC		002-PHF POST HOLE - FENCE	20180353	2463 FAIRFAX WAY	245		06/01/2018
BC		003-FIN FINAL INSPECTION					06/20/2018
BC		001-PHF POST HOLE - FENCE	20180356	801 CAULFIELD PT	106		06/07/2018
BC		002-FIN FINAL INSPECTION Comments1: REINSPECTION	20180357	801 CAULFIELD PT	106		06/14/2018
BC	08:00	001-PPS PRE-POUR, SLAB ON GRADE Comments1: REMOVE DOWNSPOUT ELBOW BEFORE POURING	20180359	312 RYAN CT	72		06/07/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180370	618 GREENFIELD TURN	88		06/11/2018
BF	_____	002-FTG FOOTING	20180376	2826 SHERIDAN CT	199		06/01/2018
BF	_____	003-FOU FOUNDATION					06/05/2018
BF	_____	004-PLU PLUMBING - UNDERSLAB					06/13/2018
BF	_____	005-BGS BASEMENT GARAGE STOOPS					06/14/2018
BC	_____	001-BND POOL BONDING	20180377	323 PENSACOLA ST	1139		06/19/2018
BC	_____	002-RFR ROUGH FRAMING	20180384	2395 HOLLENBACK CT	425		06/18/2018
BF	_____	001-FTG FOOTING	20180388	2668 MCLELLAN BLVD	54		06/08/2018
BF	_____	002-FOU FOUNDATION					06/11/2018
BF	_____	004-WAT WATER					06/22/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: GRANDE RESERVE, PULTE DAVE					06/28/2018
BF	_____	001-FTG FOOTING Comments1: CANCEL	20180389	2187 BURR CT	6		06/11/2018
PR	_____	003-WAT WATER					06/18/2018
BF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: GRANDE RESERVE PULTE DAVE					06/28/2018
BF	11:00	001-FTG FOOTING	20180394	532 WINDETT RIDGE RD	171		06/18/2018
BF	10:00	002-FOU FOUNDATION					06/20/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180404	316 E FOX ST			06/06/2018
BC	_____	001-PHD POST HOLE - DECK	20180406	1033 N CARLY CIR	117		06/04/2018
BC	_____	002-RFR ROUGH FRAMING Comments1: R703.8 FLASING REQUIRED WHERE DECK ATTAC Comments2: HED TO WALL OF WOOD FRAME CONSTRUCTION					06/22/2018
BC	_____	003-REI REINSPECTION Comments1: FRAMING					06/25/2018
BC	_____	001-PHF POST HOLE - FENCE	20180407	2846 CRANSTON CIR	95		06/04/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180408	2726 ELDEN DR	277		06/21/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180410	441 HONEYSUCKLE LN	150		06/19/2018
BC	_____	001-PHF POST HOLE - FENCE	20180413	248 BERTRAM DR	1154		06/13/2018
BC	_____	001-PHD POST HOLE - DECK	20180414	2846 CRANSTON CIR	95		06/05/2018
BC	_____	002-RFR ROUGH FRAMING					06/13/2018
BC	_____	001-RFR ROUGH FRAMING	20180416	2472 FAIRFAX WAY	125		06/11/2018
		Comments1: NEEDS FIRE BLOCKING					
BF	_____	001-ESW ENGINEERING - SEWER / WAT	20180420	3172 LAUREN DR	114		06/20/2018
BF	_____	AM 002-FTG FOOTING					06/20/2018
BF	_____	003-FOU FOUNDATION					06/26/2018
BF	_____	AM 001-WAT WATER	20180421	4404 E MILLBROOK CIR	266		06/27/2018
		Comments1: GRANDE RESERVE WINNINGER EXCAVATING					
BC	_____	001-PHF POST HOLE - FENCE	20180422	4474 SARASOTA AVE	1041		06/01/2018
BC	_____	001-PHF POST HOLE - FENCE	20180423	956 S CARLY CIR	103		06/14/2018
BC	_____	001-RFR ROUGH FRAMING	20180427	932 S CARLY CIR	101		06/07/2018
BC	_____	002-REL ROUGH ELECTRICAL					06/07/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180429	530 FAIRHAVEN DR	47		06/04/2018
BC	_____	001-PHF POST HOLE - FENCE	20180431	1032 WHITE PLAINS LN	55		06/14/2018
BC	_____	AM 001-PHD POST HOLE - DECK	20180433	2575 FAIRFAX WAY	249		06/28/2018
BC	_____	001-PHF POST HOLE - FENCE	20180437	1581 CORAL DR	163		06/12/2018
BC	_____	001-PHF POST HOLE - FENCE	20180440	331 WESTWIND DR	34		06/25/2018
BC	_____	001-REL ROUGH ELECTRICAL	20180441	2545 EMERALD LN	126		06/06/2018
BC	_____	002-RFR ROUGH FRAMING					06/06/2018
BC	_____	003-INS INSULATION					06/11/2018
BC	_____	001-PHD POST HOLE - DECK	20180443	728 E VETERANS PKWY 120			06/18/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		002-FIN FINAL INSPECTION	20180444	206 W RIDGE ST			06/06/2018
BC		002-FIN FINAL INSPECTION	20180445	1921 COUNTRY HILLS DR	122		06/06/2018
BF		001-FTG FOOTING Comments1: WINDETT RIDGE, COMEX	20180448	712 KENTSHIRE DR	119		06/27/2018
BF		001-FTG FOOTING Comments1: WINDETT RIDGE, COMEX	20180449	2432 FITZHUGH TURN	147		06/27/2018
BC		001-PHF POST HOLE - FENCE	20180454	2758 CRANSTON CIR	110		06/15/2018
BC		001-PHF POST HOLE - FENCE	20180455	1577 CORAL DR	164		06/12/2018
PR		AM 001-ESW ENGINEERING - SEWER / WAT Comments1: BRIARWOOD, SOPRIS JOHN	20180458	1638 CORNERSTONE DR	32		06/28/2018
PR	11:00	002-PLU PLUMBING - UNDERSLAB				06/28/2018	
BC		001-PHF POST HOLE - FENCE	20180462	838 GREENFIELD TURN	152		06/15/2018
BC		001-FTG FOOTING	20180463	512 E MAIN ST	2		06/18/2018
BF		002-BKF BACKFILL					06/21/2018
BC		001-STP STOOP	20180468	455 NORWAY CIR	82		06/19/2018
BC	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180482	404 SANDERS CT	11		06/07/2018
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20180500	532 BUCKTHORN CT	82		06/11/2018
BC		001-PPS PRE-POUR, SLAB ON GRADE	20180504	1001 CANYON TRAIL CT	40		06/20/2018
BC		001-FTG FOOTING	20180512	802 PARKSIDE LN	180		06/27/2018
BC		001-FIN FINAL INSPECTION	20180516	417 JACKSON ST			06/15/2018
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20180522	1281 DEERPATH DR	259		06/14/2018
BC		PM 001-PHF POST HOLE - FENCE	20180526	105 W CENTER ST			06/26/2018
BC		002-RFR ROUGH FRAMING	20180533	202 SPRUCE CT	25		06/25/2018
PR		001-FIN FINAL INSPECTION	20180542	1142 MIDNIGHT PL	304		06/28/2018
BC		002-ROF ROOF UNDERLAYMENT ICE & W Comments1: FRONT OF HOME. ROOF HAS BEEN DONE IN 2 S Comments2: ECTIONS	20180544	408 E PARK ST			06/20/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PHD POST HOLE - DECK	20180551	514 E MAIN ST	3		06/25/2018
BC	_____	001-PHD POST HOLE - DECK	20180568	578 REDBUD DR	36		06/28/2018
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180578	464 E BARBERRY CIR			06/28/2018

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

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

PERMIT TYPE SUMMARY:		AGP ABOVE-GROUND POOL			5		
		BIP BUILD INCENTIVE PROGRAM SFD			33		
		BSM BASEMENT REMODEL			12		
		COM COMMERCIAL BUILDING			10		
		CRM COMMERCIAL REMODEL			6		
		DCK DECK			16		
		ELE ELECTRICAL UPGRADE			1		
		FNC FENCE			22		
		GAR GARAGE			3		
		IGP IN-GROUND POOL			2		
		MIS MISCELLANEOUS			1		
		PRG PERGOLA			2		
		PTO PATIO / PAVERS			6		
		REM REMODEL			1		
		ROF ROOFING			10		
		SFA SINGLE-FAMILY ATTACHED			25		
		SFD SINGLE-FAMILY DETACHED			196		
		SHD SHED/ACCESSORY BUILDING			2		
		SID SIDING			1		
		WIN WINDOW REPLACEMENT			1		
INSPECTION SUMMARY:		ABC ABOVE CEILING			2		
		BGS BASEMENT GARAGE STOOPS			6		
		BKF BACKFILL			4		
		BND POOL BONDING			1		
		BSM BASEMENT FLOOR			5		
		EFL ENGINEERING - FINAL INSPECTION			16		
		EPW ENGINEERING- PUBLIC WALK			4		
		ESW ENGINEERING - SEWER / WATER			3		
		FIN FINAL INSPECTION			30		
		FOU FOUNDATION			10		
		FTG FOOTING			19		
		GAR GARAGE FLOOR			8		
		INS INSULATION			17		
		PHD POST HOLE - DECK			9		
		PHF POST HOLE - FENCE			19		
		PLF PLUMBING - FINAL OSR READY			12		
		PLR PLUMBING - ROUGH			21		
		PLU PLUMBING - UNDERSLAB			17		
		PPS PRE-POUR, SLAB ON GRADE			11		
		REI REINSPECTION			11		
		REL ROUGH ELECTRICAL			25		
		RFR ROUGH FRAMING			35		
		RMC ROUGH MECHANICAL			21		
		ROF ROOF UNDERLAYMENT ICE & WATER			8		
		SEW SEWER INSPECTION			2		
		STK STACK TEST			5		

DATE: 07/02/2018
TIME: 08:33:02
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 06/01/2018 TO 06/30/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		STP STOOP			9		
		SUM SUMP			1		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		
		UGE UNDERGROUND ELECTRIC			1		
		WAT WATER			4		
		WKS PUBLIC & SERVICE WALKS			17		
INSPECTOR SUMMARY:		BC BOB CREADEUR			148		
		BF B&F TECHNICAL CODE SERVICE			169		
		PR PETER RATOS			22		
		PWK PUBLIC WORKS			1		
		TK TOM KONEN			15		
STATUS SUMMARY:	A	BC			1		
	C	BC			26		
	C	BF			16		
	C	PR			4		
	C	PWK			1		
	C	TK			13		
	I	BC			121		
	I	BF			153		
	I	PR			18		
	T	TK			2		
REPORT SUMMARY:					355		

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-FIN FINAL INSPECTION	20160420	709 STATE ST			07/26/2018
BC	_____	004-FIN FINAL INSPECTION	20170237	337 PENSACOLA ST	1142		07/10/2018
BF	_____	PM 030-RFR ROUGH FRAMING Comments1: PHASE 2 1ST 2ND FLOORS, CEDARHURST ANDY	20170301	1690 CANNONBALL TR			07/02/2018
BF	_____	PM 031-REL ROUGH ELECTRICAL Comments1: PHASE 2 1ST 2ND FLOORS, CEDARHURST ANDY					07/02/2018
BF	_____	PM 032-INS INSULATION Comments1: PHASE 1, CEDARHURST ANDY					07/03/2018
BF	_____	AM 023-PPS PRE-POUR, SLAB ON GRADE Comments1: TANK PAD, JOHN WITH SOPRIS, CASEYS	20170456	580 E VETERANS PKWY			07/02/2018
BF	_____	AM 024-PPS PRE-POUR, SLAB ON GRADE Comments1: CASEY'S EAST SIDE PARKING LOT, JOHN SOPR Comments2: IS					07/11/2018
PR	_____	025-FIN FINAL INSPECTION					07/19/2018
PR	_____	026-PLF PLUMBING - FINAL OSR READ					07/19/2018
EEI	_____	027-EFL ENGINEERING - FINAL INSPE				07/19/2018	
PR	_____	AM 007-RFR ROUGH FRAMING Comments1: CORRIDORS 1ST & 2ND FLOORS	20170655	577 E KENDALL DR	4&5	07/27/2018	
BC	_____	003-FIN FINAL INSPECTION	20170773	1377 SLATE DR	334		07/31/2018
PR	_____	014-FIN FINAL INSPECTION	20170824	1100 W VETERANS PKWY		07/20/2018	
BF	_____	013-INS INSULATION	20170900	1926 RENA LN	11		07/11/2018
BF	_____	013-INS INSULATION	20170901	1924 RENA LN	11		07/11/2018
BF	_____	013-INS INSULATION	20170902	1922 RENA LN	11		07/11/2018
BF	_____	012-INS INSULATION	20170903	1928 RENA LN	11		07/11/2018
BF	_____	013-INS INSULATION Comments1: FOX HILL UNIT 7, TIMBER GLEN TOWN HOMES, Comments2: ABBY PROPERTIES	20170904	1920 RENA LN	11		07/11/2018
BF	_____	013-INS INSULATION	20170905	1932 RENA LN	11		07/11/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20170928	3152 MATLOCK DR	671		07/26/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	002-FOU FOUNDATION Comments1: GRANDE RESERVE, UPLAND GEO	20170929	3156 MATLOCK DR	670		07/02/2018
BF	_____	003-BKF BACKFILL Comments1: GRANDE RESERVE, UPLAND					07/06/2018
BF	_____	PM 004-WAT WATER Comments1: HOLIDAY, GR					07/09/2018
BF	_____	PM 005-ESS ENGINEERING - STORM Comments1: HOLIDAY, GR					07/09/2018
BF	_____	AM 006-PLU PLUMBING - UNDERSLAB Comments1: DR HORTON GR					07/12/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR, UPLAND					07/16/2018
BF	_____	AM 001-FTG FOOTING Comments1: GR, UPLAND	20170930	3153 MATLOCK DR	656		07/13/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND					07/19/2018
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND					07/24/2018
PBF	_____	004-WAT WATER Comments1: GR HOLIDAY					07/25/2018
PBF	_____	005-ESS ENGINEERING - STORM Comments1: GR HOLIDAY					07/25/2018
BF	_____	006-BSM BASEMENT FLOOR Comments1: GR UPLAND					07/30/2018
BF	_____	007-GAR GARAGE FLOOR Comments1: GR UPLAND					07/30/2018
BF	_____	001-FTG FOOTING Comments1: GR, UPLAND GEO	20170931	3183 MATLOCK DR	662		07/02/2018
BF	_____	002-FOU FOUNDATION Comments1: GR, UPLAND					07/09/2018
BF	_____	AM 003-WAT WATER Comments1: HOLIDAY, GRANDE RESERVE					07/12/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 004-ESS ENGINEERING - STORM Comments1: HOLIDAY, GRANDE RESERVE					07/12/2018
BF	_____	AM 005-BKF BACKFILL Comments1: UPLAND, GR					07/31/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: HORTON, GR					07/16/2018
BF	_____	007-BSM BASEMENT FLOOR Comments1: GR UPLAND					07/24/2018
BF	_____	008-GAR GARAGE FLOOR Comments1: GR UPLAND					07/24/2018
BF	_____	009-STP STOOP Comments1: GR UPLAND					07/25/2018
BF	_____	002-FOU FOUNDATION	20170932	3176 MATLOCK DR	665		07/03/2018
BF	_____	PM 003-WAT WATER Comments1: GR, HOLIDAY					07/10/2018
BF	_____	PM 004-ESS ENGINEERING - STORM Comments1: GR, HOLIDAY					07/10/2018
BF	_____	AM 005-BKF BACKFILL Comments1: GR, UPLAND					07/13/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: DRHORTON, GR					07/16/2018
BF	_____	007-BSM BASEMENT FLOOR					07/24/2018
BF	_____	008-GAR GARAGE FLOOR Comments1: GR UPLAND					07/24/2018
BF	_____	009-STP STOOP Comments1: GR UPLAND					07/25/2018
BF	_____	002-FTG FOOTING Comments1: UPLAND, GR	20170933	3172 MATLOCK DR	666		07/11/2018
BF	_____	004-FOU FOUNDATION Comments1: GR, UPLAND					07/17/2018
BF	_____	005-BKF BACKFILL Comments1: GR UPLAND					07/24/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	006-WAT WATER Comments1: HOLIDAY GR					07/25/2018
PBF	_____	007-ESS ENGINEERING - STORM Comments1: HOLIDAY GR					07/25/2018
BF	_____	008-BSM BASEMENT FLOOR Comments1: GR UPLAND					07/30/2018
BF	_____	009-GAR GARAGE FLOOR Comments1: GR UPLAND					07/30/2018
PR	_____	010-PLU PLUMBING - UNDERSLAB					07/30/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20170934	3168 MATLOCK DR	667		07/24/2018
BF	_____	002-FTG FOOTING Comments1: GR, UPLAND	20170936	3162 MATLOCK DR	669		07/09/2018
BF	_____	004-WAT WATER					07/17/2018
BF	_____	AM 005-ESS ENGINEERING - STORM Comments1: HOLIDAY-GR					07/17/2018
BF	_____	006-BKF BACKFILL Comments1: GR-UPLAND					07/18/2018
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: DR HORTON - GR					07/23/2018
BF	_____	008-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					07/27/2018
BF	_____	001-FTG FOOTING Comments1: GR UPLAND	20170938	3143 MATLOCK DR	654		07/19/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND					07/26/2018
BF	_____	001-FTG FOOTING Comments1: GR-UPLAND	20170939	3147 MATLOCK DR	655		07/17/2018
BF	_____	002-FOU FOUNDATION Comments1: GR UPLAND					07/24/2018
BF	_____	003-BKF BACKFILL Comments1: GR UPLAND					07/30/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	002-FOU FOUNDATION Comments1: UPLAND GEO	20170942	3167 MATLOCK DR	659		07/02/2018
BF	_____	003-BKF BACKFILL Comments1: GRANDE RESERVE, UPLAND					07/06/2018
BF	_____	PM 004-WAT WATER Comments1: HOLIDAY, GRANDE RESERVE					07/10/2018
BF	_____	PM 005-ESS ENGINEERING - STORM Comments1: HOLIDAY, GRANDE RESERVE					07/10/2018
BF	_____	AM 006-PLU PLUMBING - UNDERSLAB Comments1: DR HORTON, GR					07/12/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: UPLAND, GR					07/16/2018
BF	_____	001-FTG FOOTING Comments1: GR, UPLAND	20170943	3163 MATLOCK DR	658		07/02/2018
BF	_____	002-FOU FOUNDATION Comments1: UPLAND, GEORGE, GRANDE RESERVE					07/03/2018
BF	_____	PM 003-WAT WATER Comments1: GR, HOLIDAY					07/10/2018
BF	_____	PM 004-ESS ENGINEERING - STORM Comments1: GR, HOLIDAY					07/10/2018
BF	_____	AM 005-BKF BACKFILL Comments1: UPLAND, GR					07/13/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: HORTON, GR					07/16/2018
BF	_____	007-BSM BASEMENT FLOOR Comments1: GR UPLAND					07/24/2018
BF	_____	008-GAR GARAGE FLOOR Comments1: GR UPLAND					07/24/2018
BF	_____	009-STP STOOP Comments1: GR UPLAND					07/25/2018
PR	_____	003-SEW SEWER INSPECTION	20170975	1964 RENA LN	9		07/17/2018
BF	_____	016-FIN FINAL INSPECTION Comments1: MEADOWBROOK, BLACKBERRY WOODS, INSTALL G Comments2: RAPABLE HANDRAIL IN GARAGE AND DECK	20170991	984 S CARLY CIR	109		07/10/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: MEADOWBROOK, BLACKBERRY WOODS					07/10/2018
BC	_____	018-REI REINSPECTION Comments1: HANDRAILS , MEADOW BROOK IN BLACKBERRY W Comments2: OODS					07/13/2018
BC	_____	AM 018-FIN FINAL INSPECTION	20170992	996 S CARLY CIR	111		07/24/2018
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: BLACKBERRY WOODS - MEADOWBROOK					07/24/2018
PWK	_____	020-EFL ENGINEERING - FINAL INSPE					07/24/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: BLACKBERRY WOODS, PROVIDE GRASPABLE HAND Comments2: RAIL GARAGE AND DECK	20170993	988 S CARLY CIR	110		07/10/2018
BF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: BLACKBERRY WOODS, MEADOWBROOK					07/10/2018
BF	_____	017-REI REINSPECTION Comments1: MEADOWBROOK, BLACKBERRY WOODS, CALL FIRS Comments2: T 312-513-4114 HANDRAILS					07/13/2018
BC	_____	PM 014-REI REINSPECTION Comments1: ROUGH FRAMING-r 403.1.6 ANCHOR BOLTS MIS Comments2: SING IN BASEMENT	20170994	967 N CARLY CIR	124		07/25/2018
BC	_____	PM 015-REI REINSPECTION Comments1: ROUGH ELECTRIC-E3802.1 CONDUIT NOT SUPPO Comments2: RTED AT APPROPRIATE INTERVALS					07/25/2018
BF	_____	016-INS INSULATION					07/31/2018
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: REAR APRON ON GARAGE. MCCUE BUILDERS, C Comments2: OUNTRY HILLS	20171000	1963 MEADOWLARK LN	126		07/06/2018
BF	_____	016-FIN FINAL INSPECTION	20171003	2643 BURR ST	83		07/18/2018
BF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: GR-PULTE, PROVIDE TEMPERED WATER AT ALL Comments2: TUB/SHOWERS --UPSTAIRS BATH 127^					07/18/2018
TK	_____	018-EFL ENGINEERING - FINAL INSPE					07/19/2018
PBF	_____	019-REI REINSPECTION Comments1: PLUMBING FINAL TEMPERED WATER					07/20/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	10:00	001-FTG FOOTING Comments1: ALDI'S,	20180049	1610 N BRIDGE ST			07/20/2018
BF	_____	002-FOU FOUNDATION Comments1: ALDI'S					07/24/2018
BC	_____	005-FIN FINAL INSPECTION	20180056	634 BURNING BUSH DR	94		07/05/2018
BC	_____	012-RFR ROUGH FRAMING	20180059	3184 PINWOOD DR	35		07/09/2018
BC	_____	013-REL ROUGH ELECTRICAL					07/09/2018
BC	_____	014-RMC ROUGH MECHANICAL					07/09/2018
BF	_____	015-PLR PLUMBING - ROUGH					07/09/2018
BC	_____	016-INS INSULATION					07/11/2018
BF	_____	018-WKS PUBLIC & SERVICE WALKS Comments1: COX - CALEDONIA					07/19/2018
BF	_____	019-FIN FINAL INSPECTION	20180072	2477 WILTON CT	127		07/12/2018
BF	_____	020-PLF PLUMBING - FINAL OSR READ					07/12/2018
BC	_____	017-FIN FINAL INSPECTION	20180073	2435 FAIRFAX WAY	242		07/02/2018
BF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: WINDETT RIDGE, LENNAR RICH					07/02/2018
PR	_____	019-EFL ENGINEERING - FINAL INSPE					07/03/2018
PR	_____	002-PLU PLUMBING - UNDERSLAB	20180081	1321 CAROLYN CT	5		07/06/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180087	1339 CAROLYN CT	4	07/13/2018	
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180088	1341 CAROLYN CT	4		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180089	1343 CAROLYN CT	4		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180090	1345 CAROLYN CT	4		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180091	1347 CAROLYN CT	4		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180092	1349 CAROLYN CT	4		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180093	1357 CAROLYN CT	3		07/17/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180094	1359 CAROLYN CT	3		07/13/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180095	1361 CAROLYN CT	3		07/13/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180096	1363 CAROLYN CT	3		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180097	1365 CAROLYN CT	3		07/17/2018
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20180098	1367 CAROLYN CT	3		07/17/2018
BF	_____	PM 008-RFR ROUGH FRAMING Comments1: BLACKBERRY WOODS, MEADOWBROOK	20180111	991 S CARLY CIR	89		07/03/2018
BF	_____	009-REL ROUGH ELECTRICAL					07/03/2018
BF	_____	010-RMC ROUGH MECHANICAL Comments1: NO PLANS ON SITE					07/03/2018
BF	_____	011-PLR PLUMBING - ROUGH					07/06/2018
BF	_____	012-INS INSULATION Comments1: MEADOWBROOK, BLACKBERRY WOODS					07/11/2018
BF	_____	AM 013-ESW ENGINEERING - SEWER / WAT Comments1: WINNINGER , BLACKBERRY WOODS					07/12/2018
BF	_____	003-BKF BACKFILL Comments1: GRANDE RESERVE, UPLAND	20180120	3187 MATLOCK DR	663		07/06/2018
BF	_____	PM 004-WAT WATER					07/09/2018
BF	_____	PM 005-ESS ENGINEERING - STORM Comments1: GR, HOLIDAY					07/09/2018
BF	_____	AM 006-PLU PLUMBING - UNDERSLAB Comments1: DR HORTON, GR					07/12/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS					07/16/2018
BF	_____	009-RFR ROUGH FRAMING	20180122	3143 PINWOOD DR	31		07/12/2018
BF	_____	010-REL ROUGH ELECTRICAL					07/12/2018
BF	_____	011-RMC ROUGH MECHANICAL					07/12/2018
BF	_____	012-PLR PLUMBING - ROUGH					07/12/2018
BC	_____	013-INS INSULATION					07/16/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: COX - CALEDONIA					07/19/2018
BC	_____	001-FIN FINAL INSPECTION	20180126	303 OAKWOOD ST			07/06/2018
BF	_____	018-WKS PUBLIC & SERVICE WALKS Comments1: GRANDE RESERVE, COX	20180128	2671 MCLELLAN BLVD	48		07/03/2018
BC	_____	PM 001-GAR GARAGE FLOOR	20180141	515 W MADISON ST	2		07/26/2018
BC	_____	PM 002-FTG FOOTING					07/26/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: HEARTLAND MEADOWS, MARKER	20180151	811 FREEMONT ST	41		07/11/2018
BF	_____	AM 007-PLR PLUMBING - ROUGH Comments1: HEARTLAND MEADOWS					07/13/2018
BF	_____	008-RFR ROUGH FRAMING Comments1: MARKER - HEARTLAND MEADOWS					07/18/2018
BF	_____	009-REL ROUGH ELECTRICAL					07/18/2018
BF	_____	010-RMC ROUGH MECHANICAL					07/18/2018
BC	_____	PM 011-INS INSULATION					07/24/2018
BF	_____	012-BGS BASEMENT GARAGE STOOPS Comments1: HEARTLAND MEADOWS - SOPRIS					07/25/2018
BF	_____	005-BSM BASEMENT FLOOR Comments1: BLACKBERRY WOODS , RUANE	20180158	1012 S CARLY CIR	113		07/02/2018
BF	_____	006-ESW ENGINEERING - SEWER / WAT Comments1: PROVIDE PROPER MATERIAL WITHIN 5' OF FOU Comments2: NDATEION, UNCOVER CONNECTION @ ROUND WAY Comments3: , TURN ON WATER SO UNDER PRESSURE					07/09/2018
BF	_____	007-ESW ENGINEERING - SEWER / WAT					07/11/2018
BF	_____	012-EPW ENGINEERING- PUBLIC WALK Comments1: TIM GREYER - BRIARWOOD	20180173	349 WESTWIND DR	35		07/25/2018
BC	_____	009-STP STOOP	20180179	552 WINDETT RIDGE RD	169		07/02/2018
BC	_____	010-RFR ROUGH FRAMING					07/09/2018
BC	_____	011-REL ROUGH ELECTRICAL					07/09/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	012-RMC ROUGH MECHANICAL					07/09/2018
BF	08:00	013-PLR PLUMBING - ROUGH Comments1: WINDETT RIDGE,BF FAILED, PETE RATOS OVER Comments2: RODE --PASS					07/10/2018
BF	_____ PM	014-INS INSULATION Comments1: WINDETT RIDGE RICH					07/11/2018
BC	08:00	015-PHD POST HOLE - DECK					07/17/2018
BF	_____ AM	016-WKS PUBLIC & SERVICE WALKS Comments1: COMEX WINDETT RIDGE					07/19/2018
PBF	_____	016-SUM SUMP Comments1: WR - VERUNA	20180180	2655 FAIRFAX WAY	257		07/26/2018
BF	_____	008-RFR ROUGH FRAMING	20180193	2608 MCLELLAN BLVD	60		07/16/2018
BF	_____	009-REL ROUGH ELECTRICAL					07/16/2018
BF	_____	010-RMC ROUGH MECHANICAL Comments1: GR, PULTE					07/16/2018
BF	_____	011-PLR PLUMBING - ROUGH Comments1: GR, PULTE					07/16/2018
BF	_____	012-INS INSULATION Comments1: PULTE-GR					07/18/2018
BF	_____ PM	004-PPS PRE-POUR, SLAB ON GRADE Comments1: RESTORE CHURCH	20180200	8710 RT 71			07/06/2018
PBF	_____	018-PLF PLUMBING - FINAL OSR READ	20180203	4449 E MILLBROOK CIR	226		07/20/2018
BF	_____	019-FIN FINAL INSPECTION Comments1: GR-RYAN					07/20/2018
TK	_____	020-EFL ENGINEERING - FINAL INSPE					07/20/2018
PBF	_____	014-PLF PLUMBING - FINAL OSR READ	20180204	2820 SHERIDAN CT	201		07/20/2018
BF	_____	015-FIN FINAL INSPECTION Comments1: RYAN-GR					07/20/2018
TK	_____	016-EFL ENGINEERING - FINAL INSPE					07/20/2018
PBF	_____	017-PLF PLUMBING - FINAL OSR READ	20180206	2835 SILVER SPRINGS CT	249		07/24/2018
		Comments1: GR RYAN HOMES					

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	018-FIN FINAL INSPECTION					07/24/2018
PWK	_____	019-EFL ENGINEERING - FINAL INSPE					07/24/2018
PBF	_____	015-PLF PLUMBING - FINAL OSR READ	20180207	4428 E MILLBROOK CIR	261		07/27/2018
		Comments1: GR - RYAN HOMES					
BC	_____	016-FIN FINAL INSPECTION					07/27/2018
PWK	_____	017-EFL ENGINEERING - FINAL INSPE					07/27/2018
BF	_____	021-FIN FINAL INSPECTION	20180209	574 SHADOW WOOD DR	95		07/13/2018
BF	_____	022-PLF PLUMBING - FINAL OSR READ					07/13/2018
TK	_____	023-EFL ENGINEERING - FINAL INSPE					07/18/2018
BF	_____	001-ESW ENGINEERING - SEWER / WAT	20180210	3224 PINWOOD DR	38		07/11/2018
		Comments1: CALEDONIA, WINNINGER					
BF	_____	002-FTG FOOTING					07/16/2018
BF	_____	003-FOU FOUNDATION					07/18/2018
		Comments1: CALEDONIA - MIDWEST					
BF	_____	004-BKF BACKFILL					07/19/2018
		Comments1: CALEDONIA MIDWEST					
BF	_____	005-SEW SEWER INSPECTION					07/23/2018
		Comments1: HUNG SEWER, WINNINGER CALEDONIA--PROVIDE					
		Comments2: ACCESS FOR INSPECTION, PIPING COMPLETE					
		Comments3: Y BURIED					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					07/24/2018
		Comments1: FAILED NOT READY, BUILDER CALLED IN TO C					
		Comments2: ANCEL, EMAIL WAS OUT					
PBF	_____	007-PLU PLUMBING - UNDERSLAB					07/26/2018
		Comments1: CAL - RYAN					
BF	_____	008-BGS BASEMENT GARAGE STOOPS					07/30/2018
		Comments1: CAL. MIDWEST, STOOPS NOT READY NEED REIN					
		Comments2: SPECT					
BF	_____	009-STP STOOP					07/31/2018
		Comments1: CAL MIDWEST					
BF	_____	008-BGS BASEMENT GARAGE STOOPS	20180211	3185 LONGVIEW DR	48		07/02/2018
		Comments1: CALEDONIA, MIDWEST					

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: FLOOR,, STAGE COACH CROSSING	20180218	171 SARAVANOS DR	6		07/10/2018
PR	08:00	002-PLU PLUMBING - UNDERSLAB					07/18/2018
BC		002-RFR ROUGH FRAMING	20180222	407 COLTON ST	1		07/06/2018
BC		003-REL ROUGH ELECTRICAL					07/06/2018
BF		AM 018-WKS PUBLIC & SERVICE WALKS Comments1: COMEX-WINDETT RIDGE	20180226	542 WINDETT RIDGE RD	170		07/19/2018
BF		014-WKS PUBLIC & SERVICE WALKS Comments1: GR, MIDWEST	20180228	4324 E MILLBROOK CIR	274		07/12/2018
BF		007-RFR ROUGH FRAMING	20180229	2806 SHERIDAN CT	203		07/10/2018
BF		008-REL ROUGH ELECTRICAL					07/10/2018
BF		009-RMC ROUGH MECHANICAL					07/10/2018
BF		010-PLR PLUMBING - ROUGH					07/10/2018
BF		011-INS INSULATION					07/12/2018
BF		012-WKS PUBLIC & SERVICE WALKS Comments1: GR, MIDWEST					07/12/2018
BF		007-RFR ROUGH FRAMING Comments1: KENDALL MARKETPLACE MCCUE	20180248	1121 BLACKBERRY SHORE LN	46		07/19/2018
BF		008-REL ROUGH ELECTRICAL					07/19/2018
BF		009-RMC ROUGH MECHANICAL					07/19/2018
PBF		010-PLR PLUMBING - ROUGH Comments1: KENDALL MARKETPLACE, MCCUE DAVE PROVIDE Comments2: TRAP FOR BATHTUB, PROVIDE PROPER MATERIA Comments3: L, NO BAND IRON, MUST ALL BE REMOVED					07/19/2018
BC		011-INS INSULATION					07/26/2018
BC		008-STP STOOP	20180258	568 WINDETT RIDGE RD	168		07/02/2018
BF		009-PLR PLUMBING - ROUGH Comments1: WINDETT RIDGE, RICH					07/13/2018
BF		010-RFR ROUGH FRAMING Comments1: WINDETT RIDGE					07/13/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	011-RMC ROUGH MECHANICAL					07/13/2018
BF	_____	012-REL ROUGH ELECTRICAL					07/13/2018
BC	08:00	013-PHD POST HOLE - DECK					07/17/2018
BF	_____	014-INS INSULATION Comments1: WIN-RICH					07/17/2018
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: WIN - COMEX					07/27/2018
BC	_____	008-STP STOOP Comments1: FRONT	20180259	622 SUTTON ST	163		07/17/2018
BF	_____	009-RFR ROUGH FRAMING Comments1: WINDETT RIDGE					07/25/2018
BF	_____	010-REL ROUGH ELECTRICAL Comments1: RICH WINDETT RIDGE					07/25/2018
BF	_____	011-RMC ROUGH MECHANICAL Comments1: RICH WINDETT RIDGE					07/25/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: RICH WINDETT RIDGE, OVER RIDDEN BY PETE Comments2: RATOS					07/25/2018
BC	_____	013-PHD POST HOLE - DECK					07/26/2018
BC	_____	014-INS INSULATION Comments1: FOAM ENTERANCE DOOR & TOP OF PATIO DOOR Comments2: IN BASEMENT					07/30/2018
BC	_____	009-PHD POST HOLE - DECK	20180260	2411 FITZHUGH TURN	150		07/26/2018
BF	_____	007-RFR ROUGH FRAMING Comments1: GR PULTE	20180274	2603 MCLELLAN BLVD	41		07/30/2018
BF	_____	008-REL ROUGH ELECTRICAL Comments1: GR PULTE					07/30/2018
BF	_____	009-RMC ROUGH MECHANICAL Comments1: GR PULTE					07/30/2018
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: GR PULTE					07/30/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		008-RFR ROUGH FRAMING Comments1: PULTE - GR	20180275	2672 MCLELLAN BLVD	53		07/25/2018
BF		009-REL ROUGH ELECTRICAL Comments1: PULTE - GR					07/25/2018
BF		010-RMC ROUGH MECHANICAL Comments1: PULTE - GR					07/25/2018
PBF		011-PLR PLUMBING - ROUGH Comments1: PULTE -GR					07/25/2018
BC		002-FIN FINAL INSPECTION Comments1: DECK & PAVERS	20180290	1762 CALLANDER TR	64		07/17/2018
BC		002-REI REINSPECTION Comments1: POOL BOND-WIRE MUST BE #8 SOLID COPPER W Comments2: IRE. NOT STRANDED. CONNECTIONS MUST BE T Comments3: IGH.T.	20180291	110 E KENDALL DR			07/02/2018
BC		003-REI REINSPECTION Comments1: TIGHTEN LOOSE CONNECTIONS OF BONDING CON Comments2: NECTORS AT POOL					07/12/2018
BF	10:00	001-FTG FOOTING Comments1: WINDETT RIDGE	20180298	2742 PHELPS CT	270		07/11/2012
BF		002-FOU FOUNDATION Comments1: WINDETT RIDGE, COMEX					07/17/2018
PBF		003-ESW ENGINEERING - SEWER / WAT Comments1: WINDETT RIDGE, VERUNA					07/31/2018
BF		AM 003-BKF BACKFILL Comments1: "UNDERWATER"	20180299	612 WINDETT RIDGE RD	158		07/06/2018
BF		PM 004-ESW ENGINEERING - SEWER / WAT Comments1: PROVIDE PROPER MATERIAL, CLEANOUT NEEDS Comments2: TO BE PROPER MATERIAL APPROVED IN IL PLU Comments3: MBING CODE, ALSO MUST BE WITHIN 5' OF FO Comments4: UNDA.TION. WATER SERVICE APPROVED					07/09/2018
BF		005-REI REINSPECTION Comments1: BACKFILL, COMEX, WINDETT RIDGE					07/09/2018
BC		006-BSM BASEMENT FLOOR Comments1: COMEX, WINDETT RIDGE					07/17/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-GAR GARAGE FLOOR Comments1: COMEX, WINDETT RIDGE					07/17/2018
BF	_____	AM 008-PLU PLUMBING - UNDERSLAB					07/17/2018
BC	_____	011-PHD POST HOLE - DECK	20180300	2421 FITZHUGH TURN	149		07/26/2018
BF	_____	008-BGS BASEMENT GARAGE STOOPS Comments1: CALEDONIA, MIDWEST	20180305	3158 BOOMBAH BLVD	129		07/02/2018
BF	_____	009-RFR ROUGH FRAMING Comments1: RYAN - CAL					07/27/2018
BF	_____	010-REL ROUGH ELECTRICAL Comments1: RYAN - CAL					07/27/2018
BF	_____	011-RMC ROUGH MECHANICAL Comments1: RYAN - CAL					07/27/2018
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: RYAN - CAL					07/27/2018
BF	_____	013-INS INSULATION Comments1: RYAN CAL					07/31/2018
BF	_____	007-RFR ROUGH FRAMING Comments1: GR-RYAN HOMES	20180306	4348 E MILLBROOK CIR	272		07/24/2018
BF	_____	008-REL ROUGH ELECTRICAL					07/24/2018
BF	_____	009-RMC ROUGH MECHANICAL					07/24/2018
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: GR RYAN HOMES					07/24/2018
BF	_____	011-INS INSULATION Comments1: GR-RYAN HOMES					07/26/2018
BC	_____	001-FIN FINAL INSPECTION	20180316	1019 B JOHN ST			07/19/2018
BC	_____	002-FIN FINAL INSPECTION	20180320	1149 HOMESTEAD DR	138		07/03/2018
BC	_____	013-INS INSULATION	20180338	3323 CALEDONIA DR	74	07/02/2018	
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: COX CALEDONIA					07/05/2018
BF	_____	004-BKF BACKFILL Comments1: CALEDONIA MIDWEST	20180339	3244 PINWOOD DR	39		07/02/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 005-SEW SEWER INSPECTION Comments1: SEWER THROUGH FOUNDATION WALL, WINNINGER Comments2: -- CALEDONIA					07/05/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB					07/06/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CAL, MIDWEST					07/09/2018
BF	_____	008-BGS BASEMENT GARAGE STOOPS					07/10/2018
BF	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: CALEDONIA COX	20180340	3327 CALEDONIA DR	20		07/05/2018
BF	_____	008-RFR ROUGH FRAMING	20180341	4336 E MILLBROOK CIR	273		07/17/2018
BF	_____	009-REL ROUGH ELECTRICAL					07/17/2018
BF	_____	010-RMC ROUGH MECHANICAL					07/17/2018
BF	_____	011-PLR PLUMBING - ROUGH Comments1: GR, RYAN					07/17/2018
BF	_____	013-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST					07/25/2018
BC	_____	001-FIN FINAL INSPECTION	20180373	723 HAYDEN DR.	164		07/06/2018
BF	_____	006-RFR ROUGH FRAMING Comments1: GR, RYAN	20180376	2826 SHERIDAN CT	199		07/19/2018
BF	_____	007-REL ROUGH ELECTRICAL					07/19/2018
BF	_____	008-RMC ROUGH MECHANICAL					07/19/2018
PBF	_____	009-PLR PLUMBING - ROUGH Comments1: GR,RYAN					07/19/2018
BC	_____	010-INS INSULATION					07/23/2018
BF	_____	011-WKS PUBLIC & SERVICE WALKS Comments1: GR MIDWEST					07/25/2018
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20180383	2948 GRANDE TR	420		07/24/2018
BC	_____	002-STP STOOP					07/24/2018
BC	_____	003-FIN FINAL INSPECTION	20180384	2395 HOLLENBACK CT	425		07/06/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	001-FTG FOOTING Comments1: GR - COX	20180387	2626 BURR ST	13		07/11/2018
BF	_____	002-FOU FOUNDATION Comments1: COX-GR					07/19/2018
BF	_____	003-BKF BACKFILL Comments1: GR-COX					07/26/2018
PBF	_____	004-WAT WATER Comments1: GR - VERUNA					07/30/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GRANDE RESERVE, COX	20180388	2668 MCLELLAN BLVD	54		07/02/2018
BF	_____	AM 008-SUM SUMP Comments1: PROVIDE ACCESS FOR INSPECTION, COMPLETEL Comments2: Y COVERED					07/09/2018
BF	_____	AM 006-BGS BASEMENT GARAGE STOOPS Comments1: GRANDE RESERVE, COX	20180389	2187 BURR CT	6		07/02/2018
BF	_____	AM 007-SUM SUMP Comments1: GR, VERUNA					07/09/2018
BF	_____	PM 003-ESW ENGINEERING - SEWER / WAT Comments1: VERUNA,	20180394	532 WINDETT RIDGE RD	171	07/03/2018	
BF	_____	004-BKF BACKFILL Comments1: WATER AT REAR AND LEFT SIDE CANNOT SEE F Comments2: OOTINGS OR STONE, STONE NOT SPREAD					07/05/2018
BF	_____	AM 005-BKF BACKFILL Comments1: COMEX, WINDETT RIDGE					07/10/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: WINDETT RIDGE, RICH					07/13/2018
BC	_____	007-BSM BASEMENT FLOOR Comments1: WINDETT RIDGE, COMEX					07/17/2018
BC	_____	008-GAR GARAGE FLOOR Comments1: WINDETT RIDGE, COMEX					07/17/2018
BC	_____	004-FIN FINAL INSPECTION	20180406	1033 N CARLY CIR	117		07/25/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180409	437 SUTTON ST	206		07/12/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-FIN FINAL INSPECTION	20180414	2846 CRANSTON CIR	95		07/18/2018
BF	_____	004-BKF BACKFILL Comments1: CALEDONIA, MIDWEST	20180420	3172 LAUREN DR	114		07/02/2018
BF	_____	AM 005-SEW SEWER INSPECTION Comments1: THROUGH THE FOUNDATION WALL, WINNINGER-- Comments2: CALEDONIA					07/03/2018
BF	_____	006-PLU PLUMBING - UNDERSLAB					07/06/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CAL, MIDWEST					07/10/2018
BF	_____	002-FTG FOOTING Comments1: GRANDE RESERVE, MIDWEST	20180421	4404 E MILLBROOK CIR	266		07/03/2018
BF	_____	003-FOU FOUNDATION Comments1: GR, MIDWEST					07/09/2018
BF	_____	004-PLU PLUMBING - UNDERSLAB					07/13/2018
BF	_____	PM 005-BKF BACKFILL Comments1: GR, MIDWEST					07/11/2018
BF	_____	AM 006-SEW SEWER INSPECTION Comments1: HUNG SEWER, WINNINGER, GRANDE RESERVE SE Comments2: E INSPECTION REPORT					07/13/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: GR, MIDWEST				07/16/2018	
BC	13:00	004-FIN FINAL INSPECTION Comments1: BASEMENT FINISH	20180427	932 S CARLY CIR	101		07/12/2018
BC	_____	001-PHF POST HOLE - FENCE	20180432	308 WESTWIND DR	2		07/25/2018
BC	_____	002-RFR ROUGH FRAMING	20180433	2575 FAIRFAX WAY	249		07/12/2018
BF	09:30	002-FOU FOUNDATION Comments1: WINDETT RIDGE COMEX	20180448	712 KENTSHIRE DR	119		07/05/2018
BF	_____	AM 003-BKF BACKFILL Comments1: COMEX, WINDETT RIDGE					07/10/2018
BF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: VERUNA, WINDETT RIDGE WATER APPROVED, SA Comments2: NITARY FAILED PROPER MATERIAL WITHIN 5' Comments3: OF FOUNDATION CLEANOUT & FOUNDATION WALL					07/11/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: WIN-RICH					07/17/2018
BC	_____	AM 006-BSM BASEMENT FLOOR Comments1: COMEX WINDETT RIDGE					07/18/2018
BC	_____	AM 007-GAR GARAGE FLOOR Comments1: COMEX-WINDETT RIDGE					07/18/2018
BF	09:30	002-FOU FOUNDATION Comments1: WINDETT RIDGE, COMEX	20180449	2432 FITZHUGH TURN	147		07/03/2018
BF	_____	AM 003-BKF BACKFILL Comments1: "UNDERWATER"					07/06/2018
BF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: WINDETT RIDGE, VERUNA, SEWER FAILED: PRO Comments2: VIDE FULL SIZE CLEAN OUT WITHIN 5' OF FO Comments3: UNDACTION. PROVIDE PROPER MATERIAL ON BUI Comments4: LDING DRAIN TO AND INCLUDING CLEANOUT,					07/09/2018
BF	_____	005-REI REINSPECTION Comments1: BACKFILL, COMEX WINDETT RIDGE					07/09/2018
BF	_____	006-BSM BASEMENT FLOOR					07/16/2018
BF	_____	007-GAR GARAGE FLOOR					07/16/2018
BF	_____	AM 008-PLU PLUMBING - UNDERSLAB Comments1: WIN-RICH					07/17/2018
BF	_____	001-FTG FOOTING Comments1: WINDETT RIDGE COMEX	20180450	682 KENTSHIRE DR	121		07/02/2018
BF	09:30	002-FOU FOUNDATION Comments1: WR, COMEX					07/09/2018
BF	_____	AM 003-ESW ENGINEERING - SEWER / WAT Comments1: VERUNA WINDETT RIDGE				07/18/2018	
BF	_____	004-BKF BACKFILL Comments1: WINDETT RIDGE, COMEX					07/18/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: RICH - WINDETT RIDGE					07/25/2018
BF	_____	006-BSM BASEMENT FLOOR					07/26/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		007-GAR GARAGE FLOOR Comments1: WINDETT RIDGE - COMEX				07/26/2018	
BC	11:00	001-PHF POST HOLE - FENCE	20180451	105 BLACKBERRY LN	22		07/17/2018
BC		001-PHF POST HOLE - FENCE	20180453	1143 GRACE DR	66		07/03/2018
BC	10:30	001-FTG FOOTING Comments1: MENARDS ELEVATOR INTERIOR FOOTING PLANN Comments2: ING POUR BETWEEN 11 AND 1PM	20180456	1800 MARKETVIEW DR	4		07/02/2018
BC		002-FOU FOUNDATION					07/03/2018
BC		003-RFR ROUGH FRAMING					07/25/2018
BF		PM 003-FTG FOOTING Comments1: SOPRIS , BRIARWOOD	20180458	1638 CORNERSTONE DR	32		07/10/2018
BF		004-FOU FOUNDATION Comments1: BRIARWOOD, JOHN FROM SOPRIS					07/16/2018
BC		005-BKF BACKFILL					07/20/2018
BF		AM 001-ESW ENGINEERING - SEWER / WAT	20180459	481 OMAHA DR	2		07/13/2018
BF		002-FTG FOOTING Comments1: HEARTLAND CIRCLE - RSS					07/24/2018
BF		003-FOU FOUNDATION Comments1: HEARTLAND CIRCLE - RSS					07/26/2018
BF		004-BKF BACKFILL Comments1: HEARTLAND CIRCLE - RSS					07/31/2018
BC		001-FIN FINAL INSPECTION	20180460	307 W RIDGE ST			07/20/2018
PR		AM 004-UGE UNDERGROUND ELECTRIC	20180463	512 E MAIN ST	2		07/18/2018
PR		005-SEW SEWER INSPECTION					07/18/2018
PR		006-PLU PLUMBING - UNDERSLAB					07/24/2018
BC		001-FIN FINAL INSPECTION	20180464	455 E BARBERRY CIR	149		07/03/2018
BC	11:00	001-FTG FOOTING	20180466	971 S CARLY CIR	91		07/18/2018
BC		PM 002-FOU FOUNDATION Comments1: BLACKBERRY WOODS - RUANE					07/23/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 21

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		003-BKF BACKFILL Comments1: BLACKBERRY WOODS - RUANE					07/27/2018
BF		002-FOU FOUNDATION Comments1: BLACKBERRY WOODS- RUANE	20180467	946 N CARLY CIR	54		07/19/2018
BF		003-BKF BACKFILL Comments1: BLACKBERRY WOODS - RUANE					07/25/2018
BC		001-PPS PRE-POUR, SLAB ON GRADE	20180470	205 PORTAGE LN A	275		07/03/2018
BC		001-PHF POST HOLE - FENCE	20180474	1985 MEADOWLARK LN	115		07/23/2018
BC		PM 001-RFR ROUGH FRAMING Comments1: FIREPLACE INSTALL	20180481	2824 SILVER SPRINGS CT	259		07/13/2018
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180483	309 E SOMONAUK ST	12		07/05/2018
BC		PM 001-PHD POST HOLE - DECK	20180487	2701 PHELPS CT	265		07/27/2018
BF		001-FTG FOOTING Comments1: GEO UPLAND, GRANDE RESERVE	20180491	3127 MATLOCK DR	651		07/06/2018
BF		002-FOU FOUNDATION					07/11/2018
BF		AM 004-WAT WATER					07/17/2018
BF		AM 005-ESS ENGINEERING - STORM					07/17/2018
BF		006-BKF BACKFILL Comments1: GR-UPLAND					07/18/2018
PBF		007-PLU PLUMBING - UNDERSLAB Comments1: DR HORTON - GR					07/23/2018
BF		008-BGS BASEMENT GARAGE STOOPS					07/26/2018
BC		001-PPS PRE-POUR, SLAB ON GRADE	20180493	310 E FOX ST			07/25/2018
BC		AM 001-PHF POST HOLE - FENCE	20180494	465 SHADOW WOOD DR	33		07/12/2018
BF		AM 001-FTG FOOTING Comments1: STORAGE BUILDING, YORKVILLE BUSINESS CEN Comments2: TER, TERRY RICHARDS	20180496	147 COMMERCIAL DR	19		07/05/2018
BC		PM 002-PPS PRE-POUR, SLAB ON GRADE					07/23/2018
BF		AM 001-FTG FOOTING Comments1: TERRY RICHARDS	20180497	147 COMMERCIAL DR	19		07/02/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 22

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		002-FOU FOUNDATION Comments1: BUILDING E, TERRY RICHARDS					07/26/2018
BC		AM 001-FIN FINAL INSPECTION Comments1: OCCUPANCY, FIRE MARSHAL APPROVED 7-9-18	20180507	215 HILLCREST AVE			07/09/2018
BF		AM 001-FTG FOOTING Comments1: GR- COX	20180508	2636 BURR ST	12		07/11/2018
BF		002-FOU FOUNDATION Comments1: GR-COX					07/19/2018
BF		003-BKF BACKFILL Comments1: GRANDE RESERVE COX					07/26/2018
PBF		004-WAT WATER Comments1: GR-VERUNA					07/30/2018
BC		001-ROF ROOF UNDERLAYMENT ICE & W	20180513	215 HILLCREST AVE	8		07/09/2018
BF		AM 001-ESW ENGINEERING - SEWER / WAT Comments1: CALEDONIA, WINNINGER	20180518	3246 BOOMBAH BLVD	139		07/05/2018
BF		002-FTG FOOTING Comments1: MIDWEST, CALEDONIA					07/06/2018
BF		003-FOU FOUNDATION Comments1: CAL, MIDWEST					07/11/2018
BF		AM 004-BKF BACKFILL Comments1: CALEDONIA, MIDWEST					07/13/2018
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: RYAN - CALEDONIA					07/19/2018
BF		006-SEW SEWER INSPECTION Comments1: HUNG, CAL-WINNINGER					07/17/2018
BF		007-BSM BASEMENT FLOOR Comments1: CAL MIDWEST					07/23/2018
BF		008-GAR GARAGE FLOOR Comments1: CAL MIDWEST					07/23/2018
BF		009-STP STOOP Comments1: CAL MIDWEST					07/24/2018
BF		001-ESW ENGINEERING - SEWER / WAT Comments1: WINNINGER, CALEDONIA	20180519	3311 LAUREN DR	79		07/11/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 23

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	002-FTG FOOTING Comments1: CAL, MIDWEST					07/16/2018
BF	_____	003-FOU FOUNDATION Comments1: CAL, MIDWEST					07/17/2018
BF	_____	004-BKF BACKFILL Comments1: CAL, MIDWEST					07/19/2018
BF	_____	005-SEW SEWER INSPECTION Comments1: HUNG SEWER, WINNINGER CALEDONIA--PROVIDE Comments2: ACCSS FOR INSPECTION PIPING COMPLETELY Comments3: COVERED					07/23/2018
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: CAL RYAN					07/24/2018
BF	_____	007-BGS BASEMENT GARAGE STOOPS Comments1: CAL, MIDWEST STTOPS NOT READY NEED REINS Comments2: PECT					07/30/2018
BF	_____	008-STP STOOP Comments1: CAL MIDWEST					07/31/2018
BF	_____	001-ESW ENGINEERING - SEWER / WAT 20180520 3321 LAUREN DR Comments1: CALEDONIA, WINNINGER			78		07/05/2018
BF	_____	002-FTG FOOTING Comments1: MIDWEST CALEDONIA					07/06/2018
BF	_____	003-FOU FOUNDATION Comments1: MIDWEST, CAL					07/13/2018
BF	_____	004-BKF BACKFILL Comments1: MIDWEST, CAL					07/16/2018
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CALEDONIA, RYAN					07/19/2018
BF	_____	AM 006-SEW SEWER INSPECTION					07/17/2018
BF	_____	007-BSM BASEMENT FLOOR Comments1: MIDWEST CAL					07/23/2018
BF	_____	008-GAR GARAGE FLOOR Comments1: CAL MIDWEST					07/23/2018
BF	_____	009-STP STOOP Comments1: CAL MIDWEST					07/24/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 24

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	10:00	001-WAT WATER Comments1: GR, WINNINGER	20180521	4443 E MILLBROOK CIR	225		07/17/2018
BF	_____	002-FTG FOOTING Comments1: GR MIDWEST					07/19/2018
BF	_____	003-FOU FOUNDATION Comments1: GR - MIDWEST					07/20/2018
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: GR RYAN					07/31/2018
BF	_____	005-BKF BACKFILL Comments1: GR MIDWEST					07/25/2018
BC	_____	001-FIN FINAL INSPECTION	20180525	406 LIBERTY ST			07/27/2018
BC	_____	001-PHF POST HOLE - FENCE	20180527	3405 RYAN DR	10		07/11/2018
BC	_____	AM 001-PHF POST HOLE - FENCE	20180529	2061 COUNTRY HILLS DR	339		07/03/2018
BC	_____	001-PHF POST HOLE - FENCE	20180530	721 GREENFIELD TURN	67		07/10/2018
BC	_____	003-FIN FINAL INSPECTION	20180533	202 SPRUCE CT	25		07/19/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY, DRIVEWAY APRON AT SIDEWALK IS Comments2: 27'WIDE, MAX IS 22', NOT BUILT TO PLAN S Comments3: UBMITTED. PIN NEW CONCRETE TO OLD WITH R Comments4: EBAR	20180534	561 W BARBERRY CIR	48		07/13/2018
BC	_____	002-REI REINSPECTION					07/16/2018
BC	_____	001-PHF POST HOLE - FENCE	20180537	2412 EMERALD LN	25		07/18/2018
BC	_____	002-FIN FINAL INSPECTION					07/24/2018
BF	_____	002-FTG FOOTING Comments1: GR MIDWEST	20180538	2839 SILVER SPRINGS CT	250		07/25/2018
BF	_____	003-FOU FOUNDATION Comments1: MIDWEST GR					07/27/2018
BF	_____	004-BKF BACKFILL Comments1: GR MIDWEST					07/31/2018
BF	10:00	001-FTG FOOTING Comments1: WINDETT RIDGE COMEX	20180540	758 KENTSHIRE DR	114		07/11/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 25

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		AM 002-FOU FOUNDATION Comments1: CONCRETE AT 930, WINDETT RIDGE COMEX				07/13/2018	
BF		003-BKF BACKFILL Comments1: WINDETT RIDGE, COMEX					07/18/2018
PBF		004-ESW ENGINEERING - SEWER / WAT Comments1: WINDETT-VERUNA					07/24/2018
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: WINDETT RIDGE - RICH W/LENNAR					07/30/2018
BC	13:00	001-RFR ROUGH FRAMING	20180543	1011 S CARLY CIR	87		07/03/2018
BF		AM 001-FTG FOOTING Comments1: RANDA GROUP IN BLACKBERRY WOODS	20180545	1122 CARLY DR	25		07/05/2018
BF		AM 002-FOU FOUNDATION Comments1: BBW, RANDA					07/13/2018
BF		003-BKF BACKFILL Comments1: BBW, RANDA					07/19/2018
PBF		004-ESW ENGINEERING - SEWER / WAT Comments1: BLACKBERRY WOODS - MCCUE					07/26/2018
BF		002-FOU FOUNDATION Comments1: GRANDE RESERVE - UPLAND	20180549	3136 MATLOCK DR	674		07/06/2018
BF		AM 003-ESS ENGINEERING - STORM Comments1: HOLIDAY, GRANDE RESERVE					07/12/2018
BF		AM 004-WAT WATER Comments1: HOLIDAY, GRANDE RESERVE					07/12/2018
BF		005-BKF BACKFILL Comments1: GR UPLAND					07/16/2018
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: DR HORTON - GR					07/23/2018
BF		007-BGS BASEMENT GARAGE STOOPS Comments1: GR UPLAND					07/27/2018
BC		002-FIN FINAL INSPECTION	20180551	514 E MAIN ST	3		07/23/2018
BC		PM 001-PHF POST HOLE - FENCE	20180553	812 TERI LN	30		07/10/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180554	789 KENTSHIRE DR	142		07/09/2018
BC	_____	001-PHD POST HOLE - DECK	20180556	2402 FITZHUGH TURN	144		07/02/2018
BC	_____	002-FIN FINAL INSPECTION					07/17/2018
BF	11:00	001-FTG FOOTING Comments1: NORWOOD CONCRETE, BLACKBERRY WOODS	20180557	1206 CANNONBALL TR	3		07/10/2018
BF	_____ AM	002-FOU FOUNDATION Comments1: NORWOOD CONCRETE, BBW					07/17/2018
BF	_____	003-BKF BACKFILL Comments1: BBW - NORWOOD					07/24/2018
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: RAF LAND MGMT - BBW PROVIDE PROPER MATER Comments2: IAL WITHIN 5' OF FOUNDATION WALL MUST BE Comments3: PVC OR APPROVED MATERIAL					07/27/2018
PBF	_____	006-REI REINSPECTION Comments1: SANITARY SEWER - MCCUE BLACKBERRY WOODS					07/30/2018
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180560	794 HAYDEN DR	62		07/19/2018
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20180564	4485 SARASOTA AVE	1152		07/18/2018
BC	_____	001-RFR ROUGH FRAMING	20180566	401 W CENTER ST			07/31/2018
BC	_____	002-REL ROUGH ELECTRICAL					07/31/2018
BC	_____	001-PHF POST HOLE - FENCE Comments1: CANCEL	20180567	584 WINDETT RIDGE RD	167	07/06/2018	
BC	_____	002-PHF POST HOLE - FENCE					07/10/2018
BC	_____	002-RFR ROUGH FRAMING Comments1: POOL DECK	20180568	578 REDBUD DR	36		07/02/2018
BC	_____ AM	003-FIN FINAL INSPECTION					07/05/2018
BC	_____ PM	001-PHD POST HOLE - DECK	20180569	1145 GRACE DR	67		07/09/2018
BC	_____	001-PHF POST HOLE - FENCE	20180571	1925 CONEFLOWER CT	162		07/24/2018
BC	_____	002-FIN FINAL INSPECTION					07/31/2018
BF	08:00 AM	001-PLU PLUMBING - UNDERSLAB Comments1: ADDING BATHROOM IN BASEMENT, HEARTLAND	20180576	1152 HOMESTEAD DR	44	07/10/2018	

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20180577	403 E SPRING ST			07/27/2018
BC	_____	001-PHF POST HOLE - FENCE	20180581	312 RYAN CT	72		07/30/2018
BC	_____	001-PHD POST HOLE - DECK	20180584	239 WALSH CIR	37		07/10/2018
BC	_____	002-RFR ROUGH FRAMING					07/17/2018
BC	_____	003-FIN FINAL INSPECTION					07/26/2018
BC	_____	001-PHF POST HOLE - FENCE	20180586	218 HILLCREST AVE			07/23/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180588	781 GREENFIELD TURN	57		07/20/2018
BC	_____	AM 001-TRN TRENCH - (GAS, ELECTRIC,	20180590	404 E SOMONAUK ST	24		07/09/2018
BC	_____	002-FIN FINAL INSPECTION Comments1: SWIMMING POOL FINAL					07/13/2018
BC	_____	001-FIN FINAL INSPECTION Comments1: SHED	20180592	407 E KENDALL DR	30		07/27/2018
BF	_____	001-FTG FOOTING Comments1: GR - COX	20180593	2628 MCLELLAN BLVD	58		07/20/2018
BF	_____	002-FOU FOUNDATION Comments1: GR COX					07/23/2018
BF	_____	003-BKF BACKFILL Comments1: GR - COX					07/27/2018
BF	_____	001-FTG FOOTING Comments1: GR-COX	20180594	2631 BURR ST	81		07/24/2018
BF	_____	002-FOU FOUNDATION Comments1: GR COX					07/31/2018
BF	_____	001-FTG FOOTING Comments1: GR-COX	20180595	2622 BURR ST	14		07/24/2018
BF	_____	001-FTG FOOTING Comments1: GR - COX	20180596	2623 MCLELLAN BLVD	43		07/20/2018
BF	_____	002-FOU FOUNDATION Comments1: GR COX					07/25/2018
BF	_____	001-PLR PLUMBING - ROUGH Comments1: BASEMENT FINISH-CHRIS . PROVIDE PROPER M Comments2: ATERIAL THERMOSTATIC MIXING VALVE	20180597	2304 OLIVE LN	279		07/18/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 28

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-RFR ROUGH FRAMING					07/18/2018
BC	_____	003-REL ROUGH ELECTRICAL					07/18/2018
BC	_____	004-INS INSULATION					07/19/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180607	261 WALSH CIR	31		07/10/2018
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20180608	1445 ASPEN LN	106		07/06/2018
BC	_____	001-PHF POST HOLE - FENCE	20180610	376 BERTRAM DR	1035		07/19/2018
BC	_____	002-FIN FINAL INSPECTION					07/27/2018
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20180611	410 S DOVER CT	65		07/31/2018
BC	_____	002-BND POOL BONDING				07/31/2018	
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20180612	472 SHADOW WOOD DR	104		07/31/2018
PBF	_____	001-WAT WATER	20180615	4364 E MILLBROOK CIR	270		07/25/2018
		Comments1: GR WINNINGER					
BF	_____	002-FTG FOOTING					07/25/2018
		Comments1: GR MIDWEST					
BF	_____	003-FOU FOUNDATION					07/27/2018
		Comments1: GR MIDWEST					
BF	_____	004-BKF BACKFILL					07/31/2018
		Comments1: GR, MIDWEST					
PR	_____	001-RFR ROUGH FRAMING	20180619	1962 PRAIRIE ROSE LN	103		07/27/2018
PR	_____	002-REL ROUGH ELECTRICAL					07/27/2018
PR	_____	003-PLR PLUMBING - ROUGH					07/27/2018
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20180625	2842 CRYDER WAY	448		07/31/2018
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180628	508 BUCKTHORN CT	84		07/13/2018
BC	_____	001-PHF POST HOLE - FENCE	20180635	2347 SUMAC DR	20		07/18/2018
BC	14:30	001-OCC OCCUPANCY INSPECTION	20180640	223 S BRIDGE ST			07/27/2018
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180641	303 E RIDGE ST	2		07/27/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 29

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-RFR ROUGH FRAMING	20180647	2394 IROQUOIS LN	32		07/20/2018
BC	_____	002-REL ROUGH ELECTRICAL					07/20/2018
PR	_____	003-PLR PLUMBING - ROUGH					07/20/2018
BC	_____	004-INS INSULATION					07/20/2018
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20180651	1301 EVERGREEN LN	166		07/31/2018
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180655	302 CENTER PKWY			07/23/2018
BC	11:15	001-ROF ROOF UNDERLAYMENT ICE & W	20180663	208 PARK ST			07/25/2018
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20180675	424 E BARBERRY CIR	131		07/26/2018

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

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

PERMIT TYPE SUMMARY:		ADD ADDITION		5			
		AGP ABOVE-GROUND POOL		8			
		BDO COMMERCIAL BUILD-OUT		2			
		BIP BUILD INCENTIVE PROGRAM SFD		17			
		BSM BASEMENT REMODEL		6			
		CCO COMMERCIAL OCCUPANCY PERMIT		1			
		COM COMMERCIAL BUILDING		13			
		CRM COMMERCIAL REMODEL		2			
		DCK DECK		18			
		DRV DRIVEWAY		3			
		ELV ELEVATOR		3			
		FNC FENCE		20			
		GAR GARAGE		7			
		MIS MISCELLANEOUS		1			
		PRG PERGOLA		1			
		PTO PATIO / PAVERS		11			
		REM REMODEL		9			
		REP REPAIR		1			
		ROF ROOFING		8			
		SFA SINGLE-FAMILY ATTACHED		20			
		SFD SINGLE-FAMILY DETACHED		355			
		SGN SIGN		1			
		SHD SHED/ACCESSORY BUILDING		1			
		WIN WINDOW REPLACEMENT		5			
INSPECTION SUMMARY:		BGS BASEMENT GARAGE STOOPS		17			
		BKF BACKFILL		38			
		BND POOL BONDING		1			
		BSM BASEMENT FLOOR		13			
		EFL ENGINEERING - FINAL INSPECTION		9			
		EPW ENGINEERING- PUBLIC WALK		1			
		ESS ENGINEERING - STORM		11			
		ESW ENGINEERING - SEWER / WATER		17			
		FIN FINAL INSPECTION		41			
		FOU FOUNDATION		38			
		FTG FOOTING		37			
		GAR GARAGE FLOOR		13			
		INS INSULATION		24			
		OCC OCCUPANCY INSPECTION		1			
		PHD POST HOLE - DECK		9			
		PHF POST HOLE - FENCE		17			
		PLF PLUMBING - FINAL OSR READY		12			
		PLR PLUMBING - ROUGH		19			
		PLU PLUMBING - UNDERSLAB		30			
		PPS PRE-POUR, SLAB ON GRADE		29			
		REI REINSPECTION		11			
		REL ROUGH ELECTRICAL		22			

DATE: 08/01/2018
TIME: 09:25:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 31

INSPECTIONS SCHEDULED FROM 07/01/2018 TO 07/31/2018

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

		RFR ROUGH FRAMING		29			
		RMC ROUGH MECHANICAL		16			
		ROF ROOF UNDERLAYMENT ICE & WATER		8			
		SEW SEWER INSPECTION		9			
		STP STOOP		11			
		SUM SUMP		3			
		TRN TRENCH - (GAS, ELECTRIC, ETC)		3			
		UGE UNDERGROUND ELECTRIC		1			
		WAT WATER		15			
		WKS PUBLIC & SERVICE WALKS		13			
INSPECTOR SUMMARY:		BC BOB CREADEUR		148			
		BF B&F TECHNICAL CODE SERVICE		308			
		EEI ENGINEERING ENTERPRISES		1			
		PBF BF PLUMBING INSPECTOR		38			
		PR PETER RATOS		16			
		PWK PUBLIC WORKS		3			
		TK TOM KONEN		4			
STATUS SUMMARY:	A	BC		1			
	C	BC		50			
	C	BF		14			
	C	PBF		6			
	C	PR		1			
	C	PWK		3			
	C	TK		4			
	I	BC		97			
	I	BF		292			
	I	PBF		32			
	I	PR		13			
	T	BF		2			
	T	EEI		1			
	T	PR		2			
REPORT SUMMARY:				518			



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2018-63

Agenda Item Summary Memo

Title: Property Maintenance Report for June and July 2018

Meeting and Date: Economic Development Committee – September 4, 2018

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: June 29, 2018
Subject: May Property Maintenance

Property Maintenance Report June 2018

Adjudication:

2 Property Maintenance Case heard in June

6/18/2018

N 2689	206 Heustis St	Unlawful Continuance	Liable \$150
--------	----------------	----------------------	--------------

6/25/2018

N 2704	601 Heustis St	Exterior Property Areas	Liable \$500/Continued
--------	----------------	-------------------------	------------------------



Case Report

06/01/2018 - 06/30/2018

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED
20180216	6/28/2018	Lot 464 Mc Lellan Blvd	Weeds and Grass	IN VIOLATION					6/28/2018
20180215	6/28/2018	432 - 433 Cryder Wav	Weeds and Grass	IN VIOLATION					6/28/2018
20180214	6/28/2018	Lot 261 Old Glory Dr	Weeds and Grass	IN VIOLATION					6/28/2018
20180213	6/20/2018	Lot 240 Cryder Wav - 2892	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/28/2018	7/30/2018	6/20/2018
20180212	6/28/2018	Lot in S bridge st	Weeds and Grass	IN VIOLATION					6/28/2018
20180211	6/28/2018	309 W FOX ST	WEEDS, GRASS	IN VIOLATION					6/28/2018
20180210	6/27/2018	7144 Rt 47	Weeds and Grass	IN VIOLATION					6/27/2018
20180209	6/27/2018	DETENTION	DUMPING	PENDING					
20180208	6/27/2018	Lot next to 339 e	Tree branches	CLOSED					
20180207	6/27/2018	0208100006	NOXIOUS ODOR COMING FROM GREEN ORGANICS	REPEAT COMPLAINT					
20180206	6/21/2018	842 Hampton Ln	WEEDS, GRASS	IN VIOLATION					6/26/2018
20180205	6/21/2018	Lot 362 to 365 Raintree	Weeds and Grass	CLOSED		COMPLIANT			6/21/2018
20180204	6/21/2018	Lot 366 to 371 Raintree	Weeds and Grass	CLOSED		COMPLIANT			6/21/2018
20180203	6/21/2018	1995 Meadowlark Ct	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/27/2018	7/30/2018	6/21/2018
20180202	6/21/2018	Lot at E Barberry Cir	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/28/2018	7/30/2018	6/21/2018
20180201	6/21/2018	TOWN SQUARE PARK	GARBAGE & FOUNTAIN CONTINUOUS FLOWING	PENDING					
20180200	6/21/2018	302 N BRIDGE ST	LIGHTS ARE TOO BRIGHT	PENDING					
20180199	6/21/2018	509 W Madison St	DEAD TREES THROUGHOUT LOT, NOT IN PARKWAY	IN VIOLATION	6/21/2018				
20180198	6/20/2018	Lot 454 Mclellan Blvd - 2811 Cryder	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/28/2018	7/30/2018	6/20/2018

20180197	6/20/2018	481 Cryderway - 2823 Cryder way	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/28/2018	7/30/2018	6/20/2018
20180196	6/20/2018	Lot 439 Cryder Way - 2262	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/28/2018	7/30/2018	6/20/2018
20180195	6/20/2018	Lot 270 Old Glory Dr - 2920 Old	Weeds and Grass	IN VIOLATION			6/28/2018	7/30/2018	6/20/2018
20180194	6/19/2018	385 Shadow wood Dr	Weeds and Grass	CLOSED		COMPLIANT			6/19/2018
20180193	6/19/2018	Lot 25 to 26 Blackberry Woods	Weeds and Grass	CLOSED		COMPLIANT			6/19/2018
20180192	6/18/2018	345 Shadow wood Dr	Weeds and Grass	CLOSED					6/19/2018
20180191	6/18/2018	ALONG ROUTES	SIGNS	CLOSED					
20180190	6/18/2018	Lot 104 - 107 Blackberrywoods	Weeds and Grass	CLOSED		COMPLIANT			6/18/2018
20180189	6/18/2018	Lot 90 - 91 Blackberrywoods	Weeds and Grass	CLOSED		COMPLIANT			6/18/2018
20180188	6/18/2018	Lot 99 Blackberry woods	Weeds and Grass	CLOSED		COMPLIANT			6/18/2018
20180187	6/18/2018	Lot 71 - 72 Blackberry woods	Weeds and Grass	CLOSED		COMPLIANT			6/18/2018
20180186	6/18/2018	309 W FOX ST	WEEDS, GRASS	CLOSED					
20180185	6/18/2018	302 E SOMONAU ST	JUNK TRASH REFUSE	COMPLIANT					
20180184	6/15/2018	7311 Rt 47	Weeds and Grass	IN VIOLATION					6/15/2018
20180183	6/15/2018	Lot 2 Fountain village	Weeds and Grass	IN VIOLATION			6/27/2018	7/30/2018	6/15/2018
20180182	6/15/2018	SOUTH OF	WEEDS, GRASS	CLOSED		COMPLIANT			
20180181	6/14/2018	1962 Meadowlark Ln	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/26/2018	7/30/2018	6/14/2018
20180180	6/14/2018	Lot in Caledonia	Weeds and Grass	CLOSED		COMPLIANT			6/14/2018
20180179	6/14/2018	232 Walsh Cir	Weeds and Grass	CLOSED					6/14/2018
20180178	6/14/2018	2422 WYTHE PL	LEAVING PALLETS OF SOD IN CITY STREET	IN VIOLATION			6/14/2018	7/16/2018	
20180177	6/13/2018	Lot 27 Bristol Bay	Weeds and Grass	CLOSED		COMPLIANT			6/13/2018
20180176	6/13/2018	Lot 12 to 13 Bristol Bay	Weeds and Grass	CLOSED		COMPLIANT			6/13/2018
20180175	6/13/2018	Lot 14 Bristol Bay	Weeds and Grass	CLOSED		COMPLIANT			6/13/2018
20180174	6/13/2018	1181 Clear water Dr	Tree branches and weeds	PENDING					

20180173	6/13/2018	1965 Meadow Lark Ln	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/26/2018	7/30/2018	6/14/2018
20180172	6/13/2018	609 N BRIDGE ST	OVERGROWN TREES & BUSHES	CLOSED					
20180171	6/12/2018	2461 ALAN DALE	WEEDS, GRASS	CLOSED		COMPLIANT			6/12/2018
20180170	6/11/2018	1085 Auburn Dr	Weeds and Grass	CLOSED					
20180169	6/11/2018	Lot 82 Blackberry woods	Weeds and Grass	CLOSED		COMPLIANT			6/11/2018
20180168	6/11/2018	Lot 51 Blackberry woods	Weeds and Grass	CLOSED		COMPLIANT			6/11/2018
20180167	6/8/2018	Lot 1 Kendall Marketplace	Weeds and Grass	IN VIOLATION		IN VIOLATION	6/19/2018	7/23/2018	6/8/2018
20180166	6/8/2018	Lot 2 to 5 veterans pkwy	Weeds and Grass	CLOSED		COMPLIANT			6/8/2018
20180165	6/7/2018	8721 Route 126	Unguarded swimming pool	CLOSED	6/8/2018	COMPLIANT			
20180164	6/7/2018	1425 ASPEN LN	WORKING WITHOUT PERMIT	CLOSED					
20180163	6/6/2018	8721 Route 126	Junk	CLOSED	6/6/2018	COMPLIANT			
20180162	6/5/2018	308 Heustis St	Work with out a permit	IN VIOLATION	6/6/2018	IN VIOLATION	6/20/2018	7/23/2018	
20180161	6/5/2018	206 HEUSTIS ST	FENCE BLOCKING SIGHT LINE	IN VIOLATION			6/5/2018	7/9/2018	
20180160	6/5/2018	0208100006	NOXIOUS ODOR COMING FROM GREEN ORGANICS	REPEAT COMPLAINT					
20180159	6/4/2018	207 W HYDRAULIC ST	EXTERIOR - NO SIDING	COMPLIANT					
20180158	6/4/2018	209 W Hydraulic St	EXTERIOR - NO SIDING	CLOSED	6/6/2018				
20180157	6/4/2018	2935 Ellsworth Dr	JUNK REFUSE	PENDING	6/6/2018				
20180156	6/1/2018	601 Heustis St	Accessory Structure & dead tree	IN VIOLATION	5/2/2018	IN VIOLATION	5/31/2018	7/2/2018	
20180155	6/1/2018	1181 Clear water Dr	Weeds and Grass	COMPLIANT					

Total Records: 62

7/2/2018



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: July 31, 2018
Subject: July Property Maintenance

Property Maintenance Report July 2018

Adjudication:

25 Property Maintenance Case heard in July

7/2/2018

N 3526	706 Huestis St	Weeds	Dismissed
N 3527	Liberty & E Center St	Weeds	Dismissed
N 3528	1702 John St	Weeds	Dismissed
N 3529	601 Heustis St	Dutch Elm/Emerald Ash	Dismissed
N 3530	902 Canyon Tr	Weeds	Dismissed
N 3531	1104 Sunset Ave	Weeds	Dismissed

7/9/2018

N 2692	206 Heustis St	Fencing Standards	Liabe \$250
N 3532	110 E Fox St	Weeds	Dismissed
N 3533	1506 N Bridge St	Weeds	Dismissed
N 3534	10153 Corneils Rd	Junk, Trash	Dismissed

7/16/2018

N 2693	2422 Wythe Pl	Littering	Dismissed
N 3535	Lot in Bristol Bay	Weeds	Dismissed

7/23/2018

N 3536	Lot 1 Kendall Marketplace	Weeds	Dismissed
N 3537	308 Heustis St	Permits	Dismissed

7/30/2018

N 3543	2811 Cryder Way	Weeds	Dismissed
N 3544	2823 Cryder Way	Weeds	Dismissed
N 3545	2262 Cryder Way	Weeds	Dismissed
N 3546	2892 Cryder Way	Weeds	Dismissed
N 3547	2920 Old Glory Dr	Weeds	Dismissed
N 3539	1962 Meadowlark Ln	Weeds	Dismissed
N 3540	1995 Meadowlark Ct	Weeds	Dismissed
N 3538	1965 Meadowlark Ln	Weeds	Dismissed

7/30/18 Continued

N 2704	601 Heustis St	Accessory Structure	Dismissed
N 3542	Lot #165 Green Briar	Weeds	Dismissed
N 3541	Lot #2 Fountain Village	Weeds	Liable \$3,300



Case Report

07/01/2018 - 07/31/2018

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	PUBLIC WORKS TO MOW
20180270	7/31/2018	Corner Leisure and Pleasure	Sight Obstruction	CLOSED						
20180269	7/30/2018	372 Bertram Dr.	Sidewalk Obstruction	CLOSED		COMPLIANT				
20180268	7/26/2018	1971 Weston Dr.	Fence in disrepair	IN VIOLATION						
20180266	7/26/2018	622 Sutton St.	Grass, Weeds	IN VIOLATION						
20180265	7/25/2018	11.7 acres, CountRy Hills	Grass, Weeds	IN VIOLATION						
20180264	7/25/2018	RT 34 & MCHUGH	HIGH WEEDS & CONSTRUCTION MATERIALS	CLOSED						
20180263	7/23/2018	320 E. Orange St.	Leaning trees	CLOSED		COMPLIANT				
20180262	7/23/2018	339 E. Van Emmon St.	Drainage	CLOSED		COMPLIANT				
20180261	7/20/2018	Lot 166 Prairie Meadows	Grass, Weeds, sidewalk obstruction	CLOSED	7/23/2018	COMPLIANT				
20180260	7/20/2018	1268 S. Bridge St.	Weeds, grass		7/23/2018	COMPLIANT				
20180259	7/20/2018	902 Canyon Tr	Grass, Weeds	IN VIOLATION					7/20/2018	
20180258	7/19/2018	608 TOWER LN	TREE FALLING ON 606 TOWER LN	IN VIOLATION	7/23/2018					
20180257	7/19/2018	Lot 126 Country Hills	Grass, Weeds	CLOSED		COMPLIANT			7/19/2018	
20180256	7/19/2018	4512 Marquette St.	Grass, Weeds	CLOSED		COMPLIANT				

20180255	7/19/2018	1017A John St.	Unguarded swimming pool	CLOSED	7/20/2018	COMPLIANT				
20180254	7/19/2018	2002 Muirfield Dr.	Bags of trash at curb	CLOSED						
20180253	7/19/2018	936 Omaha St.	Branches on Street	CLOSED		COMPLIANT				
20180252	7/19/2018	302 FOX ST	CARNIVAL TRAILER PARKED IN PARKWAY	CLOSED	7/20/2018	COMPLIANT				
20180251	7/19/2018	482 KELLY AVE	CONCRETE DUST	COMPLIANT						
20180250	7/18/2018	2066 Kingsmill Ct.	Grass, Weeds	CLOSED		COMPLIANT				
20180249	7/17/2018	206 Heustis St.	Sight Obstruction	IN VIOLATION			7/17/2018	8/20/2018		
20180248	7/16/2018	125 W. Boombah Blvd	Grass, Weeds	CLOSED						
20180247	7/16/2018	1436 Aspen Ln	Unguarded swimming pool	CLOSED	7/18/2018	COMPLIANT				
20180246	7/16/2018	0208100006	NOXIOUS ODOR COMING FROM GREEN ORGANICS	REPEAT COMPLAINT						
20180245	7/13/2018	966 N CARLY CIR	WEEDS, GRASS	IN VIOLATION					7/23/2018	
20180244	7/12/2018	723 KENTSHIRE DR	WEEDS, GRASS	CLOSED		COMPLIANT			7/13/2018	
20180243	7/11/2018	1702 John St.	Grass, Weeds	IN VIOLATION		IN VIOLATION	7/20/2018	8/20/2018	7/11/2018	
20180242	7/11/2018	2920 Old Glory Dr.	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	
20180241	7/11/2018	2286 Cryder Ct.	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	
20180240	7/11/2018	2262 Cryder Ct.	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	
20180239	7/11/2018	2261 Cryder Ct.	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	
20180238	7/11/2018	2892 Cryder Way	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	

20180237	7/11/2018	2823 Cryder Way	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	
20180236	7/11/2018	2290 Cryder Way	Grass, Weeds	CLOSED		COMPLIANT			7/11/2018	
20180235	7/11/2018	1449 Aspen Ln	Unguarded swimming pool	CLOSED	7/12/2018	COMPLIANT				
20180234	7/11/2018	610 Heustis	Vehicle	CLOSED	7/12/2018	COMPLIANT				
20180233	7/11/2018	110 E FOX ST	WEEDS, GRASS	COMPLIANT						
20180232	7/11/2018	706 HEUSTIS ST	WEEDS, GRASS	IN VIOLATION		IN VIOLATION	7/17/2018	8/20/2018	7/11/2018	Yes
20180231	7/10/2018	206 Heustis St.	Grass, Weeds, Dead Tree, Trash	IN VIOLATION	7/18/2018					
20180230	7/10/2018	385 Shadowwood Dr.	Grass, Weeds	CLOSED		COMPLIANT			7/10/2018	
20180229	7/10/2018	2486 SUMAC DR	DEBRIS, WEEDS	COMPLIANT						
20180228	7/10/2018	SEC 47 & 71	WEEDS, GRASS	COMPLIANT						
20180227	7/10/2018	605 HEUSTIS ST	WORKING WITHOUT PERMIT	COMPLIANT						
20180226	7/9/2018	3284 Pinewood Dr.	Grass, Weeds	IN VIOLATION		IN VIOLATION	7/17/2018	8/20/2018	7/9/2018	Yes
20180225	7/9/2018	345 SHADOW WOOD DR	WEEDS, GRASS	CLOSED		COMPLIANT				
20180224	7/9/2018	510 W HYDRAULIC	DEAD TREES THROUGHOUT LOT, NOT IN PARKWAY							
20180223	7/9/2018	238 Windham Circle	Grass, weeds, trash	IN VIOLATION	7/10/2018	COMPLIANT				
20180222	7/9/2018	0208100006	NOXIOUS ODOR COMING FROM GREEN ORGANICS	REPEAT COMPLAINT						

20180221	7/6/2018	2923 Grande Trail	No permit, aux. bldg. too close to residence	IN VIOLATION	7/9/2018	IN VIOLATION				
20180220	7/6/2018	212 WINDHAM CIR	WEEDS, GRASS	CLOSED		COMPLIANT			7/6/2018	
20180219	7/3/2018	NORTH & SOUTH ROUTE 47	SNIPES SIGNS	CLOSED						
20180218	7/3/2018	706 S MAIN ST	JUNK TRASH REFUSE	IN VIOLATION	7/9/2018					
20180217	7/3/2018	702 S MAIN ST	WEEDS, GRASS	CLOSED		COMPLIANT			7/6/2018	

Total Records: 53

8/1/2018



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2018-64

Agenda Item Summary Memo

Title: Economic Development Report for July and August 2018

Meeting and Date: Economic Development Committee – September 4, 2018

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:

Have a question or comment about this agenda item?

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



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

Monthly Report – for August 2018 EDC Meeting of the United City of Yorkville

July 2018 Activity

Downtown Redevelopment:

- **"Bella Donna Tea & Coffee"** are officially moving to Yorkville from Sandwich, IL to the original former Cobblestone space on VanEmmon. They will operate Monday through Saturday (closed on Sunday), with hours from the morning until approximately 6PM, to begin. They will expand their hours and days after they become established. This group will also operate a separate retail business called **"Hoof and Horn"** in the former wine bar space on VanEmmon. "Hoof and Horn" will sell seasonal décor, crystals, essential oils, and custom blended incense, along with other specialty items. They plan to open mid-September.
- **"Living Divina Yoga & Fitness Studio"** is moving into the former River's Edge Theatre space. This Yorkville business is currently operating out of 700 square feet on Commercial Drive in Yorkville Business Center. They will have approximately 1,800 square feet in this new location. It is anticipated that the move will be soon!
- Working with a variety of businesses looking at Yorkville's downtown for their new home.

Development south of Fox River:

- Continue working with Eleno Silva on banquet center. Eleno has begun exterior construction in Stagecoach Crossing. He is focusing on opening in November or December of 2018.

Development north of the Fox River:

- Kendall Crossing... New free standing full service restaurant **"Cielo Rojo"** (which means Red Sky) will begin construction in August. This 4,000 square foot building will also have an outdoor patio of approximately 1,000 square feet. The Arechiga Family of Yorkville (who are the owners of Salsa Verde) will be the owners of this new concept. "Salsa Verde" is a quick casual concept, and will remain open. This building will be located directly across from NCG Theaters. Another new 7,000 square feet multi-tenant building will also be built at Kendall Crossing at the same time. This building is located directly in front of Lighthouse Academy. The building will be the home to a new business called **"Flight Tasting Bar & Bottle Shop"**. The business will be owned by Yorkville residents Tony & Emily Weeks and Ryan & Melissa Phillips. These couples are next door neighbors in Heartland subdivision. They will occupy 3,000 square feet of the building and also have a 1,000 square foot patio. The "Flight Team" is working to attract food trucks to their venue, as they will NOT be serving food, other than some prepackaged items. Construction on both of these buildings will begin in August, and it is the goal to have these businesses opened in December of 2018 or January of 2019. The hotel/banquet hall is moving along with a new project manager. Ward Seifrid and Construction Services Group Inc. have taken over the Holiday Inn Express and Banquet Facility. There is now only one remaining lot at Kendall Crossing.
- Kendall Marketplace...The townhome component of the project has closed and is now owned by Abbey Development. This is a very important development, as it will potentially add 164 new units to the area. Alex has engaged a specialist group to work through a plan to determine new options and opportunities for the remainder of the project, who I continue to work with. .
- Fox Hill Center...leases are being finalized. The former 7-Eleven to is about open as "Fox Hill Pantry".

Industrial Development:

- Continue working with small industrial user to locate in Yorkville. This business owner is a resident, and currently operates in a surrounding community. The project is being reconfigured to meet the needs of potential users and to be built in phases.

Recreation:

- Go for it Sports...continue working with the center. "Go For It Sports" prepares for the fall session with new pre-school fun class for 2 to 3 year olds, and 4 to 6 year olds. These classes will take place in the morning at 9AM and in the evening at 6PM. Yorkville's own Tom Knickerbocker/Diamond Skills Academy is holding sprint leagues and camps at "Go For It Sports". These very popular camps are designed for 8 to 13 year olds, and give these young athletes the ability to experience 9 innings of baseball in a 40 minute session. .

Other Activity:

- Attended the quarterly SBA meeting to stay connected to new programs available for local business community.

Respectfully submitted,

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 September 2018 EDC Meeting of the United City of Yorkville

August 2018 Activity

Downtown Redevelopment:

- **"Bella Donna Tea & Coffee"** is on track for opening right after Labor Day. Their other business called **"Hoof and Horn"**, their sister shop, will open in October.
- **"Living Divina Yoga & Fitness Studio"** is open in the former into the former River's Edge Theatre space.
- **"Sense of Samadhi Yoga Studio"** is relocating from the building at northwest corner of VanEmmon and Heustis, to the Masonic Lodge Building on the east side of Route 47 on October 1st.
- Working with a variety of businesses looking at Yorkville's downtown for their new home.

Development south of Fox River:

- Continue working with Eleno Silva on banquet center. Eleno has begun exterior construction in Stagecoach Crossing. He is focusing on opening in winter of 2018/2019.
- Working with a local Yorkville resident who is contemplating opening a pizza/sandwich shop on the south side of Yorkville.

Development north of the Fox River:

- Kendall Crossing...Construction of two new buildings will begin shortly. The Arechiga family has decided on the name **"Hacienda Real"** for the new free standing restaurant. The meaning is "a real home", and this is the concept and design that they will be using on this new endeavor.
- Kendall Marketplace...Continue to work with specialist consultants from "Bespoke" who have been hired by center owner, Alex Berman, to work through a plan to determine new options and opportunities for the remainder of the project.
- Yorkville Marketplace...working with perspective tenants for both the inline part of the shopping center and for space in an existing outlot building. The outlot tenant would be a quick casual/fast food type use.
- Yorkville resident Yonas Hagos has been approved for a new **Arby's** restaurant in Yorkville. Of course, this is the former Hardee's location on Route 47. Construction documents are being worked on and re-development should begin in the fall. They are aiming for a spring 2019 opening. There will be approximately 30 new jobs created. Yonas currently owns 16 Dunkin Donuts (7 of which are Dunkin/Baskin Robbin combos) and has another 2 under construction. Yonas also has one Pet Supply Plus and has 3 more under construction. This will be his first Arby's.

Industrial Development:

- Continue working with small industrial user to locate in Yorkville. This business owner is a resident, and currently operates in a surrounding community. The project is being reconfigured to meet the needs of potential users and to be built in phases.

Recreation:

- **Go for it Sports**...continue working with the center. "Go For It Sports" is partnering with Yorkville School District for the Special Olympics basketball season for youth from 8 years to 22 years of age. On another note, all are welcome to participate in beginner basketball and track camps, which have begun. There is also a new indoor NFL flag football league starting in October. This popular program is open for registration.
- **Raging Waves** is taking beginning steps for the plan of their expansion. I am working closely with them on this multi-year process and project.

Other Activity:

- Attended the ribbon cutting ceremonies for "Raging Waves" and "Virtues in Motion".

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2018-65

Agenda Item Summary Memo

Title: Flight Team – Lot 6 Kendall Crossing

Meeting and Date: Economic Development Committee – September 4, 2018

Synopsis: Request for Special Use Authorization for a Tavern/Tasting Room & Bottle Shoppe

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: August 14, 2018
Subject: **PZC 2018-16 - Flight Team – Lot 6 Kendall Crossing PUD**
Proposed Special Use for a Tavern/Tasting Room & Bottle Shoppe

Background & Request:

The petitioner, Flight Team, LLC, has filed an application with the United City of Yorkville, Kendall County, Illinois requesting special use permit approval for the operation of a proposed tavern with a tasting room and packaged bottle sales within a proposed new building in the Kendall Crossing planned unit development. The property is currently a one (1) acre vacant lot west of the hotel site and is zoned in the B-2 General Business District PUD.



Existing Conditions:

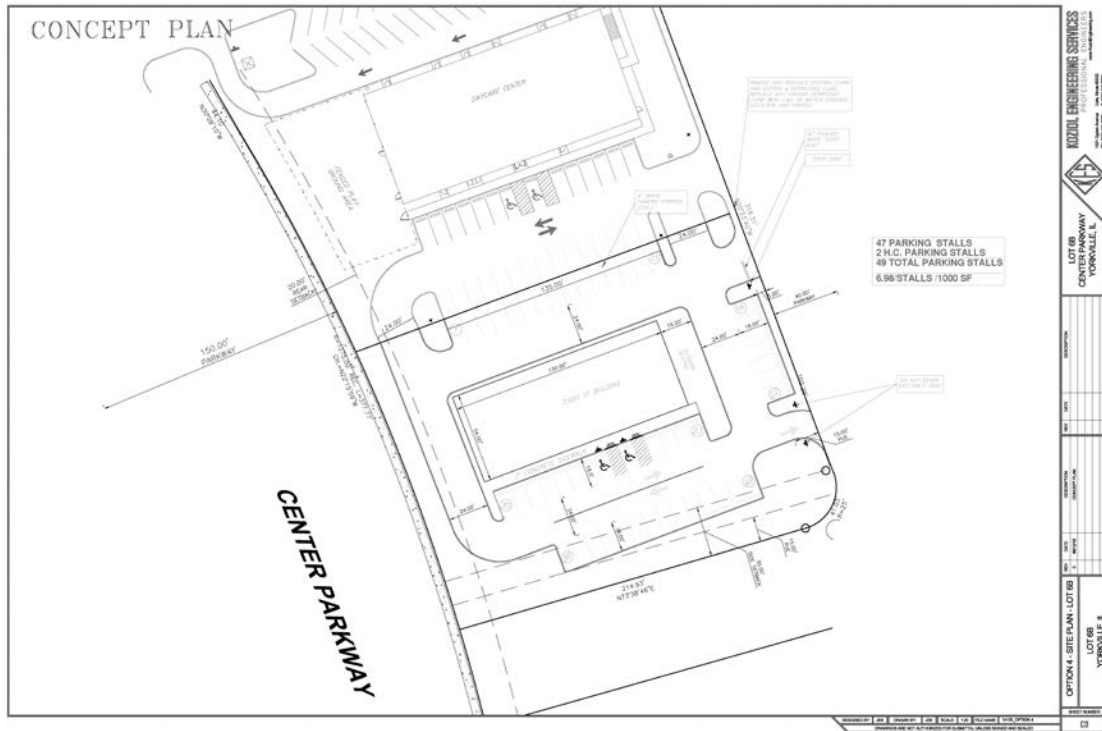
The existing zoning and land use for properties surrounding the subject property are as indicated below:

Table 1. Surrounding Zoning and Land Uses

	Zoning	Land Use
North	B-2, Retail Commerce Business District PUD	Lighthouse Daycare (Kendall Crossing)
East	B-2, Retail Commerce Business District PUD	Holiday Inn Site (Kendall Crossing)
South	B-2, Retail Commerce Business District	Office Building (YCUSD 115)
West	R-4, Multi-Family Residential District	Residential Development

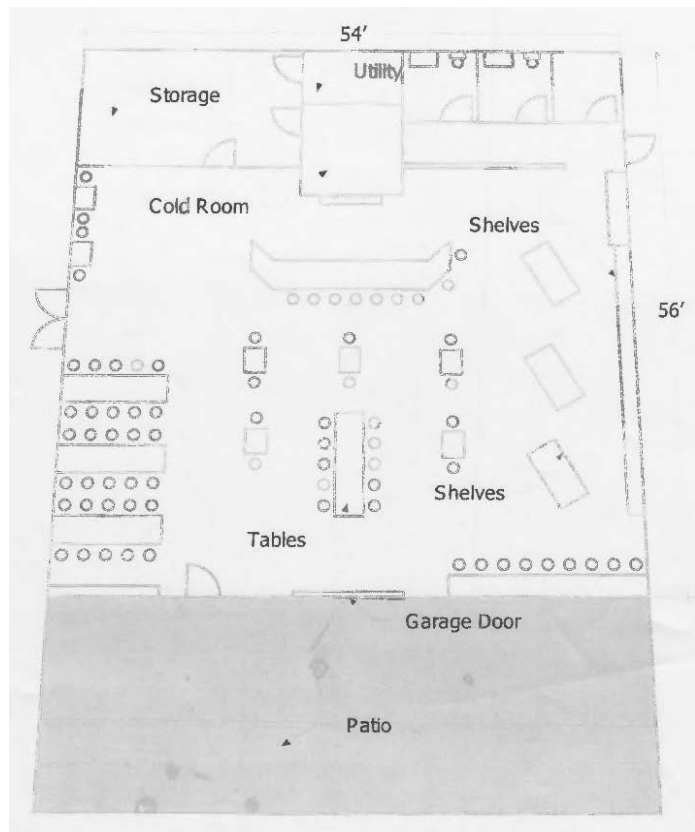
Petitioner's Proposal:

The petitioner is in the process of moving forward with the construction of a one-story approximately 7,000 square foot for a tavern with a craft beer tasting room and future beer garden within the Kendall Crossing commercial development. The sale of packaged liquors for offsite consumption is also planned. According to the concept plan provided below, the proposed orientation of the building will be south with the entrance facing W. Kendall Drive.



The image to the right illustrates the concept design plan for the interior of the proposed tavern. An approximately 56' x 54' area will have a tasting area with tables, chairs and display shelves. A climate-controlled cold room, storage and utility room, as well as public restroom area is depicted with an area for future outdoor patio space. While the tavern use will offer patrons the ability to purchase and consume prepackaged snacks on the premises, food will not be prepared onsite; nor are food preparation facilities proposed for the property at this time.

While the petitioner has not submitted the requisite building permit applications for the construction of the new building, they have made contact with the City Clerk's Office to obtain a Liquor License which will be required prior to the proposed tavern can open for business.



Parking/Traffic

According to the Zoning Ordinance, the current proposed use of a tavern (drinking establishment) would require three (3) parking spaces per 1,000 square feet of floor area of off-street parking and no off-street loading spaces. Based upon these requirements, twenty-one (21) off-street parking stalls, including one (1) handicapped accessible stall, are required. The proposed plans illustrate forty-seven (47) off-street parking stalls in addition to two (2) accessible stalls for a total of 49 parking spaces or roughly seven (7) stalls per 1,000 square feet, thereby exceeding the City's minimum off-street parking standards.

Ingress and egress from the site is proposed off of Kendall Circle, an internal private roadway within the Kendall Crossing development. Full access to the property is offered at the northwest corner of the site, while right turn only egress is provided at the southwest corner of Kendall Circle near the intersection of Kendall Drive. The concept plan also illustrates a shared parking lot connection between the existing daycare property to the north and the proposed tavern site.

Since all proposed access to the property will be via internal private roadways within the Kendall Crossing commercial development, traffic congestion of public roadways is not anticipated. Further, there is no roadway connection proposed to any nearby public streets for this project and the property is in proximity to controlled intersections (IL Rte 47 and US Rte 34) which will mitigate any traffic flow concerns.

Adequate Utilities

Adequate public utilities already exist and are available to the subject property. Additionally, all stormwater management for the site has been compensated by the installation of storm sewers as part of the Kendall Crossing commercial development and no surface storm basins are required.

Comprehensive Plan

The 2008 Comprehensive Plan Update designates the future land use for this property as Destination Commercial. The intent of the Destination Commercial land use classification includes such uses as large format retail and strip center development that attracts both local Yorkville residents and customers from surrounding areas. It is recommended that future Destination Commercial development should be focused in the existing areas of unfinished commercial developments located along US 34 (Veterans Parkway) and Bridge Street (IL Rte. 47) to take advantage of available land, especially in the out parcels of the Kendall Marketplace and Kendall Crossing developments. The proposed new tavern use fulfills that recommended land use strategy.

Special Use Requirement

In order to determine if a proposed use will require Special Use authorization to operate as a tavern or restaurant, staff references the Zoning Ordinance. **Restaurants** are defined in the Zoning Ordinance as: *Any land, building or part thereof where meals are provided for compensation, including a café, cafeteria, coffee shop, lunchroom, drive-in stand, tearoom and dining room, and including the serving of alcoholic beverages when served with and incidental to the serving of meals, where permitted.* While **Tavern or Lounge** is defined in the Zoning Ordinance as: *A building where liquors are sold to be consumed on the premises, but not including restaurants where the principal business is serving food.*

It has been staff's interpretation that the distinction between a Tavern/Lounge and a Restaurant in the Zoning Ordinance has been the food component, particularly, the service of food. In our previous approvals of zoning for uses where a "Bar or Tavern" Liquor License has been issued (see table below), the primary business was NOT a Tavern, but another explicitly permitted use.

Table 2. Businesses with Bar-Tavern Licenses

Business Name	Address	Video Gaming License/Liquor License	Use (As Classified by Zoning)	Zoning (Permitted Use Y/N)
Rowdy's	210 S. Bridge Street	Yes/Class A-1	Restaurant	B-2 (Y)
Yorkville Bowl	1205 N. Bridge Street	Yes/ Class A-2	Bowling Alley	B-3 (Y)
Rosati's Pizza	1985 Marketview Drive	Yes/ Class R-1	Restaurant	B-3 (Y)
Yorkville Moose Family Center	1502 N. Bridge Street	Yes/ Class C	Private Club or Lodge/Restaurant	B-3 (Y)
Mike & Denise Pizzeria & Pub	728 E. Veterans Pkwy	Yes/ Class BG	Restaurant	B-3 (Y)
Wings Etc. Grill & Pub	1447 Cannonball Trail	Yes/ Class BG	Restaurant	B-2 (Y)
Java Jills #3	2635 N. Bridge Street	Yes/Class A-2	Coffee Shop	B-3 (Y)
Millhurst Ale House	2075 Marketview Dr.	Yes/Class A-1	Restaurant	B-3 (Y)
Java Jills #5	932 N. Bridge Street	Yes/Class A-2	Coffee Shop	B-3 (Y)
Silver Dollar Restaurant	102 E. Stagecoach Trail	Yes/Class R-2	Restaurant	B-3 (Y)
Legends Sports Bar & Grill	620 W. Veterans Parkway	Yes/Class BG	Restaurant	B-2 (Y)
The Roadhouse	1901 S. Bridge Street	Yes/Class BG	Restaurant	B-3 (Y)
Southbank BBQ	129 E. Hydraulic	Yes/Class BG	Restaurant	B-3 (Y)
Yorkville BP	1402 N. Bridge Street	Yes/Class A-1	Gas/Fuel Station	B-3 (Special Use)
Casa Santiago	227 Heustis Street	Yes/Class R-1	Restaurant	B-3 (Y)
Law Office	228 N. Bridge Street	No/Class A-2	Tavern/Lounge	B-2 (Special Use)

It is staff's opinion that the definition of Bar/Tavern used for zoning purposes and what is used for liquor licensing is different, as zoning regulates the primary use and liquor licensing regulates a specific ancillary activity operating within the use. While other uses were issued "bar/tavern" liquor licenses, the use did not meet the zoning definition of a "tavern". In this instance, the petitioner's proposed use clearly meets the zoning definition of a tavern, similar to the Law Office use highlighted above, therefore requiring the Special Use authorization from the City.

Special Use Criteria:

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

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

2. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
3. The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage or other necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The proposed special use is not contrary to the objectives of the official comprehensive plan of the City as amended.

The applicant has provided written responses to these special use standards as part of their application and requests inclusion of those responses into the public record during the public hearing at the Planning and Zoning Commission meeting.

Staff Comments:

It is staff opinion that the proposed use is appropriate and similar to other drinking establishments within the city (e.g. Law Office) with the exception that food preparation will not be provided on the premises. Additionally, the tasting room concept is on-trend and offers a complimentary use to the other restaurants, hotel and banquet facility planned for the development. The site is adequately served by public utilities and within a master planned development where considerations for drainage, parking and access have been sufficiently addressed. Finally, the proposed commercial land use is consistent with the future land use designation of the current Comprehensive Plan. Staff is supportive of the proposed Special Use request.

This proposed special use is tentatively scheduled for a public hearing on September 12, 2018 before the Planning and Zoning Commission. A recommendation will be forwarded to the City Council for consideration at the September 25, 2018 regularly scheduled meeting. Staff will be available to answer any question the Economic Development Committee may have at Tuesday night's meeting.

Attachments:

1. Copy of Petitioner's Application w/exhibits.
2. Copy of Public Notice.



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

APPLICATION FOR SPECIAL USE

INTENT AND PURPOSE:

The purpose of the zoning code is based upon the authority of the city to divide its land into districts by use, bulk, location of building and structures, in a substantially uniform manner. It is recognized that while some uses are permitted under the zoning code to keep uniformity, a case-by-case analysis must be conducted for certain permitted uses to discover the impact of those uses on neighboring land and of the public need for the particular use at the particular location. In these cases a special use must be granted.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 9 Special Uses" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Three (3) 11" x 17" copies each of the exhibits, proposed drawings, location map, and site plan. Large items must be folded to fit in a 10" x 13" envelope.
- Appropriate filing fee.
- One (1) CD or portable USB drive containing one (1) electronic copy (pdf) of each of the following: signed application (complete with exhibits), proposed drawings, location map, and site plan. A Microsoft Word document with the legal description is also required.

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

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



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

APPLICATION FOR SPECIAL USE

STAGE 2: PLAN COUNCIL

Petitioner must present the proposed plan to the Plan Council. The Plan Council meets on the 2nd and 4th Thursday of the month. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. Upon recommendation by the Plan Council, petitioner will move forward to the Planning and Zoning Commission hearing.

STAGE 3: ECONOMIC DEVELOPMENT COMMITTEE

Applicant must present the proposed plan to the Economic Development Committee. Economic Development Committee meets at 7:00 p.m. on the 1st Tuesday of each month. This session is to discuss and consider recommendations prior to full City Council considerations and provide informal feedback. The Economic Development Committee will submit its recommendation to City Council.

STAGE 4: PLANNING AND ZONING COMMISSION

Petitioner will attend a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. Notice will be placed in the Kendall County Record by the United City of Yorkville. The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. Twenty four (24) hours prior to the public hearing, a certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No special use shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance. The Certified Mailing Affidavit form is attached to this document and must be submitted prior to the scheduled Planning and Zoning Commission meeting.

STAGE 5: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the special use will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the special use.



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

APPLICATION FOR SPECIAL USE

DORMANT APPLICATIONS

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

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

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

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



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

APPLICATION FOR SPECIAL USE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = \$ Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$200 = \$ Total Amount		Total: \$
SPECIAL USE	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres 1 - 5 = 0 x \$10 = 0 + \$250 = \$ 250 # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$ 250.00
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input checked="" type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$1,000.00 \$2,500.00 \$5,000.00 \$10,000.00 \$20,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input checked="" type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 1000.00
TOTAL AMOUNT DUE:			1250.00



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

APPLICATION FOR SPECIAL USE

DATE: July 25, 2018	PZC NUMBER:	DEVELOPMENT NAME: Flight Tasting Room & Bottle Shoppe	
PETITIONER INFORMATION			
NAME: FLIGHT TEAM, LLC		COMPANY: d/b/a Flight Tasting Room & Bottle Shoppe	
MAILING ADDRESS: 605 Heartland Drive			
CITY, STATE, ZIP: Yorkville, Illinois 60560		TELEPHONE: 630-853-3096	
EMAIL: flightteamyorkville@gmail.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Kendall Crossing LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS: Lot 6B Kendall Crossing, Yorkville, Illinois 60560			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: 1 acres vacant lot west of the hotel site in Kendall Crossing/Countryside Center			
CURRENT ZONING CLASSIFICATION: B-2 PUD		COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: B-2	
REQUESTED SPECIAL USE: To operate a craft beer tasting room/facility with on site consumption and future beer garden. Sale of packaged beer and liquor for off site consumption .			
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: B-2 PUD			
EAST: B-2 PUD			
SOUTH: B-2 PUD			
WEST: R-4 Multi-Family Residential Dirstrict			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-28-104-040			



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

APPLICATION FOR SPECIAL USE

ATTORNEY INFORMATION

NAME: Kelly A. Helland

COMPANY: Law Offices of Daniel J. Kramer

MAILING ADDRESS: 1107A South Bridge St

CITY, STATE, ZIP: Yorkville, Illinois 60560

TELEPHONE: 630-553-9500

EMAIL: kkramer@dankramerlaw.com

FAX: 630-553-5764

ENGINEER INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ATTACHMENTS

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

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



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

APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE SPECIAL USE WILL NOT BE UNREASONABLY DETRIMENTAL TO OR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE:

Use is a widely accepted use serving alcohol. Prepackaged snacks will be available on premises. There will be no on site food preparation. Use is consistent and compatible with the trend of commercial development in Kendall Crossing.

PLEASE STATE HOW THE SPECIAL USE WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY FOR THE PURPOSE ALREADY PERMITTED, NOR SUBSTANTIALLY DIMINISH AND IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

Use is consistent and compatible with the trend of commercial development in Kendall Crossing.

PLEASE STATE HOW THE ESTABLISHMENT OF THE SPECIAL USE WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENT OF SURROUNDING PROPERTY FOR USES PERMITTED IN THE DISTRICT:

The use will not impede any development of surrounding properties as it is consistent and compatible with the trend of commercial development in Kendall Crossing.

PLEASE STATE HOW ADEQUATE UTILITIES, ACCESS ROADS, DRAINAGE OR OTHER NECESSARY FACILITIES HAVE BEEN OR ARE BEING PROVIDED:

All utilities will be on site and access will be obtained from the internal roadways in Kendall Crossing. There will not be access to or from Center Parkway.



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

APPLICATION FOR SPECIAL USE

SPECIAL USE STANDARDS

PLEASE STATE HOW ADEQUATE MEASURES HAVE BEEN OR WILL BE TAKEN TO PROVIDE INGRESS OR EGRESS SO DESIGNED AS TO MINIMIZE TRAFFIC CONGESTION IN THE PUBLIC STREETS:

Access will be obtained from the internal roadways in Kendall Crossing. There will not be access to or from Center Parkway which minimizes utilization of City Streets. The proximity to Route 47 and Route 34 along with the current traffic control devices will prevent any congestion.

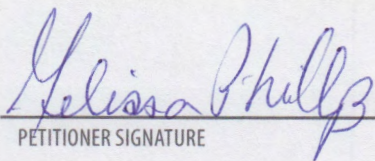
PLEASE STATE HOW THE SPECIAL USE SHALL IN ALL OTHER RESPECTS CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS SUCH REGULATIONS MAY IN EACH INSTANCE BE MODIFIED BY THE CITY COUNCIL PURSUANT TO THE RECOMMENDATIONS OF THE PLANNING AND ZONING COMMISSION:

Except for the fact that all tavern type businesses must obtain a special use, the craft beer tasting room with on site consumption and future beer garden and sale of packaged beer and liquor for off site consumption is consistent with the permitted uses in the B-2 Business District and consistent with the trend of commercial development in Kendall Crossing.

AGREEMENT

I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT SCHEDULED COMMITTEE MEETING.

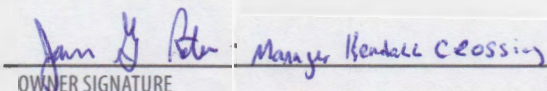
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.


PETITIONER SIGNATURE

8-3-18

DATE

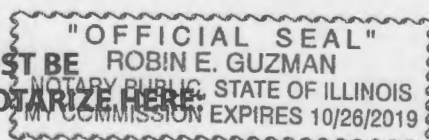
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.


OWNER SIGNATURE

8-3-18

DATE

**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**



Subscribed & Sworn before me
the 3rd day of August, 2018





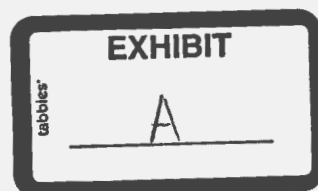
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois, 60560
Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Melissa Phillips	FUND ACCOUNT NUMBER: FLIGHT TEAM, LLC	PROPERTY ADDRESS: 605 Heartland Drive
PETITION/APPROVAL TYPE (check appropriate box(es) of approval requested):		
<input type="checkbox"/> CONCEPT PLAN REVIEW	<input type="checkbox"/> AMENDMENT (TEXT)	<input type="checkbox"/> ANNEXATION
<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MILE AND 1/2 REVIEW	<input type="checkbox"/> ZONING VARIANCE
<input type="checkbox"/> FINAL PLANS	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REZONING <input type="checkbox"/> PRELIMINARY PLAN		
PETITIONER DEPOSIT ACCOUNT FUND: It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION . This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.		
ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY		
NAME: Melissa Phillips		COMPANY FLIGHT TEAM, LLC
MAILING ADDRESS: 605 Heartland Drive		
CITY, STATE, ZIP: Yorkville, Illinois		TELEPHONE: 605-695-8347
EMAIL: flightteamyorkville@gmail.com		FAX:
FINANCIALLY RESPONSIBLE PARTY: I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/ Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.		
<u>Melissa Phillips</u> PRINT NAME		<u>Manager</u> TITLE
<u>Melissa Phillips</u> SIGNATURE		<u>8/3/2018</u> DATE
ACCOUNT CLOSURE AUTHORIZATION		
DATE REQUESTED: _____		<input type="checkbox"/> COMPLETED <input type="checkbox"/> INACTIVE
PRINT NAME: _____		<input type="checkbox"/> WITHDRAWN <input type="checkbox"/> COLLECTIONS
SIGNATURE: _____		<input type="checkbox"/> OTHER
DEPARTMENT ROUTING FOR AUTHORIZATION:		<input type="checkbox"/> COM. DEV. <input type="checkbox"/> BUILDING <input type="checkbox"/> ENGINEERING <input type="checkbox"/> FINANCE <input type="checkbox"/> ADMIN.

Legal Description

LT 6 KENDALL CROSSING PUB (EXC COM NE COR SD LT, SW
276.04, SE 44.10, SLY ALG CURVE TO PT ON CURVE 140.38, NE
241.36, NW 151.64, NLY ALG CURVE TO PT ON CURVE 33.13 TO
POB) CITY OF YORKVILLE



Flight Tasting Room and Bottle Shoppe
Lot 6B Kendall Crossing
Yorkville, Illinois
02-28-104-040

02-29-228-004
AUTEN PAUL &, KRENTZ STEPHEN L
16545 GALENA RD
PLANO, IL 60545

02-29-228-003
BROWN DENISE M TRUST,
28 RIVERWOOD CT
OSWEGO, IL 60543

02-29-228-002
GROSSGUT FAMILY TRUST, GROSSGUT PAUL J & GAIL A TRUSTEES
1129 TWIN ELMS LN
BATAVIA, IL 60510

02-29-228-001
BRONGIEL, STELLA H REV TRUST
9120 RTE 34
YORKVILLE, IL 60560

02-29-228-005
SHAH, MADHUSUDAN
502 W KENDALL DR
YORKVILLE, IL 60560

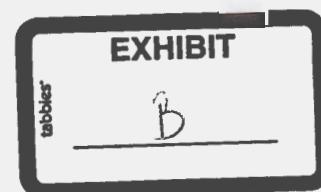
02-29-228-026
SCHMIESING, DOUGLAS L
502 A POWERS CT
YORKVILLE, IL 60560

02-29-228-025
MORRIS, SARAH
502 B POWERS CT
YORKVILLE, IL 60560

02-29-228-023
WINFREY, BRANDON & MARISELA
504 A POWERS CT
YORKVILLE, IL 60560

02-29-228-021
CUNNINGHAM, PRINCE L & FELICIA
506 A POWERS CT
YORKVILLE, IL 60560

02-29-228-024
PAVLIK, FRANK & ERICA B
504 B POWERS CT
YORKVILLE, IL 60560



02-29-228-022
UNDESSER, STEPHANY R
506 B POWERS CT
YORKVILLE, IL 60560

02-29-228-009
WURST, WILLIAM S & JOSEPH F
% WILLIAM WURST
76 RED FOX RUN
MONTGOMERY, IL 60538

02-29-228-010
WURST, WILLIAM S & JOSEPH F
% WILLIAM WURST
76 RED FOX RUN
MONTGOMERY, IL 60538

02-29-228-011
PETERSON, KIM A
PO BOX 234
YORKVILLE, IL 60560

02-29-228-019
TORRES, EFREN
514 A POWERS CT
YORKVILLE, IL 60560

02-29-228-020
HERNANDEZ, MEGAN HELENA
514 B POWERS CT
YORKVILLE, IL 60560

02-29-228-028
AMH 2014-2 BORROWER LLC,
30601 AGOURA RD
STE 200
AGOURA HILLS, CA 91301

02-29-228-027
BAUER FAMILY TRUST
401 OAKWOOD ST
YORKVILLE, IL 60560

02-29-228-014
GANDHI, BHAVINKUMAR
5 FOXBORO CT
STREAMWOOD, IL 60107

02-29-228-015
WILLIAMS GROUP LLC 510 KENDALL,
399 TALLGRASS LN
YORKVILLE, IL 60560

02-29-228-016
AUTEN, RICHARD GENE & PATRICIA ANN LIV TRUST
41 LINDEN DR N
PLANO, IL 60545

02-28-104-018
02-28-104-019
ELLIOTT BAY HEALTHCARE REALTY II LLC,
% CHRISTIAN WHIPPLE
617 EASTLAKE AVE EAST STE 305
SEATTLE, WA 98109

02-28-104-002
02-28-104-035
02-28-104-034
02-28-104-033
02-28-104-030
CASTLE BANK NA, % JAMES RATOS TRUST
207 W KENDALL DR
YORKVILLE, IL 60560

02-28-104-003
Grace Coffee LLC
3150D Cannonball Trail
Yorkville, IL 60560

02-28-104-041
LIGHTHOUSE ACADEMY -YORKVILLE LLC,
700 E GATE DR STE 103
MOUNT LAUREL, NJ 08054

02-28-104-036
KENDALL HOSPITALITY LLC,
17 TUSCAN CT
OAK BROOK, IL 60523

02-28-104-004
MIDLAND STATES BANK,
ATTN FACILITIES DEPARTMENT
1201 NETWORK CENTRE DR
EFFINGHAM, IL 62401

02-28-104-020
YORKVILLE NATIONAL BANK, % RHONDA MCGINNIS
37 S RIVER ST
AURORA, IL 60506

02-28-104-022
02-28-104-023
NELSON MEMORIAL SERV P C
410 COUNTRYSIDE PKWY E
YORKVILLE, IL 60560

02-28-104-007
1ST NATL BANK DEKALB
% RATOS JAMES
207 KENDALL DR W
YORKVILLE, IL 60560

02-28-104-032
NCG YORKVILLE INC,
314 E COMSTOCK
OWOSSO, MI 48867

02-28-104-021
CASTLE BANK YORKVILLE,
% FIRST NATIONAL BLDGS, INC
1620 DODGE ST STOP 1150
OMAHA, NE 68197

02-28-104-024
CASTLE BANK NA TR 2584,
121 W LINCOLN HWY
DE KALB, IL 60115

02-28-104-031
FRANCHISE REALTY INVESTMENT TRUST,
EDWARD SCHMITT, JR.
1975 W DOWNER PL # 302
AURORA, IL 60506

02-28-104-044

02-28-104-045

BOARD OF EDUCATION YORKVILLE, COMM DIST #115 KEND/KANE COUNTIES
602 CENTER PKWY
YORKVILLE, IL 60560

Order ID: 5825326

* Agency Commission not included

GROSS PRICE * : \$200.03**PACKAGE NAME:** IL Govt Legal Aurora Beacon**Product(s):** SubTrib_Aurora Beacon News, Publicnotices.com, classified.chicagotribune.com**AdSize(s):** 1 Column**Run Date(s):** Friday, August 24, 2018**Color Spec.** B/W

Preview

**NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF
YORKVILLE PLANNING & ZON-
ING COMMISSION
PZC 2018-16**

NOTICE IS HEREWITH GIVEN THAT Flight Team, LLC, petitioner, has filed applications with the United City of Yorkville, Kendall County, Illinois, requesting special use permit approval of a proposed tavern for a craft beer tasting room with onsite consumption and future beer garden in a proposed new building zoned B-2 Retail Commerce Business District within the Kendall Crossing Planned Unit Development pursuant to Chapter 6, Table 10.06.03 of the Yorkville Zoning Ordinance. The real property is located generally north of US 34 (W Veterans Parkway) and west of IL 47 (N Bridge Street) in Yorkville, Illinois.

The legal description is as follows:

LT 6 KENDALL CROSSING PUB
(EXC COM NE COR SD LT, SW
276.04, SE 44.10, SLY ALG
CURVE TO PT ON CURVE 140.38,
NE 241.36, NW 151.64, NLY ALG
CURVE TO PT ON CURVE 33.13
TO POB) CITY OF YORKVILLE.

Permanent Index Number: 02-
28-104-040

The application materials for the proposed Special Use are on file with the Community Development Department.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a public hearing on said application on Wednesday, September 12, 2018 at 7 p.m. at the United City of Yorkville, City Hall, located at 800 Game Farm Road, Yorkville, Illinois 60560.

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

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written com-

Order ID: 5825326

* Agency Commission not included

GROSS PRICE * : \$200.03

PACKAGE NAME: IL Govt Legal Aurora Beacon

be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 800 Game Farm Road, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

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

BETH WARREN
City Clerk

BY: Lisa Pickering
Deputy Clerk
08/24/2018 5825326



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2018-66

Agenda Item Summary Memo

Title: City Council Recommendation PZC 2018-17 Chapter 20 Zoning Ordinance Text Amendment

Meeting and Date: Economic Development Committee – September 4, 2018

Synopsis: Memo outlining proposed changes to Building Mounted Signage in the City's
Zoning Ordinance

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: August 24, 2018
Subject: **PZC 2018-17 Chapter 20 Zoning Ordinance Text Amendments**

Background/Proposed Request

In March 2018, Aurora Sign Company submitted a permit application for 129 Commercial Drive to move an existing sign from one location on a multi-tenant building to another location on the building (See exhibit below). The City's Zoning Ordinance has the following regulations regarding building mounted signs on multi-tenant buildings:

*“ Each tenant having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for **each exterior wall of that part of the building in which it is located**, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the facade of the building with a public entrance. **No wall sign shall extend more than seventy five percent (75%) of the width of the building facade to which it is attached.**”*

The permit was denied because the sign was too large and too wide for the proposed location. After the permit was denied, the petitioner appealed staff's decision to the Planning and Zoning Commission as they believed the Zoning Ordinance was unclear on what defined a new wall on a facade. The item was discussed at the May 9, 2018 as item number “2018-12 Zoning Ordinance Appeal.” Staff conducted research into how the ordinance has been interpreted since its adoption in 2014 and concluded that staff has been consistent in its interpretation of the code for situations involving building mounted signage. Please see the attached staff memorandum from that meeting which details the situation in more detail.

The result of discussions at the Planning and Zoning Commission meeting resulted in a compromise where the petitioner was allowed to put their sign up and staff would amend the text in the ordinance to better clarify the intent of the existing language. This memorandum outlines the issue, how other neighboring communities handle building mounted signs, and potential text amendment language for our Zoning Ordinance.



The Need for Clarification

As seen in the pictures to the right, many newer commercial buildings have articulated walls, different building materials, and height differences which add character and pleasing aesthetics to commercial districts. These architectural features are inviting but create an issue in terms of the definition of a wall when it comes to building mounted signage.



The intent of the current language for building mounted signs is to avoid multi-tenant buildings from having too large and bulky signage which may stretch across the entire wall of the tenant's unit. The language has served its purpose for many of the City's commercial structures but the situation at 129 Commercial Drive created a unique issue. The tenant leases several units from the building and therefore the petitioner defined its wall as the entire façade.

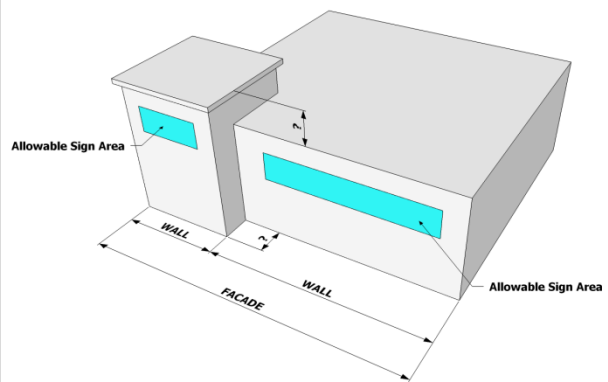


This would allow a sign to go all the way up to the edge of a building as long as it did not surpass 75% width of the wall (and in the petitioner's interpretation, the entire façade). Additionally, by interpreting the entire façade as a wall, building mounted signs may be very large and out of scale in one location on the building as long as the rest of the building left blank. While this issue has been brought up for a multi-tenant building, the language is consistent for single use buildings with articulated walls and varying heights.

Please see the illustrations below to get a visual representation between how the Zoning Ordinance has been interpreted by staff and how it could be interpreted by petitioners:

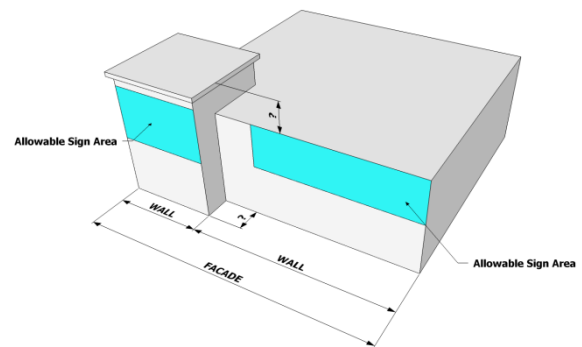
Staff Interpretation

This graphic illustrates how staff has interpreted the Zoning Ordinance in regards to what constitutes a wall and the areas where a sign may be placed on a building. The placement and size of these areas is the general intent of the language of the Zoning Ordinance.



Petitioner Interpretation

This graphic illustrates how the petitioner interprets the language in the zoning code and the potential allowable sign area placements on the building.



Surrounding Communities

Staff has conducted research to provide insight into how neighboring communities handle building mounted signage and if this issue has risen in other communities. Please see the table below for this information.

MUNICIPALITY	ORDINANCE LANGUAGE FOR BUILDING MOUNTED SIGNS
MONTGOMERY	<p>Wall Sign Regulations: Each user is allowed a maximum of six (6) signs on a building with a maximum of three (3) signs per wall. No wall signs shall be allowed for individual tenants in a multi-story or a multi-tenant building having no exterior building entrance for each tenant.</p> <p>Each wall sign shall be located within a selected sign display area... The amount of the sign display area that is allowed to be consumed by signage varies depending on the length of the wall that it is affixed...</p> <p>Definitions: <i>Facade:</i> The face or wall of a building as it is presented to view; the apparent width and/or height of a building as viewed from streets, driveways and parking lots. Minor changes in wall elevations do not constitute the creation of additional facades.</p>
AURORA	<p>Wall Sign Regulations: The maximum permitted area of all wall signs on a facade shall be ten (10) percent of the building facade up to twenty-two (22) feet high.</p> <p>Multi-business buildings - The owners of such a building may allocate the permitted sign area to the various businesses at their discretion.</p> <p>Definitions: <i>Facade (or building facade):</i> The exterior wall of a building, from the ground to the roofline. For the purposes of this ordinance, a roof varying no more than forty-five (45) degrees from the vertical plane shall be considered part of the facade.</p> <p><i>Wall:</i> A building surface varying no more than forty-five (45) degrees from the vertical.</p>
OSWEGO	<p>Wall Sign Regulations: The maximum area of such signs shall not exceed one (1) square foot in area for each one (1) lineal foot of façade of that portion of the building of which the tenant or owner-occupant is in possession and to which the sign is attached.</p> <p>No sign shall extend more than seventy-five (75) percent of the width of the façade of the total building or the individual tenant space to which it is attached.</p>

PLANO

Wall Sign Regulations:

A wall sign shall be erected upon the wall of the building facade having its principal frontage upon a public street.

A maximum of one wall sign per establishment shall be permitted, erected for the purpose of identifying the establishment.

The maximum height of a wall sign shall be thirty feet (30') from grade, or two (2) stories, whichever is less, but in no case shall any portion of such sign be extended above the roofline.

The surface area of a wall sign shall not exceed two (2) square feet per one linear foot of building front, or one hundred fifty (150) square feet, whichever is less.

Definitions:

FACADE: Any side, surface or wall below the roof of a building which is parallel or within forty five degrees (45°) of parallel with a parcel's frontage on a public thoroughfare, which faces toward and relates to that public thoroughfare. If a building has a complex shape, then all walls or surfaces facing in the same direction, or nearly the same direction, are part of a single facade.

PLAINFIELD

Wall Sign Regulations:

Only one (1) permanent wall sign per building or retail unit of a building will be permitted except for corner locations or locations adjoining private streets where one (1) wall sign for each wall facing the public or private street will be permitted. Wall signage facing access drives is prohibited.

Retail establishments with a floor area in excess of 40,000 square feet may identify the business and its major uses within the building with a maximum of four (4) wall signs on the primary facade. The Zoning Administrator may approve up to two (2) additional wall signs for the Primary facade depending on exceptional design conditions. The sum of all signs, regardless of number, may not exceed the total allowable wall sign area for the facade.

Permanent wall signage for buildings or units less than forty thousand (40,000) square feet shall not exceed (1) square foot of sign area for each one (1) foot of façade frontage and no edge of such sign shall come closer than five (5) feet from the edge of the façade on which it is installed; rear signage on buildings shall not exceed one (1) square foot for each two (2) feet of rear façade frontage; in no case shall any such wall sign exceed one hundred twenty (120) square feet in area;

Permanent wall signage for buildings or units between forty thousand (40,000) square feet and one hundred thousand (100,000) square feet shall not exceed one and one half (1½) of a square foot of sign area for each one (1) foot of facade frontage; in no case shall any wall sign exceed four hundred (400) square feet in area;

Permanent wall signage for buildings or retail units over one hundred thousand (100,000) square feet shall not exceed two (2) square feet of sign area for each one (1) foot of facade frontage, in no case shall any wall sign exceed six hundred (600) square feet in area.

Definitions:

FACADE FRONTAGE. The facade frontage is the width of the face of the front building wall or the width of the front wall face of the area devoted to an individual tenant of a commercial retail center.

NAPERVILLE

Wall Sign Regulations:

For facades with street frontage (public or private) and facades adjacent to an off-street parking area where customer access is also available, wall, awning, and canopy signage (in any combination) shall be permitted up to a maximum sign area of one and one-half (1.5) square feet for each linear foot of facade, and shall not exceed a maximum of three hundred (300) square feet. For facades on properties separated from the adjacent street frontage by another lot that is not designed to have a building located upon it (e.g. reserved exclusively for parking, stormwater management, etc.), permits for wall, canopy and awning signage may be authorized by the Zoning Administrator in accordance with the limits provided in this subsection.

Definitions:

Frontage: A strip or extension of land abutting a public or private roadway (excluding drive aisles), unless otherwise defined within this chapter.

SUGAR GROVE

Wall Sign Regulations:

Wall sign permitted area is limited to a maximum of one square foot for every one foot (1') in width of the building side, with a maximum of two hundred (200) square feet.

Wall sign permitted area calculations are based on each side of a building facing a lot line, unless the walls facing a side are more than fifteen feet (15') apart, then the walls are each counted separately for calculation purposes.

Definitions:

FACADE: The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

To summarize the table above, in terms of wall sign regulations Oswego, Plano, Plainfield, Naperville, and Sugar Grove all determine the size of a wall sign as a proportion to the linear frontage to which it is attached. This is identical to how Yorkville determines the maximum area for a wall sign. Montgomery calculates a display area for each frontage and has a maximum number of signs and Aurora determines size by a percentage of the façade.

In terms of wall sign widths, Oswego has the exact same language as Yorkville which states that a sign may not exceed 75% of the width of the façade of the total building or the individual tenant space to which it is attached.

Sugar Grove is the only neighboring municipality which states when a wall becomes a new wall on a façade. When the walls are facing the same lot line and are more than 15 feet apart, then they will be measured separately for sign area.

Staff contacted planning staff members from a couple of these communities to see if there were any instances of confusion in the interpretation of their language similar to the 129 Commercial Drive situation. Both stated that they did not have an issue similar to Yorkville.

Suggested Zoning Ordinance Revisions

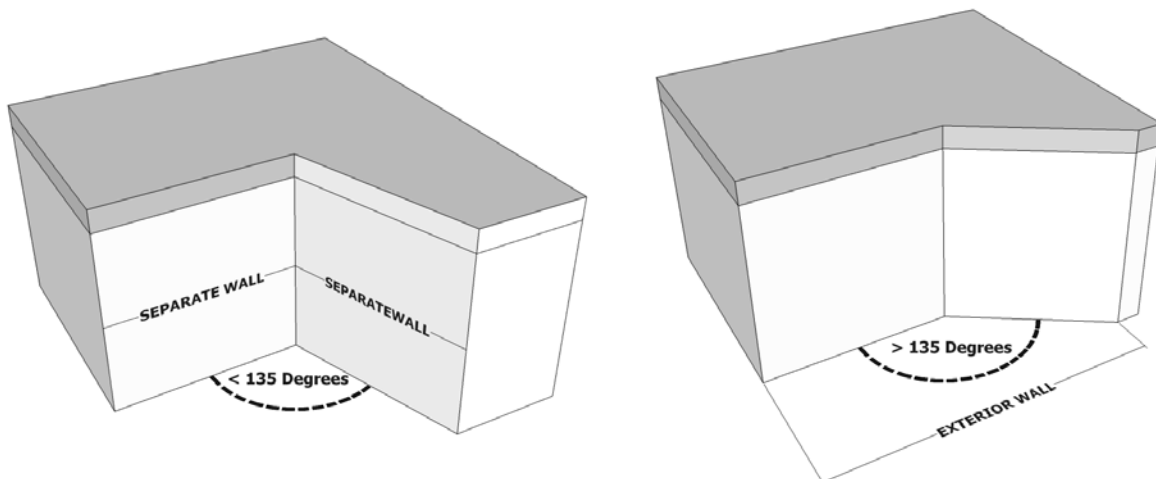
After reviewing the City's current language, surrounding community's sign regulations and information provided by the American Planning Association, staff is suggesting the following revisions to the Section 10-20 of the Yorkville City Code (modifications in red):

10-20-6: GENERAL PROVISIONS:

- A. Sign Area: The area of the sign face which is also the sign area of a wall sign or other sign with only one face shall be computed by means of the smallest square, rectangle, circle, triangle or combination thereof that will encompass the extreme limits of the writing representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. It does not include any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself. A double faced sign shall count as a single sign.

Building mounted wall sign area calculations are based on each wall of an exterior building facing a lot line and a public right-of-way. An exterior building wall which faces a lot line may contain more than a single wall for sign area calculation purposes. If portions of the exterior building wall face the same lot line and are separated by four feet (4') or more in depth from that lot line, then they are considered two separate walls for sign area calculation purposes. If separated by less than four feet (4') they shall be considered a single exterior building wall for sign area calculation purposes. If two exterior walls create an angle greater than one hundred and thirty five (135) degrees on the horizontal plane then it shall be considered a single exterior wall. Any two exterior walls which create an angle of less than one hundred and thirty five (135) degrees on the horizontal plane shall be considered two separate walls.

Additionally, for any multi-tenant building, if the area where a building mounted sign is being placed is located between two pillars, posts, or other architectural features, the bounded area between will be considered the exterior wall for sign area calculations.



10-20-9: PERMITTED SIGNS; BUSINESS ZONING DISTRICTS

A. Permanent Signs:

2. Building Mounted Business/Identification Signs:

a. Single Use Building:

(1) A business having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for each exterior wall of that part of the building in which it is located, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the ~~façade exterior wall~~ of the building with a public entrance. No wall sign shall extend more than seventy five percent (75%) of the width of the ~~building façade exterior wall~~ to which it is attached and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.

(2) In addition to the signs permitted in subsection A2a(1) of this section, a business on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign on such a wall not exceeding in size one square foot in area for each one linear foot of the width of that exterior wall and shall not extend more than fifty percent (50%) of the length of that exterior wall and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.. Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

b. Multi-Tenant Buildings:

(1) Each tenant having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted business or building mounted identification signage for each such exterior wall that is adjacent or a part of its owned or leased premises. The maximum area of such a sign shall not exceed two (2) square feet in area for each one linear foot of the tenant's exterior wall. No wall sign shall extend more than seventy five percent (75%) of the width of that part of the tenant's exterior wall and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.

(2) In addition to the signs permitted in subsection A2b(1) of this section, a tenant on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign, on that portion of a wall that is adjacent or a part of its owned or leased premises. The size of such a sign shall not exceed one square foot in area for each one linear foot of the width of the tenant's exterior wall and shall not extend more than fifty percent (50%) of the length of the tenant's exterior wall and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.. Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

10-20-10: PERMITTED SIGNS; MANUFACTURING ZONING DISTRICTS

A. Permanent Signs:

2. Building Mounted Business/Identification Signs:

a. Single Use Building:

(1) A business having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for each exterior wall of that part of the building in which it is located, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the ~~façade exterior wall~~ of the building with a public entrance. No wall sign shall extend more than seventy five percent (75%) of the width of the ~~building façade exterior wall~~ to which it is attached ~~and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.~~

(2) In addition to the signs permitted in subsection A2a(1) of this section, a business on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign on such a wall not exceeding in size one square foot in area for each one linear foot of the width of that exterior wall and shall not extend more than fifty percent (50%) of the length of that exterior wall ~~and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.~~ Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

b. Multi-Tenant Buildings:

(1) Each tenant having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted business or building mounted identification signage for each such exterior wall that is adjacent or a part of its owned or leased premises. The maximum area of such a sign shall not exceed two (2) square feet in area for each one linear foot of the tenant's exterior wall. No wall sign shall extend more than seventy five percent (75%) of the width of that part of the tenant's exterior wall ~~and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.~~

(2) In addition to the signs permitted in subsection A2b(1) of this section, a tenant on an exterior wall not having a public entrance or facing a public right of way may have a building mounted business/identification sign, on that portion of a wall that is adjacent or a part of its owned or leased premises. The size of such a sign shall not exceed one square foot in area for each one linear foot of the width of the tenant's exterior wall and shall not extend more than fifty percent (50%) of the length of the tenant's exterior wall ~~and shall be no closer than one (1) foot from the vertical or horizontal edge of any wall to which it is affixed.~~ Such a sign shall not be illuminated either internally or externally if that sign faces residential land uses.

The proposed changes are an attempt to improve the clarity behind the intent of the sign regulations within the Zoning Ordinance. The addition in Section 10-20-6 of how building mounted signs will be calculated provides context on what defines a new wall. The four foot (4') measurement is based on the fact that a new doorway or entrance could be fit into that length and therefore is a logical way to determine a new wall.

The alterations made to Sections 10-20-9 and 10-20-10 is to clarify that measurements will be taken on exterior walls and not the entire façade. Additionally, language was added to ensure that any sign must give space to the vertical edge of any wall which will avoid any new signage from going directly up against the corner or edge of an exterior wall (like the "Heritage" sign).

Next Step Recommendations

Staff is seeking direct input from the Economic Development Committee on the proposed changes to Chapter 20 of the Zoning Ordinance. We anticipate incorporating all feedback from the EDC into the final draft version of the ordinance prior to a tentative public hearing before the Planning and Zoning Commission at their October 10, 2018 meeting.

Attachments

1. PZC 2018-12 Zoning Ordinance Appeal Memo



Memorandum

To: Planning and Zoning Commission
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: May 1, 2018
Subject: **PZC 2018-12** – Zoning Ordinance Appeal

Summary

A permit application was submitted for a new permanent building mounted sign on March 23, 2018 for the commercial structure at 129 Commercial Drive in Yorkville, Illinois. The permit was denied through the zoning review process on March 27, 2018. The petitioner is requesting that the interpretation of the Yorkville Zoning Ordinance in regards to its decision on this permit application be reviewed by the Planning and Zoning Commission as stated in Section 10-4-6-A of the Zoning Ordinance. This Section states the Planning and Zoning Commission may hear and decide appeals from any order, requirement, decision or determination made by the zoning administrator or officer under the zoning regulations of this code.

Initial Request

On March 23, 2018 Aurora Sign Company submitted a permit to move the existing “Heritage” sign from the front of the building located at 129 Commercial Drive to the eastern facing section of the same building. The submission showed a frontage wall length of 23 feet 1 inch and a sign width of 18 feet 8 inches (see below).

Per Section 10-20-9: Permitted Signs; Business Zoning District Part A-2-b. Multi Tenant Buildings:

*“A business having a public entrance in an exterior building wall or having an exterior wall facing a public right of way shall be permitted to have building mounted identification signage or building mounted business signage for **each exterior wall of that part of the building in which it is located**, provided said wall contains a public entrance or faces a public right of way. The maximum area of such sign shall not exceed two (2) square feet for each one linear foot of the facade of the building with a public entrance. **No wall sign shall extend more than seventy five percent (75%) of the width of the building facade to which it is attached.**”*

MARCH 23, 2018 SUBMISSION

INSTALLATION INSTRUCTIONS
REMOVE SIGN FROM EXISTING LOCATION ABOVE ENTRANCE.
CENTER SIGN ABOVE WINDOW AS SHOWN.
CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS
PRIOR TO INSTALL.



Calculating the maximum allowable size and width for this review went as follows:

SIGN AREA

Submitted Width of Façade:	23.083 feet
Maximum Allowable Size per Submitted Width:	46.166 square feet
Proposed Building Mounted Sign Area:	49.840 square feet
Result:	3.674 square feet too large

SIGN WIDTH

Submitted Width of the Façade:	23.083 feet
Maximum Allowable Size per Submitted Width:	17.312 feet
Proposed Building Mounted Sign Width:	18.666 feet
Result:	1.354 feet too large

As a result of these calculations and according to the regulations set forth in Section 10-20-9-A-2-b of the Yorkville Zoning Ordinance, the permit was denied. Additionally, the 23 foot 1 inch length of the wall façade is not completely accurate as it includes part of the wall which takes an obtuse angle away from the wall which the sign will be affixed. Even with this possible discrepancy, the building mounted sign did not meet the criteria set forth in the zoning ordinance.

Staff notified the petitioner that the permit was denied on March 27, 2018.

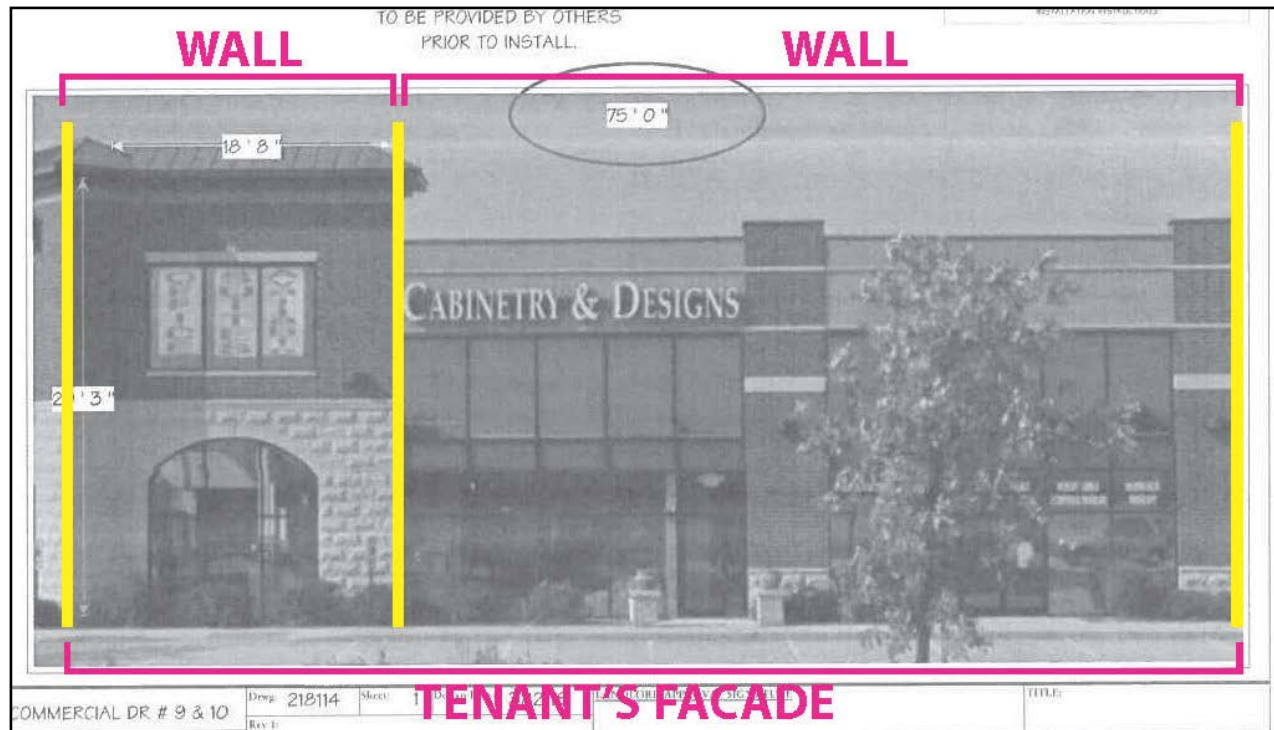
Petitioner Response

The petitioner responded to the denial of their permit application with a re-submittal on April 5, 2018. The petitioner stated that the tenant of the building is currently utilizing 75 feet of façade frontage (see below). They stated the existing “Cabinetry & Designs” sign is no larger than 50 square feet and the width of both signs combined is no more than 50 linear feet. With this interpretation of the Zoning Ordinance, the “Heritage” and “Cabinetry & Designs” signs would be permitted under the regulations set forth in Section 10-20-9.



Staff Response

On April 12, 2018 Staff responded to the request stating that while the entire frontage was 75 feet, the exterior wall to which the sign is being affixed was correct as originally submitted. While along the same frontage, the different height and depth creates two exterior walls. The graphic below was created to illustrate how the walls were separate.



On April 24, 2018 the petitioner asked for more information regarding this interpretation of the code and where it is stated within the Zoning Ordinance that this situation would define two separate walls.

Over the course of the following week (April 24-May 1) staff communicated with both the Aurora Sign Company and Owners of the establishment about this issue. Staff clarified for the petitioners that Section 10-4-2-B-5 of the City Code states that it is the duty of the zoning administrator to interpret the zoning regulations when questions arise.

Krysti Barksdale-Noble, Community Development Director, as the zoning administrator is tasked with interpreting the nuances of the code based upon the spirit and intent in which the code was written. She applied the interpretation of the code to mean the wall in which the sign is affixed. This has been the consistent interpretation and spirit of this section of the Zoning Ordinance since it was adopted in 2014. Therefore, in terms of consistency with all previous zoning reviews and the intent of the purpose of the written code, the sign permit was denied.

Petitioner Appeal

Throughout the conversation with staff, the petitioner was told that there are two courses of action which the Zoning Ordinance allows if they did not approve of the final decision.

1. The petitioner may appeal to the Planning and Zoning Commission for their interpretation of the Zoning Ordinance (10-4-6-A).

2. The petitioner may apply for a sign variance and go through the public hearing process for that request.

The petitioner has decided to appeal the zoning administrator's decision to the Planning and Zoning Commission. The petitioner is now seeking the Planning and Zoning Commission to review the language in Section 10-20-9-A-2-b to clarify the interpretation of the code.

Existing Building Mounted Signage

As communications transpired between staff and the petitioners, it was brought to staff's attention that there may be some building mounted signs that do not conform to the existing code. While some of these examples were part of Planned Unit Developments and/or allowed before the new Zoning Ordinance in 2014, it was possible that there were other signs within the community that were erected when they did not meet the current Zoning Ordinance standards.

Staff reviewed approximately 250 sign permits issued between November 1, 2014 to May 1, 2018. Staff then conducted analysis regarding only wall signage permitted during that time. The table below explains the number of wall signs permitted and the number of wall signs which DO NOT adhere to our current Zoning Ordinance.

Building Mounted Signs	
Total Building Mounted Signs Issued between Nov. 1 2014 and May 1, 2018	88
Building Mounted Signs with Similar Articulated Walls	34
Nonconforming Signs at Issuance	2

A total of 32 out of 34 (94%) Building Mounted Signs with similar articulated walls issued between November of 2014 and May of 2018 were interpreted by staff in a consistent manner as the proposed sign at 129 Commercial Drive.

The 2 signs which are currently nonconforming were passed in late 2014 and 2015. It is expected that the new zoning ordinance adoption caused these signs to be permitted before any consistent interpretation was in place with staff. It is common after the adoption of new regulations and the turnover of review staff may cause the initial inconsistency within the review process. Overall, staff has a majority of the time used the same interpretation when reviewing building mounted signage. Any other signs erected before November 2014 which are not in conformance with the current code are considered legally nonconforming. Additionally, there are signs which may be allowed to vary from our code as part of an existing annexation agreement or PUD agreement.

For the 2 building mounted signs which were erected but did not meet the criteria set forth in Section 10-20-9-A-2-b, they are considered nonconforming signs. Since these signs are not permitted but have been installed, they must adhere to Section 10-15-4: Elimination of Nonconforming Buildings, Structures and Uses. Letter C of this Section states:

“Any nonconforming signs and any and all billboards and outdoor advertising structures shall be removed after five (5) years.”

The outcome of the Planning and Zoning Commission's decision on this interpretation will affect how these existing signs are handled. If the Commission agrees with staff's interpretation, then the signs identified throughout staff's research will be notified of their nonconformity and held to the schedule set

forth in the Zoning Ordinance. Other interpretations and outcomes made by the Planning and Zoning Commission may alter how staff would resolve the existing signs throughout the City.

Staff Comments

Staff is seeking the Planning and Zoning Commission's decision on the interpretation of the language in Section 10-20-9-A-2-b of the City Code. The Commission needs to determine if there are one or two separate walls to be measured for area and width calculations. The Commission's decision on how this language should be interpreted will affect all future decisions with regards to this language and how staff will handle existing nonconforming signs.

Motion

In consideration of the proposed Zoning Ordinance Appeal, with information provided in a staff memorandum dated May 1, 2018, and testimony provided by the petitioner, the Planning and Zoning Commission approves of the petitioner's appeal that their revised building permit application for a wall mounted sign dated April 5, 2018 is allowable.

Attachments

1. 3-23-18 Permit with attachments
2. 4-5-2018 Resubmittal