

## **United City of Yorkville**

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

www.yorkville.il.us

### **AGENDA**

## ECONOMIC DEVELOPMENT COMMITTEE MEETING Tuesday, December 1, 2020

6:00 p.m.

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

## **Citizen Comments:**

Minutes for Correction/Approval: October 6, 2020

## **New Business:**

- 1. EDC 2020-49 Building Permit Report for September and October 2020
- 2. EDC 2020-50 Building Inspection Report for September and October 2020
- 3. EDC 2020-51 Property Maintenance Report for September and October 2020
- 4. EDC 2020-52 Economic Development Report for October and November 2020
- 5. EDC 2020-53 RENEW Incentive Program Repeal
- 6. EDC 2020-54 Kendall Marketplace Lot 52 Phase 2 and 3 Final Plat of Resubdivision
- 7. EDC 2020-55 Grande Reserve Neighborhood 5 Units 15 and 22 (Townhomes) Final Plat Amendment

## **Old Business:**

1. EDC 2020-32 Urban Chickens

## **Additional Business:**

2019/2020 City Council Goals – Economic Development Committee			
Goal	Priority	Staff	
"Southside Development"	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic	
"Downtown and Riverfront Development"	5	Bart Olson, Tim Evans & Krysti Barksdale-Noble	
"Metra Extension"	7	Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett	
"Manufacturing and Industrial Development"	8 (tie)	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson	
"Expand Economic Development Efforts"	10	Krysti Barksdale-Noble & Lynn Dubajic	
"Revenue Growth"	13	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic	
"Entrance Signage"	17	Krysti Barksdale-Noble & Erin Willrett	

## UNITED CITY OF YORKVILLE

## WORKSHEET

# ECONOMIC DEVELOPMENT COMMITTEE Tuesday, December 1, 2020

6:00 PM

CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:	
MINUTES FOR CORRECTION/APPROVAL:	
1. October 6, 2020	
☐ Approved	
☐ As presented	
☐ With corrections	
NEW BUSINESS:	
1. EDC 2020-49 Building Permit Report for September and October 2020	
☐ Informational Item	
□ Notes	<u></u> .

2.	EDC 2020-50 Building Inspection Report for September and October 2020
	☐ Informational Item
	□ Notes
3.	EDC 2020-51 Property Maintenance Report for September and October 2020
	☐ Informational Item
	□ Notes
4.	EDC 2020-52 Economic Development Report for October and November 2020
	☐ Informational Item
	□ Notes
	Notes

ED	C 2020-53 RENEW Incentive Program Repeal
	Moved forward to CC
	Approved by Committee
	Bring back to Committee
	Informational Item
	Notes
	C 2020-54 Kendall Marketplace Lot 52 – Phase 2 and 3 – Final Plat of Resubdivision
	Moved forward to CC
	Approved by Committee
	Bring back to Committee
	Informational Item
	Notes
	C 2020-55 Grande Reserve – Neighborhood 5 – Units 15 and 22 (Townhomes) – Final Plat – Amendment
	Moved forward to CC
	Approved by Committee
	Bring back to Committee
	Informational Item
	Notes
	INORES

OLD BUSINESS:
1. EDC 2020-32 Urban Chickens  Moved forward to CC  Approved by Committee  Bring back to Committee  Informational Item  Notes
ADDITIONAL BUSINESS:



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	Legal
	Finance
	Engineer
	City Administrator
	Community Development
	Purchasing
	Police
	Public Works
ΙП	Parks and Recreation

Agenda	Item	Num	bei

Minutes

Tracking Number

## **Agenda Item Summary Memo**

Title: Minutes of the	e Economic Development Co	mmittee – October 6, 2020			
Meeting and Date:	Meeting and Date: Economic Development Committee – December 1, 2020				
Synopsis:					
Council Action Pres	viously Taken:				
Date of Action:	Action Taker	n:			
Item Number:					
Type of Vote Requi	red: Majority	_			
Council Action Req	uested: Committee Approva	1			
Submitted by:	Minute Taker				
	Name	Department			
	Agenda Ite	m Notes:			

## **DRAFT**

# UNITED CITY OF YORKVILLE ECONOMIC DEVELOPMENT COMMITTEE

## Tuesday, October 6, 2020, 6:00pm City Hall <u>Council Chambers</u>

Note: This meeting was held in accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act. Due to the current Covid-19 pandemic, remote attendance is allowed for this meeting to encourage social distancing.

(All meeting participants were in-person except where noted as 'remote'.)

### In Attendance:

## **Committee Members**

Chairman Jackie Milschewski Alderman Ken Koch Alderman Jason Peterson Alderman Joel Frieders

### **Other City Officials**

City Administrator Bart Olson Assistant City Administrator Erin Willrett/remote Community Development Director Krysti Barksdale-Noble/remote Senior Planner Jason Engberg/remote Code Official Pete Ratos Alderman Chris Funkhouser

### **Other Guests**

Lynn Dubajic, City Consultant/remote Todd Vandermyde

The meeting was called to order at 6:00pm by Chairman Jackie Milschewski.

## **Citizen Comments** None

### Minutes for Correction/Approval September 1, 2020

The minutes were approved as presented.

## **New Business**

## 1. EDC 2020-43 Building Permit Report for August 2020

Mr. Ratos said there were 194 new permits issued in August with 34 being single family detached and 16 single family attached. As of August, there are now a total of 165 single family home permits. No further discussion.

## 2. EDC 2020-44 Building Inspection Report for August 2020

In August, 462 inspections were completed with most being single family homes, said Mr. Ratos.

## 3. EDC 2020-45 Property Maintenance Report for August 2020

One case was heard regarding watering at the new gas station, however, it was dismissed as they were not in violation on the Hearing date.

### 4. EDC 2020-46 Economic Development Report for September 2020

In addition to her report, Ms. Dubajic said Verizon has opened their new store in Kendall Marketplace. Also, she and Ms. Willrett are working on obtaining additional information from businesses for State financial assistance programs.

## 5. EDC 2020-47 Yorkville/Plainfield Boundary Agreement Extension

Ms. Noble said the current agreement is set to expire in January 2021 and this proposal would extend it. The agreements allow for orderly development and clearly defined jurisdictions. Ms. Noble summarized the changes and explained the approximate boundaries. Staff will publish a Public Hearing notice on October 16th for the November 10<sup>th</sup> City Council meeting. This moves forward to City Council.

### 6. EDC 2020-48 Meeting Schedule for 2021

The committee approved the meeting schedule presented.

### **Old Business:**

### 1. EDC 2020-32 Urban Chickens

Committee members had previously asked staff to look at HOA rules and to conduct a public survey. Fourteen of the 28 developments in the city prohibit chickens and the 550 survey responses were split. Staff is now seeking further direction.

Alderman Funkhouser would like to see this moved forward with restrictions, based on the survey results. Some of his constituents wish to raise chickens for eggs.

Alderman Koch said chicken owners should have larger lots and said that citizens will call the city when problems arise. He also noted that hobby chickens will fly to other yards. Mr. Koch said there is a difference between egg-layers and meat chickens and requested clarification on what would be allowed. Ms. Noble noted that 87% of respondents wanted chickens for eggs.

According to Alderman Frieders, the startup costs are relatively small, however, he does not want potential problems to become burdensome on the Code Official. He said no one he surveyed was passionate about chickens. Mr. Frieders said the matter should not move forward due to lack of consensus and that some respondents did not live in the city. If chickens are allowed, he said bigger lots should be necessary and education courses are needed on the care of chickens. He also asked if an inspector would have permission to enter the property. Mr. Ratos added that if there is no specific complaint, he could not investigate.

Alderman Peterson said most of his respondents lived out of state. He also said bigger lots would be needed, chickens generate odors and they could attract coyotes and other predators. Other committee members noted that family pets could harm them as well. He also asked if permission of adjacent neighbors would be needed.

Chairman Milschewski also said that when she spoke with residents, no one was passionate about chickens and most responses were negative.

In conclusion, the committee wished to have more information and feedback and this matter will be moved to the next committee meeting for further discussion.

## 2. EDC 2020-42 Limited Manufacturing Uses in Residential Districts

Ms. Noble said that following last month's EDC meeting, staff did extensive research. She said there are 3 options the city could choose:

- 1. Allow manufacturing of firearms as a permitted home occupation.
- 2. Amend the zoning ordinance to allow as a special use.
- 3. Keep the ordinance as is and keep operations in manufacturing district.

Staff asked for more information from Mr. Vandermyde who is requesting to manufacture in his home. Information was provided as to how someone obtains a license and the extensive rules and guidelines. Ms. Noble said staff also looked at home occupation and detailed the applicable rules which she said are difficult to regulate. Staff also did an analysis of the 3 options and determined that the city would have the most control by keeping the present ordinance. Staff is now looking for direction with the additional information provided.

The committee discussed their opinions of this request. Alderman Frieders said he wants to keep this operation in the manufacturing district in order to control it. He said he has no issue with this request, but is concerned with future requests.

Alderman Koch said he would be OK with it, but would want the city to keep tabs on it by registration and knowing the homeowner.

Alderman Peterson said the operator would already be registered with the State Police and ATF and background checks would have been done. He is OK with home occupation with conditions.

Alderman Milschewski and Frieders favor special use and feel the people living near the business should know about it.

Alderman Funkhouser objected to a special use and said it would kill the business when notifications are made to neighbors who will oppose. He encouraged the committee to be small-business friendly and said Mr. Vandermyde can no longer afford the rent in a manufacturing district.

In conclusion, the committee decided to move this forward to the City Council for discussion with all Aldermen.

## Additional Business: None

There was no further business and the meeting adjourned at 7:20pm on a motion by Chairman Milschewski and second by Alderman Peterson. Voice vote approval.

Minutes respectfully submitted by Marlys Young, Minute Taker



Reviewed By:			
Legal Finance Engineer City Administrator Community Development Purchasing Police Public Works			
Parks and Recreation	Ш		

Agenda Item Number
New Business #1
Tracking Number
EDC 2020-49

## **Agenda Item Summary Memo**

	8	v
Title: Building Peri	mit Report for September and	October 2020
<b>Meeting and Date:</b>	Economic Development Co	mmittee – December 1, 2020
Synopsis: All perm	its issued in September and C	October 2020.
Council Action Pre	viously Taken:	
Date of Action:	Action Take	n:
Item Number:		
Type of Vote Requi	ired: Informational	
<b>Council Action Red</b>	quested: None	_
Submitted by:	D. Weinert	Community Development
	Name	Department
	Agenda Ite	m Notes:



## UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT September 2020

## TYPES OF PERMITS

	Number of Permits Issued	SFD Single Family Detached	B.U.I.L.D Single Family Detached Program Begins 1/1/2012	SFA Single Family Attached	Multi- Family Apartments Condominiums	Commercial Includes all Permits Issued for Commercial Use	Industrial	Misc.	Construction Cost	Permit Fees
September 2020	229	30	0	22	0	4	0	172	9,498,922.00	525,981.05
Calendar Year 2020	1477	153	0	64	0	73	0	1187	44,046,282.00	1,898,561.64
Fiscal Year 2021	1091	108	0	60	0	33	0	890	32,437,770.00	1,430,109.27
September 2019	288	6	0	5	0	11	0	266	4,595,855.00	121,196.70
Calendar Year 2019	1718	107	0	15	0	90	0	1506	44,283,648.00	1,417,551.09
Fiscal Year 2020	1437	59	0	10	0	47	0	1321	26,813,668.00	806,421.37
September 2018	72	14	0	0	0	5	0	53	4,404,065.00	125,664.18
Calendar Year 2018	830	161	14	36	0	106	0	513	46,638,474.00	2,111,570.90
Fiscal Year 2019	523	120	0	0	0	50	0	353	30,403,282.00	1,032,661.79
September 2017	93	5	4	0	0	18	0	66	2,528,690.00	109,034.78
Calendar Year 2017	772	54	74	0	1/51 Units	120	0	523	54,958,183.00	2,094,010.18
Fiscal Year 2018	539	38	46	0	1/51 Units	76	0	378	44,364,839.00	1,504,600.65



## UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT October 2020

## TYPES OF PERMITS

	Number of Permits Issued	SFD Single Family Detached	B.U.I.L.D Single Family Detached Program Begins 1/1/2012	SFA Single Family Attached	Multi- Family Apartments Condominiums	Commercial Includes all Permits Issued for Commercial Use	Industrial	Misc.	Construction Cost	Permit Fees
October 2020	200	25	0	28	0	9	0	138	7,618,306.00	475,701.74
Calendar Year 2020	1672	178	0	92	0	82	0	1458	51,635,398.00	2,374,653.38
Fiscal Year 2021	1285	133	0	88	0	42	0	1022	40,021,886.00	1,906,011.00
October 2019	218	15	0	4	0	6	0	193	5,501,271.00	134,209.53
Calendar Year 2019	1943	122	0	19	0	96	0	1706	49,913,222.00	1,552,910.62
Fiscal Year 2020	1662	74	0	14	0	53	0	1521	32,443,242.00	941,180.90
October 2018	71	11	0	0	0	10	0	50	2,428,804.00	127,360.23
Calendar Year 2018	901	173	14	36	0	116	0	562	47,721,878.00	2,239,048.33
Fiscal Year 2019	594	132	0	0	0	60	0	402	31,486,686.00	1,160,139.22
October 2017	65	5	4	0	0	14	0	42	10,491,112.00	131,828.23
Calendar Year 2017	837	59	78	0	1	134	0	565	65,449,295.00	2,226,098.41
Fiscal Year 2018	604	43	50	0	1	90	0	420	54,855,951.00	1,636,628.88



Reviewed By:	
Legal	
Finance	l ∐
Engineer	
City Administrator	
Community Development	
Purchasing	
Police	
Public Works	
Parks and Recreation	

Agenda Item Number
New Business #2
Tracking Number
EDC 2020-50

## Agenda Item Summary Memo

Title Building Insu	ection Report for September	r and October 2020
<b>Meeting and Date:</b>	Economic Development C	ommittee – December 1, 2020
Synopsis: All inspec	ctions scheduled in Septemb	per and October 2020.
-		
<b>Council Action Prev</b>	viously Taken:	
Date of Action:	Action Tak	en:
Item Number:		
Type of Vote Requi	red: Informational	
Council Action Req	uested: None	
Submitted by:	D. Weinert	Community Development
	Name	Department
	Agenda It	em Notes:
-		

DATE: 10/01/2020

UNITED CITY OF YORKVILLE

TIME: 13:29:14 CALLS FOR INSPECTION REPORT ID: PT4A0000.WOW

INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

PAGE: 1

INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT DATE DATE 001-FIN FINAL INSPECTION 20180272 107 E SOMONAUK ST GH 09/24/2020 Comments1: FENCE NO PH INSP., FENCE INSTALLED WITH Comments2: FINISHED SIDE IN, SHOULD BE OUT 002-FIN FINAL INSPECTION GH 09/29/2020 ВC 003-FEM ROUGH FRM, ELE, MECH 20180424 2373 LAVENDER WAY 89 09/14/2020 Comments1: VIRTUAL 001-FOU FOUNDATION 20190025 2839 KETCHUM CT 218 09/17/2020 09/16/2020 ВC 002-FTG FOOTING \_\_\_\_ 003-WAT WATER PR 09/24/2020 004-PLU PLUMBING - UNDERSLAB PR 09/29/2020 ΒF AM 005-BSM BASEMENT FLOOR 09/30/2020 Comments1: MIDW 815-839-8175 ΒF 006-GAR GARAGE FLOOR 09/30/2020 Comments1: MIDW 815-839-8175 ΒF 007-STP STOOP 09/30/2020 Comments1: MIDW 815-839-8175 002-TRN TRENCH - (GAS, ELECTRIC, 20190041 810 JOHN ST 09/21/2020 ВC Comments1: SOLAR FARM, THIS WILL TAKE 2.5-3 HOURS ВC 003-PPS PRE-POUR, SLAB ON GRADE 09/25/2020 ВC 002-RFR ROUGH FRAMING 20190907 1985 MEADOWLARK LN 115 09/10/2020 Comments1: Deck AM 017-ADA ADA ACCESSIBLE WALK WAY 20191469 303 FONTANA DR 57 EEI 09/24/2020 10:30 003-ROF ROOF UNDERLAYMENT ICE & W 20191772 773 BLUESTEM DR 2.7 09/21/2020 ВC 015-PLF PLUMBING - FINAL OSR READ 20192093 1113 GOLDFINCH AVE 298-2 09/29/2020 PR 016-FIN FINAL INSPECTION 09/29/2020 PR 09/29/2020 EEI 017-EFL ENGINEERING - FINAL INSPE 013-FIN FINAL INSPECTION 20192106 3182 MATLOCK DR 664 09/01/2020 PR 014-PLF PLUMBING - FINAL OSR READ 09/01/2020 PR

DATE: 10/01/2020 UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

### ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPI	ECTOR TIME TYPE OF IN	SPECTION P	ERMIT A	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	013-FIN FI Comments1: KHOV TO		20192109	1644 SHETLAND LN	46		09/08/2020
PBF	014-PLF PL Comments1: KHOV TO	UMBING - FINAL OSR READ DD 630-200-7660					09/08/2020
EEI	015-REI RE Comments1: BBOX NO						09/08/2020
BF	PM 010-EPW EN Comments1: MIDWEST		20192122	508 SHADOW WOOD DR	101		09/01/2020
PR	011-FIN FI	NAL INSPECTION					09/28/2020
PR	012-PLF PL	UMBING - FINAL OSR READ					09/28/2020
EEI	013-EFL EN	GINEERING - FINAL INSPE					09/28/2020
BF	O07-FIN FI Comments1: BENJAMI	NAL INSPECTION N 847-218-8600	20192161	1218 N BRIDGE ST			09/08/2020
PBF	008-PLF PL Comments1: BENJAMI	UMBING - FINAL OSR READ N 847-218-8600					09/08/2020
PR	12:00 009-REI RE	INSPECTION					09/17/2020
PR	014-PLF PL	UMBING - FINAL OSR READ	20192211	2010 SQUIRE CIR	200		09/03/2020
PR	015-FIN FI	NAL INSPECTION					09/03/2020
EEI	016-EFL EN	GINEERING - FINAL INSPE				09/09/2020	
BF	AM 001-FTG FO Comments1: MIDWEST		20200025	2086 SQUIRE CIR	180		09/30/2020
EEI	013-ADA AD	A ACCESSIBLE WALK WAY	20200055	385 SHADOW WOOD DR	122		09/24/2020
PR	001-FIN FI	NAL INSPECTION	20200066	1965 S BRIDGE ST	3	09/01/2020	
PR	002-PLF PL	UMBING - FINAL OSR READ				09/01/2020	
PR	003-FEL FI	NAL ELECTRIC				09/01/2020	
EEI		INSPECTION I SLOPE & SQUARE CRACKED.		2001 WREN RD	23		09/02/2020
BF	PM 009-PWK PR Comments1: MIDWEST		20200119	2042 SQUIRE CIR	193		09/11/2020

DATE: 10/01/2020 TIME: 13:29:14

## UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

PAGE: 3

## ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

		TYPE OF INSPECTION		ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		013-FIN FINAL INSPECTION	2020015	6 2137 BLUEBIRD LN	235-1		09/21/2020
PR		014-PLF PLUMBING - FINAL OSR READ					09/21/2020
EEI		015-EFL ENGINEERING - FINAL INSPE					09/18/2020
EEI		011-EFL ENGINEERING - FINAL INSPE	2020015	7 2125 BLUEBIRD LN	234-1	09/21/2020	
PR		014-FIN FINAL INSPECTION	2020015	8 2123 BLUEBIRD LN	234-2		09/21/2020
PR		015-PLF PLUMBING - FINAL OSR READ					09/21/2020
EEI		016-EFL ENGINEERING - FINAL INSPE					09/18/2020
вс		M 012-PWK PRIVATE WALKS ts1: COX 630-536-4171	2020017	4 1032 S CARLY CIR	115		09/02/2020
EEI	09:30	013-ADA ADA ACCESSIBLE WALK WAY					09/10/2020
PR		014-FIN FINAL INSPECTION					09/22/2020
PR		015-PLF PLUMBING - FINAL OSR READ					09/22/2020
BF	Commen	016-FIN FINAL INSPECTION ts1: KEN 331-213-4809	2020022	4 3247 BOOMBAH BLVD	141		09/10/2020
PBF		017-PLF PLUMBING - FINAL OSR READ ts1: KEN 331-213-4809					09/10/2020
EEI		018-EFL ENGINEERING - FINAL INSPE					09/10/2020
BF		015-EPW ENGINEERING- PUBLIC WALK ts1: UPLAND RANDY 331-431-3168	2020025	1 2498 ANNA MARIA LN	598		09/01/2020
BF	Commen	015-EPW ENGINEERING- PUBLIC WALK ts1: UPLAND RANDY 331-431-3168	2020025	2 2492 ANNA MARIA LN	599		09/01/2020
BF	Commen	006-BSM BASEMENT FLOOR ts1: UPLAND RANDY 331-431-3168	2020025	5 2528 ANNA MARIA LN	595		09/01/2020
BF		007-RFR ROUGH FRAMING	2020025	7 2828 SHERIDAN CT	198		09/18/2020
PBF		008-PLR PLUMBING - ROUGH					09/18/2020
BC		010-PWK PRIVATE WALKS					09/24/2020
BC		002-RFR ROUGH FRAMING	2020031	7 110 E PARK ST	19		09/23/2020
4							

#### DATE: 10/01/2020 UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

### ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPE	ECTOR TIME TYPE OF INSPECTION PERMI	IT ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС	001-FIN FINAL INSPECTION 2020 Comments1: J&S ELECTRIC 630-264-4340	00324 2005 MARKETVIEW DR			09/03/2020
PR	014-FIN FINAL INSPECTION 2020	00343 2052 WREN RD	30		09/08/2020
PR	015-PLF PLUMBING - FINAL OSR READ				09/08/2020
EEI	016-EFL ENGINEERING - FINAL INSPE Comments1: BBOX, SETTLING, GRADING				09/08/2020
ВС	012-EPW ENGINEERING- PUBLIC WALK 2020 Comments1: STOOPS	00366 2147 BLUEBIRD LN	236-2		09/11/2020
ВС	012-PWK PRIVATE WALKS 2020 Comments1: STOOPS	00367 2149 BLUEBIRD LN	236-1		09/11/2020
BF	O14-FIN FINAL INSPECTION 2020 Comments1: KHOV TODD 630-200-7660	00368 1637 SHETLAND LN	38		09/08/2020
PBF	015-PLF PLUMBING - FINAL OSR READ Comments1: KHOV TODD 630-200-7660				09/08/2020
EEI	016-EFL ENGINEERING - FINAL INSPE Comments1: CHIPPED SIDEWALLK				09/08/2020
PR	011-FIN FINAL INSPECTION 2020	00408 2135 HEARTHSTONE AVE	430		09/22/2020
PR	012-PLF PLUMBING - FINAL OSR READ				09/22/2020
PR	016-FIN FINAL INSPECTION 2020	00409 2143 HARTFIELD AVE	351		09/21/2020
PR	017-PLF PLUMBING - FINAL OSR READ				09/21/2020
EEI	018-EFL ENGINEERING - FINAL INSPE				09/21/2020
PBF	014-PLF PLUMBING - FINAL OSR READ 2020	00415 2036 SQUIRE CIR	195		09/09/2020
BF	O15-FIN FINAL INSPECTION Comments1: JIM 331-223-6615				09/09/2020
EEI	016-EFL ENGINEERING - FINAL INSPE			09/09/2020	
PBF	012-PLF PLUMBING - FINAL OSR READ 2020	00444 2162 HARTFIELD AVE	424		09/04/2020
BC	013-FIN FINAL INSPECTION				09/04/2020
EEI	014-EFL ENGINEERING - FINAL INSPE				09/04/2020

DATE: 10/01/2020 TIME: 13:29:14

UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

PAGE: 5

## ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPE		TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		014-FIN	FINAL INSPECTION	2020044	5 2188 HARTFIELD AVE	426		09/22/2020
PR		015-PLF	PLUMBING - FINAL OSR REAL					09/22/2020
EEI		016-EFL	ENGINEERING - FINAL INSPE	Ξ				09/22/2020
ВС			POOL BONDING 630-639-8506	2020050	5 1094 REDWOOD DR	52		09/08/2020
BC	 Comment	002-FIN	FINAL INSPECTION					09/29/2020
PR		007-RFR	ROUGH FRAMING	2020052	9 3232 LAUREN DR	118		09/21/2020
BC		008-INS	INSULATION					09/23/2020
BC		012-PHD	POST HOLE - DECK					09/23/2020
BC		001-BND	POOL BONDING	2020053	1 1401 SEQUOIA CIR			09/09/2020
BC		002-TRN	TRENCH - (GAS, ELECTRIC,					09/09/2020
BC		003-REI	REINSPECTION BONDING					09/15/2020
BC		004-FIN	FINAL INSPECTION					09/23/2020
PR	AM	012-INS	INSULATION	2020055	7 906 S CARLY CIR	99		09/14/2020
BF			PRE-POUR, SLAB ON GRADE E & STOOP, RICH BNR 630-2		8 1171 BLACKBERRY SHORE LN	51		09/10/2020
BF		s1: SERVI	PRE-POUR, SLAB ON GRADE CE WALK & PATIO RICH BNR	630-273-	59			09/23/2020
BC		014-EPW	ENGINEERING- PUBLIC WALK					09/24/2020
PR	 Comment		ROUGH MECHANICAL RT 630-327-1271	2020055	9 846 EDWARD LN			09/17/2020
PR	 Comment		PLUMBING - ROUGH RT 630-327-1271					09/17/2020
PR		010-GTP	GREASE TRAP					09/29/2020
PR		011-RFR	ROUGH FRAMING					09/29/2020

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INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT DATE PR 012-FIN FINAL INSPECTION 20200562 2120 HARTFIELD AVE 347 09/24/2020 PR 013-PLF PLUMBING - FINAL OSR READ 09/24/2020 014-EFL ENGINEERING - FINAL INSPE 09/24/2020 EEI 004-REL ROUGH ELECTRICAL 20200583 611 RIVER BIRCH DR 40 09/21/2020 ВC 003-FIN FINAL INSPECTION 20200612 2434 WYTHE PL 15 09/04/2020 Comments1: GATES, LATCH, CIRCUIT BREAKER 003-FIN FINAL INSPECTION 20200635 2568 EMERALD LN 09/22/2020 ВC 20200674 1321 SPRING ST 168 09/09/2020 ΒF 003-FIN FINAL INSPECTION Comments1: DECK 630-514-9062 012-SUM SUMP PR 20200675 391 HAZELTINE WAY 16 09/08/2020 ВС 003-FIN FINAL INSPECTION 20200692 591 WINDETT RIDGE RD 73 09/03/2020 12:00 002-FOU FOUNDATION 20200696 889 GILLESPIE LN 09/04/2020 ΒF Comments1: ABBY 630-365-7229 ΒF 003-BKF BACKFILL 09/10/2020 Comments1: ABBY 630-365-7229 \_\_\_\_ PM 004-UGE UNDERGROUND ELECTRIC ΒF 09/16/2020 Comments1: ABBY PROPERTIES 630-365-7229 PBF 005-PLU PLUMBING - UNDERSLAB 09/16/2020 Comments1: ABBY PROPERTIES 630-365-7229 006-PPS PRE-POUR, SLAB ON GRADE 09/18/2020 ΒF 12:00 002-FOU FOUNDATION 20200697 887 GILLESPIE LN 09/04/2020 Comments1: ABBY 630-365-7229 AM 003-BKF BACKFILL 09/10/2020 Comments1: ABBY 630-365-7229 ΒF PM 004-UGE UNDERGROUND ELECTRIC 09/16/2020 Comments1: ABBY PROPERTIES 630-365-7229 PBF PM 005-PLU PLUMBING - UNDERSLAB 09/16/2020 Comments1: ABBY PROPERTIES 630-365-7229 09/18/2020 BC 006-PPS PRE-POUR, SLAB ON GRADE

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INSPE	CTOR TIME TYPE OF	INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	002-FOU Comments1: ABBY		20200698 885 GILLESPIE LN			09/04/2020
BF	AM 003-BKF Comments1: ABBY					09/10/2020
PBF		PLUMBING - UNDERSLAB PROPERTIES 630-365-7229				09/16/2020
BF		UNDERGROUND ELECTRIC PROPERTIES 630-365-7229				09/16/2020
BC	006-PPS	PRE-POUR, SLAB ON GRADE			09/18/2020	
BF	002-FOU Comments1: ABBY	FOUNDATION 630-365-7229	20200699 883 GILLESPIE LN			09/04/2020
BF	AM 003-BKF Comments1: ABBY					09/10/2020
BF		UNDERGROUND ELECTRIC PROPERTIES 630-365-7229				09/16/2020
PBF		PLUMBING - UNDERSLAB PROPERTIES 630-365-7229				09/16/2020
BC	006-PPS	PRE-POUR, SLAB ON GRADE			09/18/2020	
BF	O02-FOU Comments1: ABBY	FOUNDATION 630-365-7229	20200700 881 GILLESPIE LN			09/04/2020
BF	AM 003-BKF Comments1: ABBY					09/10/2020
BF		UNDERGROUND ELECTRIC PROPERTIES 630-365-7229				09/16/2020
PBF		PLUMBING - UNDERSLAB PROPERTIES 630-365-7229				09/16/2020
BC	006-PPS	PRE-POUR, SLAB ON GRADE			09/18/2020	
BF	12:00 002-FOU Comments1: ABBY		20200701 891 GILLESPIE LN			09/04/2020
BF	AM 003-BKF Comments1: ABBY					09/10/2020

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INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT DATE DATE PM 004-UGE UNDERGROUND ELECTRIC ΒF 09/16/2020 PBF 005-PLU PLUMBING - UNDERSLAB 09/16/2020 Comments1: ABBY PROPERTIES 630-365-7229 006-PPS PRE-POUR, SLAB ON GRADE 09/18/2020 ВC ВС 003-REL ROUGH ELECTRICAL 20200711 358 TIMBALIER ST 1003 09/04/2020 004-RFR ROUGH FRAMING 09/04/2020 ВC 005-INS INSULATION 09/04/2020 ВC 009-RFR ROUGH FRAMING 20200724 2195 BLUEBIRD LN 240-2 PR 09/03/2020 09/08/2020 ΒF 010-INS INSULATION Comments1: LENNAR RICH 224-358-6669 ВС 011-STP STOOP 09/11/2020 009-RFR ROUGH FRAMING 20200725 2197 BLUEBIRD LN 240-1 09/01/2020 PR ΒF 010-INS INSULATION 09/03/2020 Comments1: RICH 224-358-6669 ВC 011-STP STOOP 09/11/2020 ΒF AM 002-FOU FOUNDATION 20200729 2010 INGEMUNSON LN 139 09/04/2020 Comments1: COMEX 847-551-9066 003-BKF BACKFILL 09/10/2020 ΒF Comments1: COMEX 847-551-9066 PM 004-SEW SEWER INSPECTION PR 09/14/2020 PM 005-WAT WATER PR 09/17/2020 PRF 006-PLU PLUMBING - UNDERSLAB 09/18/2020 Comments1: JEFF/LENNAR 847-456-8082 ВС AM 007-BSM BASEMENT FLOOR 09/18/2020 Comments1: COMEX 847-551-9066 ВC 001-BND POOL BONDING 20200734 431 WINTERBERRY DR 109 09/18/2020 002-TRN TRENCH - (GAS, ELECTRIC, 09/18/2020 ВC ВC 003-FIN FINAL INSPECTION 09/18/2020 DATE: 10/01/2020 TIME: 13:29:14

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INSPE		TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		001-FIN FINAL INSPECTION	20200752 422 E BARBERRY CIR	130		09/04/2020
BF		4 015-WKS PUBLIC & SERVICE WALKS ts1: COMEX 847-551-9066	20200758 2022 INGEMUNSON LN	140		09/15/2020
BC		014-STP STOOP	20200759 2159 BLUEBIRD LN	237-2		09/11/2020
BF		015-PWK PRIVATE WALKS				09/28/2020
BC		011-STP STOOP	20200760 2161 BLUEBIRD LN	237-1		09/11/2020
BF		012-EPW ENGINEERING- PUBLIC WALK	τ			09/28/2020
BF		018-PWK PRIVATE WALKS				09/28/2020
ВС	Commen	002-FIN FINAL INSPECTION LS1: BOND METAL SHELL & WATER AT S LS2: , NEED COVER PLATE OVER SHUT LS3: NEED 20A GFI BREAKER IN PANE	OFF SWITCH,	83		09/02/2020
BC		001-PPS PRE-POUR, SLAB ON GRADE	20200789 524 SHADOW WOOD DR	99		09/14/2020
BC		001-FIN FINAL INSPECTION	20200793 545 REDBUD DR	46		09/29/2020
ВС		001-TRN TRENCH - (GAS, ELECTRIC,	20200795 1368 SPRING ST	218		09/30/2020
PR		007-RFR ROUGH FRAMING	20200798 1112 GOLDFINCH AVE	311-4		09/15/2020
BC		008-INS INSULATION			09/18/2020	
BC	P	4 009-PPS PRE-POUR, SLAB ON GRADE				09/22/2020
ВС		008-INS INSULATION	20200799 1120 GOLDFINCH AVE	311-3		09/14/2020
BF		009-FEM ROUGH FRM, ELE, MECH cs1: JEFF 847-456-8082				09/10/2020
PBF	Commen	010-PLR PLUMBING - ROUGH cs1: JEFF 847-456-8082				09/10/2020
PBF		007-PLR PLUMBING - ROUGH cs1: LENNAR - JEFF 847-456-8082	20200800 1122 GOLDFINCH AVE	311-2	09/04/2020	
ВС		008-RFR ROUGH FRAMING				09/04/2020
ВС		009-INS INSULATION				09/09/2020

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INSPE	CTOR TIME	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC			REINSPECTION H FRAMING					09/08/2020
PR				2020080	1 1124 GOLDFINCH AVE	311-1		09/01/2020
вс		008-INS	INSULATION					09/03/2020
ВС		008-INS	INSULATION	2020082	3 2192 BLUEBIRD LN	241-1		09/17/2020
PR		009-RFR	ROUGH FRAMING					09/15/2020
BF		010-STP	STOOP 630-330-6705					09/28/2020
BF			ENGINEERING- PUBLIC WALK 630-330-6705					09/28/2020
PR	AN	008-RFR	ROUGH FRAMING	2020082	4 2194 BLUEBIRD LN	241-2		09/21/2020
ВС		009-INS	INSULATION					09/22/2020
BF		013-STP	STOOP					09/28/2020
BF		014-EPW	ENGINEERING- PUBLIC WALK					09/28/2020
ВС			FOUNDATION X 847-551-9066	2020084	4 2046 INGEMUNSON LN	142	09/01/2020	
PR		003-SEW	SEWER INSPECTION					09/03/2020
PR		004-BKF	BACKFILL					09/03/2020
PBF	 Comment		PLUMBING - UNDERSLAB - LENNAR 847-456-8082					09/09/2020
BF			BASEMENT AND GARAGE FLOOP X 847-551-9066	3				09/15/2020
PR		007-SUM	SUMP				09/21/2020	
PR	 Comment	008-SUM					09/24/2020	
PR		005-PLU	PLUMBING - UNDERSLAB	2020084	5 1151 BLACKBERRY SHORE LN	49		09/03/2020
вс	PN	4 006-BSM	BASEMENT FLOOR					09/08/2020
PR		007-RFR	ROUGH FRAMING					09/17/2020

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\_\_\_\_\_ 009-PHD POST HOLE - DECK

Comments1: JEFF 630-330-6705

BF

PR

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INSP	ECTOR TIME	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС		008-INS	INSULATION					09/21/2020
ВС		003-RFR	ROUGH FRAMING	2020085	5 2021 WREN RD	25		09/08/2020
ВС	AI	M 001-FTG	FOOTING	2020085	8 4433 E MILLBROOK CIR	223	09/16/2020	
BF			FOUNDATION EST 815-839-8175				09/17/2020	
BF			PUBLIC & SERVICE WALKS X 847-551-9066	2020086	3 584 MANCHESTER LN	384	09/11/2020	
ВС			FINAL INSPECTION DOM 224-325-0671 SOLAR PAN		0 1524 CORAL DR	177		09/22/2020
BF			FINAL INSPECTION R, GEORGE 951-746-7966	2020087	1 426 FAIRHAVEN DR	59		09/03/2020
GH	13:00	001-PHF	POST HOLE - FENCE	2020088	7 1702 JOHN ST	133		09/21/2020
вс		001-FIN	FINAL INSPECTION	2020089	1 4510 GARDINER AVE	1138		09/22/2020
PR		008-RFR	ROUGH FRAMING	2020089	5 2104 HARTFIELD AVE	349		09/03/2020
BF			INSULATION AR JEFF 847-456-8082					09/09/2020
PR	Pi	M 010-SUM	SUMP					09/14/2020
GH	13:00	001-PHF	POST HOLE - FENCE	2020090	6 2609 FAIRFAX WAY	251		09/03/2020
PR		007-SUM	SUMP	2020090	7 2174 BLUEBIRD LN	242		09/08/2020
BF		008-STP ts1: JEFF	STOOP 630-330-6705					09/28/2020
BF			POST HOLE - DECK 630-330-6705				09/28/2020	
PR		007-SUM	SUMP	2020090	8 2172 BLUEBIRD LN	242		09/08/2020
BF	Commen	008-STP ts1: JEFF	STOOP 630-330-6705					09/28/2020

007-RFR ROUGH FRAMING 20200912 1109 HAWK HOLLOW DR 310-1

09/28/2020

09/22/2020

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BC		008-INS INSULATION				09/24/2020
BF		007-FEM ROUGH FRM, ELE, MECH	20200913 1111 HAWK HOLLOW DR	310-2		09/25/2020
PBF		008-PLR PLUMBING - ROUGH				09/25/2020
BC		009-INS INSULATION				09/29/2020
PR		007-SUM SUMP	20200917 1054 CANARY AVE	243-1		09/08/2020
PR		007-SUM SUMP	20200918 1052 CANARY AVE	243-2		09/08/2020
GH		002-ROF ROOF UNDERLAYMENT ICE & ts1: PARTIAL - RIGHT SIDE OF GARACTS2: IDE OF MAIN ROOF		184		09/01/2020
ВС	 Commen	005-FIN FINAL INSPECTION tsl: POOL & FENCE	20200927 1554 CRIMSON LN	3		09/04/2020
BF		009-FEM ROUGH FRM, ELE, MECH	20200934 2057 SQUIRE CIR	211		09/09/2020
PBF		010-PLR PLUMBING - ROUGH				09/09/2020
BC		011-INS INSULATION				09/11/2020
BC		012-PWK PRIVATE WALKS				09/22/2020
PR		003-PLU PLUMBING - UNDERSLAB	20200935 2803 GAINS CT	183		09/01/2020
BF		M 005-BG BASEMENT AND GARAGE FLOOTS: MIDWEST 815-839-8175	OR .			09/01/2020
PR		006-RFR ROUGH FRAMING				09/28/2020
BC		007-INS INSULATION				09/30/2020
PR		008-RFR ROUGH FRAMING	20200936 2038 SQUIRE CIR	194		09/17/2020
PR		009-INS INSULATION				09/21/2020
BC	P	M 010-EPW ENGINEERING- PUBLIC WAL	K			09/22/2020
ВС		001-INS INSULATION ts1: VIRTUAL/PHOTOS	20200937 4534 MARQUETTE ST	1218		09/08/2020
BF		001-FIN FINAL INSPECTION ts1: CERTA SUN SOLAR JOSH 224-330- ts2: M	20200950 2521 ALAN DALE LN -9458 LATE A	124		09/23/2020

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INSPE		TYPE OF	INSPECTION	PERMIT .	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		008-PLR	PLUMBING - ROUGH	20200957	481 HAZELTINE WAY	10		09/09/2020
BF	 Comment		ROUGH FRM, ELE, MECH 847-456-8082					09/09/2020
BC		010-INS	INSULATION					09/11/2020
PR	PM	011-SUM	SUMP					09/14/2020
BC	15:30	001-TRN	TRENCH - (GAS, ELECTRIC,	20200959	569 REDBUD DR	44		09/15/2020
ВС	15:30	002-BND	POOL BONDING					09/15/2020
BF	 Comment		BACKFILL ND 630-453-9281	20200971	2588 ANNA MARIA LN	589		09/03/2020
PR		006-PLU	PLUMBING - UNDERSLAB					09/09/2020
PR		006-PLU	PLUMBING - UNDERSLAB	20200972	2578 ANNA MARIA LN	590		09/09/2020
PR		006-PLU	PLUMBING - UNDERSLAB	20200973	2568 ANNA MARIA LN	591		09/09/2020
PR		006-PLU	PLUMBING - UNDERSLAB	20200974	2558 ANNA MARIA LN	592		09/09/2020
ВС		007-BSM	BASEMENT FLOOR					09/24/2020
BF	AM	008-BG	BASEMENT AND GARAGE FLOOR	20200975	2548 ANNA MARIA LN	593	09/08/2020	
BF	 Comment		BASEMENT AND GARAGE FLOOR ND 331-431-3168					09/09/2020
BC		010-STP	STOOP					09/24/2020
BF			BASEMENT GARAGE STOOPS ND RANDY 331-431-3168	20200976	2538 ANNA MARIA LN	594	09/08/2020	
BF			BASEMENT GARAGE STOOPS ND 331-431-3168					09/09/2020
BC		001-FIN s1: WINDO	FINAL INSPECTION DWS	20200987	303 ILLINI DR	2		09/04/2020
BC		008-STP	STOOP	20200992	581 WARBLER LN	352		09/14/2020
PR		009-RFR	ROUGH FRAMING					09/15/2020
PR		010-INS	INSULATION					09/17/2020
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INSPI	ECTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	AM 008-STP STOOP Comments1: COMEX 847-551-9066	20200993 656 MANCHESTER LN	381		09/21/2020
PR	008-RFR ROUGH FRAMING	20200994 632 COACH RD	401		09/17/2020
PR	009-INS INSULATION				09/21/2020
BF	AM 010-STP STOOP Comments1: COMEX 847-551-9066				09/21/2020
BC	001-FTG FOOTING	20200995 1338 HAWK HOLLOW DR	2914		09/02/2020
ВС	002-FOU FOUNDATION Comments1: JESUS 630-453-9281				09/10/2020
PR	003-SEW SEWER INSPECTION				09/21/2020
PR	004-PLU PLUMBING - UNDERSLAB				09/29/2020
BC	001-FTG FOOTING	20200996 1336 HAWK HOLLOW DR	2914		09/02/2020
BC	002-FOU FOUNDATION				09/10/2020
PR	003-SEW SEWER INSPECTION				09/21/2020
PR	004-PLU PLUMBING - UNDERSLAB				09/28/2020
BC	001-FTG FOOTING	20200997 1334 HAWK HOLLOW DR	2914		09/02/2020
BC	002-FOU FOUNDATION				09/10/2020
PR	003-SEW SEWER INSPECTION				09/21/2020
PR	004-PLU PLUMBING - UNDERSLAB				09/28/2020
BC	001-FTG FOOTING	20200998 1332 HAWK HOLLOW DR	2914		09/02/2020
BC	002-FOU FOUNDATION				09/10/2020
PR	003-SEW SEWER INSPECTION				09/21/2020
PR	004-PLU PLUMBING - UNDERSLAB				09/28/2020
BC	AM 002-FIN FINAL INSPECTION	20200999 708 CLOVER CT	12		09/03/2020
PR	AM 007-RFR ROUGH FRAMING	20201002 1423 WOODSAGE AVE	22		09/08/2020
ВС	008-INS INSULATION				09/11/2020

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INSP	ECTOR TIME	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		007-SUM	SUMP	20201005	582 COACH RD	404	09/08/2020	
BF		M 008-STP ts1: COME	STOOP X 847-551-9066	20201006	593 MANCHESTER LN	400		09/21/2020
BF		009-FEM	ROUGH FRM, ELE, MECH					09/30/2020
PBF	 Commen		PLUMBING - ROUGH LENNAR 847-456-8082					09/30/2020
PR		006-SUM	SUMP	20201007	2112 HARTFIELD AVE	348		09/08/2020
ВС			FOUNDATION MENT SIGN not ready	20201031	846 EDWARD LN		09/17/2020	
PR		003-PLU	PLUMBING - UNDERSLAB	20201032	2072 SQUIRE CIR	184		09/01/2020
вс		006-BSM	BASEMENT FLOOR					09/02/2020
PR		007-PLU	PLUMBING - UNDERSLAB					09/01/2020
ВС		008-PHD	POST HOLE - DECK					09/22/2020
вс	13:30	001-FIN	FINAL INSPECTION	20201036	2266 LAVENDER WAY	59		09/29/2020
ВС		001-BND	POOL BONDING	20201039	2685 FAIRFAX WAY	260		09/25/2020
ВС		002-TRN	TRENCH - (GAS, ELECTRIC,					09/25/2020
GH	10:00	002-PHF	POST HOLE - FENCE	20201047	1985 MARKETVIEW DR			09/23/2020
PR		004-WAT	WATER	20201052	2032 SQUIRE CIR	196		09/03/2020
PR	 Commen		PLUMBING - UNDERSLAB 331-223-6615					09/10/2020
BF			BASEMENT AND GARAGE FLOOR EST 815-839-8175					09/10/2020
BF	 Commen	007-STP	STOOP EST 815-839-8175					09/11/2020
GH	11:00	001-PHF	POST HOLE - FENCE	20201053	622 SUTTON ST	163		09/22/2020
GH	12:00	001-PHF	POST HOLE - FENCE	20201062	3125 REHBEHN CT	641		09/02/2020
ВС		001-FIN	FINAL INSPECTION	20201066	2881 OLD GLORY DR	245		09/28/2020

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INSPE	CTOR TIME TYPE OF INSPECTION		ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС	001-FTG FOOTING	2020107	74 2632 MCLELLAN BLVD	57		09/02/2020
ВС	O02-FIN FINAL INSPECTION  Comments1: RAFTERS NOT ATTACHED TO BEAMS Comments2: NOT BRACED	, STRUCTU	JRE			09/16/2020
BC	003-REI REINSPECTION					09/21/2020
GH	002-FIN FINAL INSPECTION Comments1: SHINGLES RAISED AT GUTTERS	2020107	78 2779 GOLDENROD DR	231		09/25/2020
BC	PM 010-PWK PRIVATE WALKS	2020108	32 4248 E MILLBROOK CIR	284		09/16/2020
BC	001-PHD POST HOLE - DECK	2020111	12 1957 BANBURY AVE	25		09/18/2020
PR	006-SUM SUMP	2020111	13 586 COACH RD	403		09/08/2020
ВС	001-FIN FINAL INSPECTION Comments1: Generator	2020111	L5 105 BLACKBERRY LN	22		09/17/2020
GH	12:00 001-ROF ROOF UNDERLAYMENT ICE & Comments1: PARTIAL 1/2	W 2020111	17 611 RIVER BIRCH DR	40		09/30/2020
BC	001-FTG FOOTING	2020111	18 2678 PATRIOT CT	222		09/02/2020
BC	002-FOU FOUNDATION					09/03/2020
BF	PM 003-BKF BACKFILL Comments1: MIDWEST 815-839-8175					09/09/2020
BF	004-BKF BACKFILL					09/04/2020
PBF	AM 005-WAT WATER Comments1: AL'S 630-492-7635					09/10/2020
BF	006-BGS BASEMENT GARAGE STOOPS Comments1: MIDWEST 815-839-8175					09/15/2020
BC	007-STP STOOP					09/16/2020
PR	008-PLU PLUMBING - UNDERSLAB					09/15/2020
BC	13:00 001-FIN FINAL INSPECTION	2020112	23 1387 SLATE DR	335		09/14/2020
BC	PM 001-FIN FINAL INSPECTION	2020112	27 951 PURCELL ST	61		09/16/2020
ВС	13:00 001-FIN FINAL INSPECTION	2020113	34 873 CANYON TR	119		09/15/2020

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INSPE		TYPE OF INSPECTION	PERMIT A	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		002-RFR ROUGH FRAMING	20201135	901 BLACKBERRY SHORE LN	24		09/09/2020
PBF	Commen	004-PLU PLUMBING - UNDERSLAB	20201137	2235 FAIRFAX WAY	378		09/04/2020
BF	Commen	005-BG BASEMENT AND GARAGE FLOO cs1: COMEX 847-551-9066	DR				09/10/2020
PR		006-SUM SUMP				09/21/2020	
PR		007-SUM SUMP				09/24/2020	
BF	 Commen	002-FOU FOUNDATION csl: UPLAND 630-453-9281	20201140	2032 WHITEKIRK LN	48		09/03/2020
BF	Commen	003-BKF BACKFILL cs1: JESUS 630-453-9281					09/10/2020
PBF		004-ESW ENGINEERING - SEWER / WA	ΑT				09/10/2020
PBF		005-PLU PLUMBING - UNDERSLAB					09/11/2020
ВС		006-BSM BASEMENT FLOOR					09/17/2020
BF	Commen	003-BKF BACKFILL cs1: UPLAND 630-453-9281	20201141	2020 WREN RD	32		09/03/2020
PR		004-PLU PLUMBING - UNDERSLAB					09/08/2020
PBF		005-ESW ENGINEERING - SEWER / WA	AΤ				09/10/2020
ВС		006-BSM BASEMENT FLOOR					09/11/2020
BC		001-FTG FOOTING	20201154	2011 SQUIRE CIR	205		09/15/2020
BC		002-FOU FOUNDATION					09/16/2020
BC		003-BKF BACKFILL					09/22/2020
PR		004-WAT WATER					09/24/2020
PBF		005-PLU PLUMBING - UNDERSLAB				09/30/2020	

UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

TIME: 13:29:14 ID: PT4A0000.WOW

### INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPECTOR T	IME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	PM 006-BSM BASEMENT FLOOR			09/30/2020	
BC	007-GAR GARAGE FLOOR			09/30/2020	
вс	008-STP STOOP			09/30/2020	
BF	001-FTG FOOTING mments1: MIDWEST 815-839-8175	20201155 2076 SQUIRE CIR	183		09/10/2020
BF	002-FOU FOUNDATION			09/11/2020	
BF	003-BKF BACKFILL				09/15/2020
PR	004-PLU PLUMBING - UNDERSLAB				09/22/2020
	005-WAT WATER mments1: AL'S FAMILY 630-492-7635				09/16/2020
PR	AM 006-WAT WATER				09/17/2020
	AM 007-BGS BASEMENT GARAGE STOOPS mments1: MIDWEST 815-839-8175				09/23/2020
вс	001-FTG FOOTING	20201156 2778 GAINS CT	189		09/02/2020
вс	002-FOU FOUNDATION				09/03/2020
	PM 003-BKF BACKFILL mments1: MIDWEST 815-839-8175				09/09/2020
BF	004-BKF BACKFILL				09/04/2020
	PM 005-WAT WATER mments1: 630-492-7635				09/11/2020
PBF	006-PLU PLUMBING - UNDERSLAB mments1: 331-223-6615				09/16/2020
BF	007-FEM ROUGH FRM, ELE, MECH mments1: 331-223-6615			09/18/2020	
PBF	008-PLR PLUMBING - ROUGH mments1: 331-223-6615			09/18/2020	
PR	009-INS INSULATION			09/22/2020	
вс	PM 010-BGS BASEMENT GARAGE STOOPS				09/16/2020

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ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPI	ECTOR TIME	TYPE OF	INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:00	001-PHF	POST HOLE - FENCE	20201164 1545 ORCHID ST	195		09/01/2020
вс		006-BSM	BASEMENT FLOOR	20201165 812 BRISTOL AVE	7		09/24/2020
PR	PM	007-RFR	ROUGH FRAMING			09/30/2020	
PBF	PM	008-PLR	PLUMBING - ROUGH				09/30/2020
PR		012-REL	ROUGH ELECTRICAL			09/30/2020	
PR		013-RMC	ROUGH MECHANICAL			09/30/2020	
BF			BACKFILL 630-977-1868	20201166 801 ALEXANDRA LN	8		09/03/2020
PR		005-PLU	PLUMBING - UNDERSLAB				09/17/2020
PR			BASEMENT FLOOR 630-546-8057				09/22/2020
BF			BACKFILL ND 630-453-9281	20201167 2501 ANNA MARIA LN	712		09/04/2020
PR	11:00	004-WAT	WATER				09/14/2020
PR		005-PLU	PLUMBING - UNDERSLAB				09/22/2020
BF			FOOTING S 453-9281	20201168 2511 ANNA MARIA LN	713	09/11/2020	
вс		002-FOU	FOUNDATION				09/16/2020
вс		003-BKF	BACKFILL				09/22/2020
PR		004-WAT	WATER				09/24/2020
PR		005-ESS	ENGINEERING - STORM				09/24/2020
ВС		001-FTG	FOOTING	20201169 2521 ANNA MARIA LN	714		09/16/2020
ВС		002-FOU	FOUNDATION				09/22/2020
PR		003-WAT	WATER				09/24/2020
PR		004-ESS	ENGINEERING - STORM				09/24/2020
BF			BACKFILL S UPLAND 630-453-9281				09/29/2020

#### PAGE: 20 DATE: 10/01/2020 UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSP	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		002-FOU FOUNDATION ts1: UPLAND 630-453-9281	20201170 2531 ANNA MARIA LN	715		09/04/2020
PR	11:00	003-WAT WATER				09/14/2020
BF	 Commen	004-BKF BACKFILL ts1: JESUS 453-9281			09/11/2020	
PR		005-PLU PLUMBING - UNDERSLAB				09/22/2020
BF	 Commen	001-FTG FOOTING ts1: UPLAND 630-453-9281	20201171 2541 ANNA MARIA LN	716		09/04/2020
BF	 Commen	002-FOU FOUNDATION ts1: JESUS 453-9281				09/11/2020
PR	A	M 003-ESS ENGINEERING - STORM				09/15/2020
PR		004-WAT WATER				09/15/2020
PR		005-BKF BACKFILL				09/15/2020
PR		006-PLU PLUMBING - UNDERSLAB				09/29/2020
BC		001-FTG FOOTING	20201172 2551 ANNA MARIA LN	717		09/16/2020
BC		002-ROF ROOF UNDERLAYMENT ICE &	W 20201187 162 BERTRAM DR	1647		09/02/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201188 152 BERTRAM DR	1648		09/02/2020
GH	11:00	002-ROF ROOF UNDERLAYMENT ICE &	W			09/03/2020
GH	 Commen	003-ROF ROOF UNDERLAYMENT ICE & ts1: PARTIAL	W			09/04/2020
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201189 142 BERTRAM DR	1654		09/14/2020
BC	11:00	002-ROF ROOF UNDERLAYMENT ICE &	W			09/15/2020
ВС		003-ROF ROOF UNDERLAYMENT ICE &	W			09/17/2020
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201190 132 BERTRAM DR	1655		09/14/2020
ВС		002-ROF ROOF UNDERLAYMENT ICE &	W			09/15/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201192 164 BERTRAM DR	1646		09/22/2020
GH	11:00	002-ROF ROOF UNDERLAYMENT ICE &	W			09/24/2020

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CALLS FOR INSPECTION REPORT

ID:	PT4A0000.WOW						
		INSPECTIONS	SCHEDULED	FROM	09/01/2020	TO	09/30/2020

INSPI	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:00	003-ROF ROOF UNDERLAYMENT ICE &	W			09/25/2020
GH	11:00 Comment	001-ROF ROOF UNDERLAYMENT ICE & s1: PARTIAL	W 20201193 154 BERTRAM DR	1649		09/22/2020
GH	11:00	002-ROF ROOF UNDERLAYMENT ICE &	W			09/23/2020
GH		003-ROF ROOF UNDERLAYMENT ICE &	W			09/24/2020
GH	11:00 Commen	001-ROF ROOF UNDERLAYMENT ICE & s1: PARTIAL	W 20201194 144 BERTRAM DR	1653		09/22/2020
GH	11:00	002-ROF ROOF UNDERLAYMENT ICE &	W			09/23/2020
PR		003-SEW SEWER INSPECTION	20201202 576 MANCHESTER LN	385		09/03/2020
PBF	Commen	004-PLU PLUMBING - UNDERSLAB				09/04/2020
BF		005-BG BASEMENT AND GARAGE FLO	OR			09/10/2020
PR	Pi	1 006-SUM SUMP				09/17/2020
GH	AI	1 002-PHF POST HOLE - FENCE	20201203 3212 LAUREN DR	117		09/01/2020
ВС		1 001-PPS PRE-POUR, SLAB ON GRADE s1: CANCEL	20201215 2194 HEARTHSTONE AVE	438	09/28/2020	
ВС		001-FIN FINAL INSPECTION	20201222 604 GREENFIELD TURN	82		09/03/2020
BC		001-PPS PRE-POUR, SLAB ON GRADE	20201227 3177 MATLOCK DR	661		09/18/2020
ВС	10:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201229 543 PARKSIDE LN	97		09/10/2020
ВС		001-FIN FINAL INSPECTION SS1: 2 PIECES OF CAPSTONE NOT GLU SS2: LOW VOLTAGE TRANSFORMER NOT		421		09/15/2020
вс		001-PPS PRE-POUR, SLAB ON GRADE	20201235 112 CONOVER CT	0		09/09/2020
ВС	10:00 Comment	001-FTG FOOTING ssl: CANOPY & BANG BAR	20201237 1745 MARKETVIEW DR	9		09/22/2020
ВС	10:00 Comment	001-ROF ROOF UNDERLAYMENT ICE & s1: 630-533-2424	W 20201239 402 MORGAN ST			09/09/2020

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### ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPE		TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		002-FIN FINAL INSPECTION				09/23/2020
вс		001-FTG FOOTING	20201241 1932 WREN RD	4		09/15/2020
BF		002-FOU FOUNDATION tsl: 630-453-9281 UPLAND				09/18/2020
ВС		003-BKF BACKFILL				09/24/2020
PR		004-PLU PLUMBING - UNDERSLAB				09/29/2020
PR	A	M 005-SEW SEWER INSPECTION				09/29/2020
BF	 Commen	001-FTG FOOTING ts1: UPLAND 630-453-9281	20201242 1634 SHETLAND LN	45	09/04/2020	
BF		002-FOU FOUNDATION				09/10/2020
ВС		003-BKF BACKFILL				09/15/2020
PBF	 Commen	004-SEW SEWER INSPECTION ts1: MIKE 815-210-3338				09/18/2020
PR		005-PLU PLUMBING - UNDERSLAB				09/21/2020
ВС	A	M 006-BSM BASEMENT FLOOR				09/22/2020
ВС		007-GAR GARAGE FLOOR				09/23/2020
BF	 Commen	001-FTG FOOTING ts1: JESUS 630-453-9281	20201243 1610 SHETLAND LN	43		09/10/2020
ВС		002-FOU FOUNDATION				09/15/2020
BF	 Commen	003-BKF BACKFILL ts1: JESUS 630-453-9281				09/18/2020
PR		004-PLU PLUMBING - UNDERSLAB				09/21/2020
ВС		005-BSM BASEMENT FLOOR				09/30/2020
PBF	 Commen	006-ESW ENGINEERING - SEWER / Wtsl: MIKE 815-210-3338	JAT			09/30/2020
BC		007-GAR GARAGE FLOOR				09/30/2020
ВС		001-PPS PRE-POUR, SLAB ON GRADE ts1: ADD THE POST INSPECTIONS FOR ts2: WILL BE COMING)	2 20201244 3187 MATLOCK DR R ROOF (WHICH	663		09/25/2020

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INSPE	ECTOR TIME	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR			FINAL INSPECTION F 6930-479-7252	20201249	1652 N BEECHER RD	54		09/11/2020
вс		001-TRN	TRENCH - (GAS, ELECTRIC,	20201250	997 N CARLY CIR	121		09/18/2020
GH	11:00	001-PHF	POST HOLE - FENCE	20201252	502 E SPRING ST	9		09/01/2020
BC		001-ROF ts1: VIRTU	ROOF UNDERLAYMENT ICE & W JAL	20201254	2575 OVERLOOK CT	22		09/14/2020
GH		001-PHF	POST HOLE - FENCE	20201257	1401 WHITE PINE CT	102		09/01/2020
ВС		001-PPS	PRE-POUR, SLAB ON GRADE	20201260	874 CANYON TR	107		09/08/2020
ВС			FINAL INSPECTION R SUN POWER IVAN 903-452-5		661 DENISE CT	41		09/21/2020
ВС	11:00	001-PHF	POST HOLE - FENCE	20201270	1808 COUNTRY HILLS DR	17		09/15/2020
BF		M 001-FTG ts1: COMEΣ	FOOTING x 847-551-9066	20201275	577 MANCHESTER LN	398		09/04/2020
BF			FOUNDATION x 847-551-9066					09/17/2020
PR		003-SEW	SEWER INSPECTION					09/21/2020
ВС	AI	M 004-BKF	BACKFILL					09/22/2020
PR		005-PLU	PLUMBING - UNDERSLAB					09/24/2020
ВС		006-BSM	BASEMENT FLOOR					09/29/2020
ВС		008-GAR	GARAGE FLOOR					09/29/2020
ВС	A1	M 001-FTG	FOOTING	20201276	2061 SQUIRE CIR	212		09/23/2020
ВС		002-FOU	FOUNDATION					09/24/2020
BF		M 003-BKF ts1: COME)	BACKFILL x 847-551-9066					09/29/2020
PR		004-WAT	WATER					09/29/2020
BF			FOOTING x 847-551-9066	20201277	2251 FAIRFAX WAY	376		09/03/2020
BF			FOUNDATION X 847-551-9066					09/10/2020

## UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

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INSPE	CTOR TIME	TYPE OF	INSPECTION	PERMIT A		LOT	SCHED. DATE	COMP. DATE
PR	PM	003-SEW	SEWER INSPECTION					09/14/2020
ВС		004-BKF	BACKFILL					09/14/2020
PR		005-PLU	PLUMBING - UNDERSLAB					09/24/2020
ВС		006-BSM	BASEMENT FLOOR					09/29/2020
вС		007-GAR	GARAGE FLOOR					09/29/2020
BF			FOOTING <pre>K 847-551-9066</pre>	20201278	2154 HARTFIELD AVE	423		09/15/2020
BF			FOUNDATION 847-551-9066					09/21/2020
PR	 Comment		ENGINEERING - SEWER / WAT				09/24/2020	
ВС		001-FTG	FOOTING	20201279	2227 FAIRFAX WAY	379		09/24/2020
вС		002-FOU	FOUNDATION					09/28/2020
BF		001-FTG	FOOTING K 847-551-9066	20201280	2243 FAIRFAX WAY	377		09/03/2020
вС		002-FOU	FOUNDATION					09/14/2020
PR	PM	003-SEW	SEWER INSPECTION					09/17/2020
BF			BACKFILL K 847-551-9066					09/17/2020
PR		005-PLU	PLUMBING - UNDERSLAB					09/24/2020
ВС		006-BSM	BASEMENT FLOOR					09/29/2020
ВС		008-GAR	GARAGE FLOOR					09/29/2020
ВС		001-PPS	PRE-POUR, SLAB ON GRADE	20201281	2831 KETCHUM CT	216		09/04/2020
ВС		001-FTG	FOOTING	20201282	941 GILLESPIE LN	106		09/23/2020
ВС		002-FOU	FOUNDATION					09/25/2020
ВС		003-BKF	BACKFILL				09/30/2020	
ВС		001-FTG	FOOTING	20201283	943 GILLESPIE LN	105		09/23/2020

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INSP	ECTOR TIME	TYPE OF	INSPECTION	PERMIT ADDRESS		LOT	SCHED. DATE	COMP. DATE
вс		002-FOU	FOUNDATION					09/25/2020
ВC		003-BKF	BACKFILL					09/30/2020
BC		001-FTG	FOOTING	20201284 945 GILLES	PIE LN	104		09/24/2020
BC		002-FOU	FOUNDATION					09/25/2020
вс		003-BKF	BACKFILL					09/30/2020
ВC		001-FTG	FOOTING	20201285 947 GILLES	PIE LN	103		09/24/2020
BC	AM	002-FOU	FOUNDATION					09/25/2020
BC		003-BKF	BACKFILL					09/30/2020
BC		001-FTG	FOOTING	20201286 949 GILLES	PIE LN	102		09/23/2020
ВC	AM	002-FOU	FOUNDATION					09/25/2020
ВC		003-BKF	BACKFILL					09/30/2020
ВC		001-FTG	FOOTING	20201287 951 GILLES	PIE LN	101		09/23/2020
BC		002-FOU	FOUNDATION					09/25/2020
BC		003-BKF	BACKFILL					09/30/2020
BC		001-FTG	FOOTING	20201288 931 GILLES	PIE LN	107		09/17/2020
BF			FOUNDATION 630-365-7229 LATE PM IS B	EST				09/22/2020
BC		003-BKF	BACKFILL					09/24/2020
ВC		001-FTG	FOOTING	20201289 929 GILLES	PIE LN	108		09/17/2020
ВС			FOUNDATION 630-365-7229 LATE PM IS B	EST				09/22/2020
ВC		003-BKF	BACKFILL					09/24/2020
BC		001-FTG	FOOTING	20201290 927 GILLES	PIE LN	109		09/17/2020
BF			FOUNDATION					09/22/2020
			630-365-7229 LATE PM IS B	EST				
BC		003-BKF	BACKFILL					09/24/2020

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INSPE	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС	 001-FTG	FOOTING	2020129	1 925 GILLESPIE LN	110		09/17/2020
ВС		FOUNDATION 630-365-7229 LATE PM IS E	BEST				09/22/2020
ВС	 003-BKF	BACKFILL					09/24/2020
BC	 001-FTG	FOOTING	2020129	2 923 GILLESPIE LN	111		09/17/2020
BF		FOUNDATION 630-365-7229 LATE PM IS E	BEST				09/22/2020
ВС	 003-BKF	BACKFILL					09/24/2020
ВС	 001-FTG	FOOTING	2020129	3 921 GILLESPIE LN	112		09/17/2020
BF		FOUNDATION 630-365-7229 LATE PM IS E	BEST				09/22/2020
ВС	 003-BKF	BACKFILL					09/24/2020
BF		FOOTING 630-365-7229	2020129	4 911 GILLESPIE LN	113		09/11/2020
BF	 002-FOU	FOUNDATION					09/15/2020
BC	 003-BKF	BACKFILL					09/17/2020
PBF		PLUMBING - UNDERSLAB 630-365-7229					09/25/2020
BC	 006-PPS	PRE-POUR, SLAB ON GRADE				09/25/2020	
BF		FOOTING 630-365-7229	2020129	5 909 GILLESPIE LN	114		09/11/2020
BF		FOUNDATION 630-365-7229					09/15/2020
BC	 003-BKF	BACKFILL				09/18/2020	
PBF		PLUMBING - UNDERSLAB 630-365-7229					09/25/2020
ВС	 006-PPS	PRE-POUR, SLAB ON GRADE				09/25/2020	
BF		FOOTING 630-365-7229	2020129	6 907 GILLESPIE LN	115		09/11/2020

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INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT ΒF 002-FOU FOUNDATION 09/15/2020 Comments1: ABBY 630-365-7229 003-BKF BACKFILL ВC 09/18/2020 PBF AM 005-PLU PLUMBING - UNDERSLAB 09/25/2020 Comments1: ABBY 630-365-7229 PM 006-PPS PRE-POUR, SLAB ON GRADE 09/25/2020 ΒF PM 001-FTG FOOTING 20201297 905 GILLESPIE LN 116 09/11/2020 Comments1: ABBY 630-365-7229 ΒF 002-FOU FOUNDATION 09/15/2020 Comments1: ABBY 630-365-7229 09/18/2020 ВC 003-BKF BACKFILL PBF AM 005-PLU PLUMBING - UNDERSLAB 09/25/2020 Comments1: ABBY 630-365-7229 PM 006-PPS PRE-POUR, SLAB ON GRADE 09/25/2020 ВC ΒF 20201298 901 GILLESPIE LN 118 PM 001-FTG FOOTING 09/11/2020 Comments1: ABBY 630-365-7229 \_\_\_\_ AM 002-FOU FOUNDATION 09/15/2020 ΒF Comments1: ABBY 630-365-7229 \_\_\_\_\_ 003-BKF BACKFILL 09/18/2020 ВC 09/25/2020 PBF AM 005-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-365-7229 ВC PM 006-PPS PRE-POUR, SLAB ON GRADE 09/25/2020 PM 001-FTG FOOTING 20201299 903 GILLESPIE LN 117 09/11/2020 ΒF Comments1: ABBY 630-365-7229 002-FOU FOUNDATION 09/15/2020 ΒF Comments1: ABBY 630-365-7229 \_\_\_\_ 003-BKF BACKFILL ВC 09/18/2020 PBF AM 005-PLU PLUMBING - UNDERSLAB 09/25/2020 Comments1: ABBY 630-365-7229 ВC PM 006-PPS PRE-POUR, SLAB ON GRADE 09/25/2020

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INSPECT		TYPE OF	INSPECTION	PERMIT .	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC _		002-FIN	FINAL INSPECTION	20201320	1609 COTTONWOOD TRAIL			09/16/2020
PR _		001-REL	ROUGH ELECTRICAL	20201322	111 W FOX ST			09/21/2020
PR _		002-RFR	ROUGH FRAMING					09/21/2020
PR _		001-FIN	FINAL INSPECTION	20201325	1378 SLATE DR	382		09/24/2020
BC _	Comment		FOOTING ND 630-453-9281	20201327	2024 WHITEKIRK LN	50		09/17/2020
BC _		002-FOU	FOUNDATION					09/24/2020
PBF _	 Comment		PLUMBING - UNDERSLAB 630-200-7660					09/30/2020
BC _		002-REI	REINSPECTION	20201332	1252 WALSH DR			09/01/2020
BC _	Comment		PRE-POUR, SLAB ON GRADE 630-669-0017 PATIO					09/11/2020
BC _		001-PPS	PRE-POUR, SLAB ON GRADE	20201333	868 PARKSIDE LN	187		09/09/2020
GH 1	1:00	001-ROF	ROOF UNDERLAYMENT ICE & W	20201336	2132 KINGSMILL ST	114		09/04/2020
BF _	Comment		FOOTING 630-273-5932	20201337	971 BLACKBERRY SHORE LN	31		09/08/2020
BC _		002-FOU	FOUNDATION					09/18/2020
BC _		003-BKF	BACKFILL					09/28/2020
BC _		001-ROF	ROOF UNDERLAYMENT ICE & W	20201338	1805 COUNTRY HILL DR	140		09/15/2020
PR 1	1:00	001-OCC	OCCUPANCY INSPECTION	20201343	288 E VETERANS PKWY			09/24/2020
GH 1	1:00	001-ROF	ROOF UNDERLAYMENT ICE & W	20201346	1934 RAINTREE RD	6		09/03/2020
	Comment	s1: NEED s2: T WOO	PRE-POUR, SLAB ON GRADE MOISTURE BARRIER AT STOOP DD BEHIND STOOP, NO INSPECTOR ON POOL 2020-0624	TO PROTE		103		09/16/2020
	Comment	s1: PHIL	PRE-POUR, SLAB ON GRADE 630-688-8209, LEAVE INSPER N FRONT STORM DOOR.					09/18/2020
GH 0	9:30	001-ROF	ROOF UNDERLAYMENT ICE & W	20201352	115 PALMER CT	37		09/02/2020

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INSPE	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201353 1882 WALSH DR	105		09/04/2020
PBF		001-ESW ENGINEERING - SEWER / WAts1: MCCUE 630-514-9286	T 20201354 541 OMAHA DR	5		09/09/2020
BF	Commen	002-FTG FOOTING ts1: NORWOOD 630-904-2288				09/15/2020
BC		003-FOU FOUNDATION				09/18/2020
BC	PI	M 004-BKF BACKFILL				09/25/2020
BC		001-FTG FOOTING	20201357 620 MANCHESTER LN	383		09/30/2020
BC		001-FTG FOOTING	20201358 544 MANCHESTER LN	388	09/30/2020	
GH	AI	M 001-ROF ROOF UNDERLAYMENT ICE &	W 20201359 2575 ALAN DALE LN	119		09/02/2020
GH	11:00 Commen	001-ROF ROOF UNDERLAYMENT ICE & ts1: NO ONE WORKING	W 20201360 524 BUCKTRHORN CT	83		09/01/2020
GH	12:00	002-ROF ROOF UNDERLAYMENT ICE &	W			09/25/2020
BC		001-FTG FOOTING	20201363 2028 WHITEKIRK LN	4 9		09/22/2020
BC		001-ROF ROOF UNDERLAYMENT ICE & ts1: NO WORK	W 20201367 1844 WALSH DR	64	09/09/2020	
ВС		002-ROF ROOF UNDERLAYMENT ICE & ts1: VIRTUAL	W			09/14/2020
BC	12:30	001-ROF ROOF UNDERLAYMENT ICE &	W 20201370 1732 COLUMBINE CT	15		09/10/2020
BC		001-PPS PRE-POUR, SLAB ON GRADE	20201373 4679 PLYMOUTH AVE	1027		09/21/2020
BC		001-PPS PRE-POUR, SLAB ON GRADE	20201375 2076 HEARTHSTONE AVE	341		09/25/2020
BC	AI	M 001-PPS PRE-POUR, SLAB ON GRADE	20201376 2447 CATALPA TR	172		09/22/2020
GH	13:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201378 801 BEHRENS ST			09/03/2020
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE &	W 20201379 807 GREENFIELD TURN	53		09/14/2020
BC		001-ROF ROOF UNDERLAYMENT ICE &	W 20201387 615 GREENFIELD TURN			09/14/2020
GH		002-FIN FINAL INSPECTION ts1: NAILS THRU DRIP EDGE @GABLES ts2: & ENTRY	OVER GARAGE			09/30/2020

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### CALLS FOR INSPECTION REPORT

TIME: 13:29:14 ID: PT4A0000.WOW

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INSP	ECTOR TIME	TYPE OF I	NSPECTION	PERMIT	r ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС		001-ROF R	COOF UNDERLAYMENT	ICE & W 20201	1392 379 WALSH CIR	17		09/15/2020
ВС	11:00	001-ROF R	OOF UNDERLAYMENT	ICE & W 20201	1393 403 E KENDALL DR			09/10/2020
вс		001-ROF R	OOF UNDERLAYMENT	ICE & W 20201	1395 1443 ASPEN LN			09/10/2020
ВС		002-FIN F	'INAL INSPECTION					09/17/2020
ВС		001-ROF R	OOF UNDERLAYMENT	ICE & W 20201	1397 1818 COUNTRY HIL	LS DR		09/15/2020
ВС		001-BND P	OOL BONDING	20201	1398 2477 WILTON CT	127		09/22/2020
вс	12:00 Commen		OOF UNDERLAYMENT OO R&S 630-977-646		1399 1291 CLEARWATER	DR 211		09/10/2020
ВС	11:00	001-ROF R	COOF UNDERLAYMENT	ICE & W 20201	L404 362 WALSH CIR	83		09/15/2020
вс	10:30	001-ROF R	OOF UNDERLAYMENT	ICE & W 20201	L405 1164 HOMESTEAD D	R 45		09/14/2020
PR			CCUPANCY INSPECTI 30-882-9636	ON 20201	1408 234 GARDEN ST	6	09/22/2020	
ВС			COOF UNDERLAYMENT	ICE & W 20201	1415 102 E PARK ST	3		09/14/2020
PR	08:00	001-SEW S	EWER INSPECTION	20201	1421 808 ALEXANDRA LN	16		09/28/2020
BF		M 002-FTG F ts1: JOHN S	COOTING COPRIS 630-546-805	7				09/29/2020
PR		003-WAT W	ATER					09/28/2020
GH	11:00 Commen		OOF UNDERLAYMENT ROW OF I&W - NEED		1422 1227 EVERGREEN L	N 165		09/21/2020
GH	12:00	002-REI R	EINSPECTION					09/21/2020
GH		003-FIN F	INAL INSPECTION					09/25/2020
вс		001-PPS P	PRE-POUR, SLAB ON	GRADE 20201	L435 4443 E MILLBROOK	CIR 225		09/24/2020
вс	12:00	001-PPS P	PRE-POUR, SLAB ON	GRADE 20201	1437 3124 MATLOCK DR	678		09/16/2020
PR	AI	M 001-SEW S	EWER INSPECTION	20201	1442 1172 TAUS CIR	125		09/22/2020
ВС	11:00 P	M 002-FTG F	OOTING					09/25/2020
GH	Commen	ts1: NEED T	OOF UNDERLAYMENT O ADD 1 MORE ROW OTHER AREAS HAVE	OF I&W AT SUN	1443 410 E SPRING ST NROOM			09/22/2020

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INSP	ECTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	10:30 001-ROF ROOF UNDERLAYMENT	ICE & W 20201451 405 SANDERS CT			09/24/2020
GH	11:00 001-ROF ROOF UNDERLAYMENT Comments1: NO ONE WORKING	ICE & W 20201452 501 GAME FARM RD			09/23/2020
GH	08:00 002-ROF ROOF UNDERLAYMENT	ICE & W			09/25/2020
GH	001-ROF ROOF UNDERLAYMENT Comments1: 308 - EAST SIDE	ICE & W 20201453 302-322 E KENDALL DR			09/21/2020
GH	002-ROF ROOF UNDERLAYMENT Comments1: 312 - WEST SIDE	ICE & W			09/22/2020
GH	10:30 003-ROF ROOF UNDERLAYMENT Comments1: 308 - WEST SIDE	ICE & W			09/22/2020
GH	004-ROF ROOF UNDERLAYMENT Comments1: 312 - EAST SIDE	ICE & W			09/23/2020
GH	10:00 005-ROF ROOF UNDERLAYMENT Comments1: 310	ICE & W			09/29/2020
GH	10:00 006-ROF ROOF UNDERLAYMENT Comments1: 310	ICE & W			09/30/2020
BF	11:00 001-ROF ROOF UNDERLAYMENT Comments1: ADVOCATE BEN 224-422-08	ICE & W 20201455 511 BUCKTHORN CT 95	77		09/17/2020
BF	11:00 001-ROF ROOF UNDERLAYMENT Comments1: ADVOCATE BEN 224-422-08	ICE & W 20201456 474 E BARBERRY CIR 95	140		09/17/2020
GH	11:30 001-ROF ROOF UNDERLAYMENT	ICE & W 20201459 1252 WALSH DR			09/30/2020
GH	10:00 001-ROF ROOF UNDERLAYMENT Comments1: CANCELLED	ICE & W 20201467 9818 ROUTE 71		09/28/2020	
GH	10:00 002-ROF ROOF UNDERLAYMENT	ICE & W			09/29/2020
вс	001-ROF ROOF UNDERLAYMENT	ICE & W 20201469 556 BURNING BUSH DR			09/18/2020
GH	08:00 001-ROF ROOF UNDERLAYMENT	ICE & W 20201473 276 BALTRUSOL CT	140		09/25/2020
GH	10:30 001-ROF ROOF UNDERLAYMENT	ICE & W 20201475 269 WALSH CIR	29		09/29/2020
GH	11:00 001-ROF ROOF UNDERLAYMENT	ICE & W 20201477 235 WALSH CIR	38		09/22/2020
GH	10:30 001-ROF ROOF UNDERLAYMENT	ICE & W 20201478 538 BURNING BUSH DR	98		09/25/2020

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INSP	ECTOR TIME TYPE	OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		OF ROOF UNDERLAYMENT ICE & ED I&W AT ROOF TO WALL FLAS			0		09/23/2020
PR	11:30 001-5	EW SEWER INSPECTION	20201481	820 ALEXANDRA LN	30		09/28/2020
PR		JAT WATER					09/28/2020
ВС	001-1	PS PRE-POUR, SLAB ON GRADE	20201483	3 4536 GARDINER AVE	1134		09/24/2020
GH		OF ROOF UNDERLAYMENT ICE & ROW - MEASURED AT 25-1/2" I					09/22/2020
ВС	AM 001-1	PS PRE-POUR, SLAB ON GRADE	20201490	2924 GRANDE TR	415		09/28/2020
ВС	001-F	OF ROOF UNDERLAYMENT ICE &	W 20201493	3 207 E SPRING ST			09/18/2020
GH	08:00 001-	OF ROOF UNDERLAYMENT ICE &	W 20201497	7 307 W FOX ST			09/24/2020
GH	12:00 001-1 Comments1: 1,		20201499	2603 MCLELLAN BLVD	41		09/29/2020
GH	09:30 002-1 Comments1: 2,	PHF POST HOLE - FENCE					09/30/2020
GH	11:00 001-H Comments1: CA		W 20201504	1 1906 CANDLEBERRY LN	34	09/28/2020	
GH	Comments1: A	OF ROOF UNDERLAYMENT ICE & RIVED AT 10:15, ALREADY SHI					09/24/2020
GH	13:00 001-F Comments1: CA	OF ROOF UNDERLAYMENT ICE & NCELLED	W 20201514	1 791 GREENFIELD TURN		09/28/2020	
GH	13:00 002-	OF ROOF UNDERLAYMENT ICE &	W				09/30/2020
GH	11:00 001-F Comments1: GA	OF ROOF UNDERLAYMENT ICE & RAGE	W 20201515	5 206 OAKWOOD ST	24		09/28/2020
GH	10:00 001-	OF ROOF UNDERLAYMENT ICE &	W 20201517	7 468 POPLAR DR	107		09/30/2020
вС	001-1	PS PRE-POUR, SLAB ON GRADE	20201554	1 2952 ELLSWORTH DR	362	09/30/2020	

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INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPECTOR	PE OF INSPECTION PERMIT	ADDRESS	T.O.T	SCHED. DATE	COMP. DATE
PERMIT TYPE SUMMAR		1			
	AGP ABOVE-GROUND POOL BSM BASEMENT REMODEL	14			
	BSM BASEMENT REMODEL	2 2			
	CCO COMMERCIAL OCCUPANCY PERMIT				
	COM COMMERCIAL BUILDING CRM COMMERCIAL REMODEL	, 5			
	DCK DECK	6			
	ESN ELECTRIC SIGN	3			
	ENC FENCE	13			
	FNC FENCE GAR GARAGE	2			
	GEN STAND BY GENERATOR	1			
	IGP IN-GROUND POOL	8			
	MCC MICCELLANEOUS	1			
	OTH OTHER	1			
	PRG PERGOLA	5			
	PTO PATIO / PAVERS	25			
	OTH OTHER PRG PERGOLA PTO PATIO / PAVERS ROF ROOFING	78			
	RPZ RPZ - BACKFLOW PREVENTION RS ROOFING & SIDING	1			
	RS ROOFING & SIDING	5			
	SFA SINGLE-FAMILY ATTACHED SFD SINGLE-FAMILY DETACHED	168			
	SFD SINGLE-FAMILY DETACHED	293			
	SHD SHED/ACCESSORY BUILDING	2			
	SLF SOLAR FARM	2			
	SLF SOLAR FARM SOL SOLAR PANELS	5			
	WIN WINDOW REPLACEMENT	2			
INSPECTION SUMMARY	Y: ADA ADA ACCESSIBLE WALK WAY	3			
	BG BASEMENT AND GARAGE FLOOR	7			
	BGS BASEMENT GARAGE STOOPS	5			
	BKF BACKFILL	50			
	BND POOL BONDING BSM BASEMENT FLOOR	6			
	BSM BASEMENT FLOOR	16			
	EFL ENGINEERING - FINAL INSPECTION EPW ENGINEERING- PUBLIC WALK	N 14			
	EPW ENGINEERING- PUBLIC WALK	9			
	ESS ENGINEERING - STORM				
	ESW ENGINEERING - SEWER / WATER				
	FEL FINAL ELECTRIC	1_			
	FEM ROUGH FRM, ELE, MECH	7			
	FIN FINAL INSPECTION	57			
	FOU FOUNDATION	54			
	FTG FOOTING	52			
	GAR GARAGE FLOOR GTP GREASE TRAP	7 1			
	INS INSULATION	24			
	OCC OCCUPANCY INSPECTION	2			
	PHD POST HOLE - DECK	5			
	PHF POST HOLE - FENCE	12			
	111 1001 110111 1111011	± <b>८</b>			

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### INSPECTIONS SCHEDULED FROM 09/01/2020 TO 09/30/2020

INSPECTOR TIME TYPE OF	INSPECTION PERMIT ADDRE	ESS	LOT	SCHED. DATE	COMP. DATE
	PLF PLUMBING - FINAL OSR READY PLR PLUMBING - ROUGH	19			
	PLR PLUMBING - ROUGH	10			
	PLU PLUMBING - UNDERSLAB	47			
	PPS PRE-POUR, SLAB ON GRADE	35			
	PWK PRIVATE WALKS	8			
	REI REINSPECTION	8			
	REL ROUGH ELECTRICAL	4			
	REL ROUGH ELECTRICAL RFR ROUGH FRAMING	25			
	RMC ROUGH MECHANICAL	2			
	ROF ROOF UNDERLAYMENT ICE & WATER				
	SEW SEWER INSPECTION	15			
	STP STOOP	17			
	SUM SUMP	15			
	TRN TRENCH - (GAS, ELECTRIC, ETC)	7			
	ICE INDEPENDING FIRETRIC	6			
	UGE UNDERGROUND ELECTRIC WAT WATER	16			
	WKS PUBLIC & SERVICE WALKS	2			
	WAS FUBLIC & SERVICE WALKS	2			
INSPECTOR SUMMARY:	BC BOB CREADEUR	253			
	BF B&F INSPECTOR CODE SERVICE	134			
	BF B&F INSPECTOR CODE SERVICE EEI ENGINEERING ENTERPRISES	19			
	GH GINA HASTINGS	66			
	PBF BF PLUMBING INSPECTOR	43			
	PR PETER RATOS	137			
STATUS SUMMARY: A	BC	1			
C	BC	45			
С	BF	9			
С	EEI	14			
С	GH	7			
С	PBF	6			
С	PR	26			
I	BC	206			
I	BF	125			
	EEI	3			
	GH	59			
	PBF	37			
	PR	109			
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REPORT SUMMARY:		652			

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INSP	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		020-PWK PRIVATE WALKS	20180850 3352 CALEDONIA DR	145	10/28/2020	
BC		021-EPW ENGINEERING- PUBLIC WAI	LK		10/28/2020	
EEI		022-ADA ADA ACCESSIBLE WALK WAY	T.		10/30/2020	
PR		008-REL ROUGH ELECTRICAL	20190025 2839 KETCHUM CT	218		10/20/2020
PR		009-RFR ROUGH FRAMING				10/20/2020
PR		010-RMC ROUGH MECHANICAL				10/20/2020
PR		011-PLR PLUMBING - ROUGH			10/20/2020	
BC		012-INS INSULATION				10/22/2020
BF		M 013-WKS PUBLIC & SERVICE WALKS ts1: MIDWEST 815-839-8175				10/23/2020
PR	12:00	004-UGE UNDERGROUND ELECTRIC	20190041 810 JOHN ST			10/22/2020
ВС	 Commen	004-FIN FINAL INSPECTION ts1: 3 SEASON ROOM	20190540 607 BRISTOL RD	0		10/02/2020
GH	10:00	002-ROF ROOF UNDERLAYMENT ICE 8	w 20191977 927 BLUESTEM DR	34	10/15/2020	
PR		017-FIN FINAL INSPECTION	20192092 1111 GOLDFINCH AVE	298		10/15/2020
PR		018-FEL FINAL ELECTRIC				10/15/2020
PR		019-FME FINAL MECHANICAL				10/15/2020
PR		020-PLF PLUMBING - FINAL OSR RE	EAD			10/15/2020
PR		013-FIN FINAL INSPECTION	20192102 1125 GOLDFINCH AVE	2973		10/27/2020
PR		014-FEL FINAL ELECTRIC				10/27/2020
PR		015-FME FINAL MECHANICAL				10/27/2020
PR		016-PLF PLUMBING - FINAL OSR RE	EAD			10/27/2020
PR		014-FIN FINAL INSPECTION	20192107 3020 JUSTICE DR	631		10/15/2020
PR		015-FEL FINAL ELECTRIC				10/15/2020
PR		016-FME FINAL MECHANICAL				10/15/2020

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INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

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INSPECTOR SCHED. COMP. LOT TIME TYPE OF INSPECTION PERMIT ADDRESS DATE PR 017-PLF PLUMBING - FINAL OSR READ 10/15/2020 PR 010-FIN FINAL INSPECTION 20200022 2689 PATRIOT CT 227 10/05/2020 011-PLF PLUMBING - FINAL OSR READ 10/05/2020 PR 012-EFL ENGINEERING - FINAL INSPE 10/05/2020 EEI 013-FEL FINAL ELECTRIC 10/05/2020 Comments1: ELE 014-FME FINAL MECHANICAL 10/05/2020 PR Comments1: MCH 020-EFL ENGINEERING - FINAL INSPE 10/08/2020 EEI 002-FOU FOUNDATION 20200025 2086 SQUIRE CIR 180 ВC 10/01/2020 Comments1: CANCEL 003-BKF BACKFILL 10/06/2020 ΒF Comments1: MIDWEST 815-839-8175 AM 004-PLU PLUMBING - UNDERSLAB PR 10/13/2020 Comments1: JIM 331-223-6615 005-WAT WATER 10/07/2020 Comments1: AL'S 630-492-7635 PR 006-REI REINSPECTION 10/08/2020 Comments1: REINSPETION OF SEWER AND WATER PM 007-BGS BASEMENT GARAGE STOOPS 10/13/2020 ΒF Comments1: MIDWEST 815-839-8175 PR 016-FIN FINAL INSPECTION 20200119 2042 SOUIRE CIR 193 10/15/2020 017-REL ROUGH ELECTRICAL 10/15/2020 PR PR 018-FME FINAL MECHANICAL 10/15/2020 10/15/2020 PR 019-PLF PLUMBING - FINAL OSR READ 020-EFL ENGINEERING - FINAL INSPE 10/16/2020 018-FIN FINAL INSPECTION 20200251 2498 ANNA MARIA LN 598 ВC 10/21/2020 019-FEL FINAL ELECTRIC 01/21/2020

Comments1: GEORGE 224-234-3616

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INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

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INSPECTOR COMP. SCHED. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT DATE DATE ВC 020-FME FINAL MECHANICAL 10/21/2020 PBF 021-PLF PLUMBING - FINAL OSR READ 10/21/2020 022-EFL ENGINEERING - FINAL INSPE 10/21/2020 EEI 018-FIN FINAL INSPECTION 20200252 2492 ANNA MARIA LN 599 ВC 10/21/2020 ВC 019-FEL FINAL ELECTRIC 10/21/2020 020-FME FINAL MECHANICAL 10/21/2020 ВC PBF 021-PLF PLUMBING - FINAL OSR READ 10/21/2020 022-EFL ENGINEERING - FINAL INSPE 10/21/2020 EEI Comments1: PANEL CAN HAVE MAX 2" CONCRETE ON EACH S Comments2: IDE OF PANEL; CURRENTLY 7-8" ON RIGHT & Comments3: LEFT SIDES 008-RFR ROUGH FRAMING 20200253 2508 ANNA MARIA LN 597 10/01/2020 10/05/2020 PR 009-INS INSULATION PR 012-PLR PLUMBING - ROUGH 10/01/2020 PR 013-RMC ROUGH MECHANICAL 10/01/2020 PR 014-REL ROUGH ELECTRICAL 10/01/2020 010-RFR ROUGH FRAMING 20200254 2520 ANNA MARIA LN 596 10/08/2020 10/08/2020 PR 011-REL ROUGH ELECTRICAL PR 012-RMC ROUGH MECHANICAL 10/08/2020 PR 013-PLR PLUMBING - ROUGH 10/08/2020 ВC 014-INS INSULATION 10/12/2020 009-RFR ROUGH FRAMING 20200255 2528 ANNA MARIA LN 595 PR 10/22/2020 PR 010-REL ROUGH ELECTRICAL 10/22/2020 011-RMC ROUGH MECHANICAL 10/22/2020 PR 012-PLR PLUMBING - ROUGH 10/22/2020 PR ΒF 013-INS INSULATION 10/27/2020

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INSPE	CTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		018-FIN FINAL INSPECTION	20200366 2147 BLUEBIRD LN	236-2		10/22/2020
PR		019-FEL FINAL ELECTRIC				10/22/2020
PR		020-FME FINAL MECHANICAL				10/22/2020
PR		021-PLF PLUMBING - FINAL OSR REA	AD			10/22/2020
EEI		022-EFL ENGINEERING - FINAL INSE	PE			10/23/2020
PR		019-FIN FINAL INSPECTION	20200367 2149 BLUEBIRD LN	236-1		10/22/2020
PR		020-FEL FINAL ELECTRIC				10/22/2020
PR		021-FME FINAL MECHANICAL				10/22/2020
PR		022-PLF PLUMBING - FINAL OSR REA	AD			10/22/2020
EEI		023-EFL ENGINEERING - FINAL INSE	PE			10/23/2020
BC		003-FIN FINAL INSPECTION	20200397 1421 CHESTNUT CT	71		10/16/2020
BF		1 013-PPS PRE-POUR, SLAB ON GRADE s1: WALKS 815-839-8175	20200529 3232 LAUREN DR	118		10/06/2020
PR		014-FIN FINAL INSPECTION			10/29/2020	
PR		015-FEL FINAL ELECTRIC			10/29/2020	
PR		016-FME FINAL MECHANICAL			10/29/2020	
PR		017-PLF PLUMBING - FINAL OSR REA	AD		10/29/2020	
EEI		018-EFL ENGINEERING - FINAL INSE	PE			10/29/2020
PR		015-FIN FINAL INSPECTION	20200558 1171 BLACKBERRY SHORE LN	51		10/26/2020
PR		016-FEL FINAL ELECTRIC				10/26/2020
PR		017-FME FINAL MECHANICAL				10/26/2020
PR		018-PLF PLUMBING - FINAL OSR REA	AD			10/26/2020
PR		012-ELE ELECTRIC SERVICE	20200559 846 EDWARD LN		10/08/2020	
BF		1 013-INS INSULATION s1: GEORGE 630-327-1271 SMOOTHIE	KING			10/12/2020

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INSPECTOR TIN	E TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BFComm	014-REL ROUGH ELECTRICAL ents1: GEORGE 630-327-1271 SMOOTHI	IE KING			10/12/2020
	PM 015-MIS MISCELLANEOUS ents1: LIGHT POLE BASES				10/21/2020
BC	016-MIS MISCELLANEOUS ents1: LIGHT POLE BASES.				10/22/2020
ВС	005-INS INSULATION	20200583 611 RIVER BIRCH DR	40		10/22/2020
BC	003-FIN FINAL INSPECTION ents1: DECK	20200644 872 N CARLY CIR	46		10/26/2020
PR	018-FIN FINAL INSPECTION	20200675 391 HAZELTINE WAY	16	10/08/2020	
PR	019-FEL FINAL ELECTRIC			10/08/2020	
PR	020-FME FINAL MECHANICAL			10/08/2020	
PR	021-PLF PLUMBING - FINAL OSR F	READ		10/08/2020	
EEI	023-REI REINSPECTION				10/12/2020
ВС	007-ELS ELECTRIC SERVICE	20200696 889 GILLESPIE LN			10/23/2020
BC	007-ELS ELECTRIC SERVICE	20200697 887 GILLESPIE LN			10/23/2020
ВС	007-ELS ELECTRIC SERVICE	20200698 885 GILLESPIE LN			10/23/2020
BC	007-ELS ELECTRIC SERVICE	20200699 883 GILLESPIE LN			10/23/2020
BC	007-ELS ELECTRIC SERVICE	20200700 881 GILLESPIE LN			10/23/2020
BC	007-ELS ELECTRIC SERVICE	20200701 891 GILLESPIE LN			10/23/2020
BC	AM 001-FTG FOOTING	20200702 890 GILLESPIE LN			10/13/2020
Comr	PM 002-FOU FOUNDATION ents1: LATE PM - ABBY PROPERTIES 3 ents2: 229	JENN 630-365-7			10/27/2020
вс	001-FTG FOOTING	20200703 888 GILLESPIE LN			10/13/2020
	PM 002-FOU FOUNDATION ents1: LATE PM				10/27/2020
BC	001-FTG FOOTING	20200704 886 GILLESPIE LN			10/13/2020

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INSPECTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF PM 002-FOU FOUNDATION Comments1: LATE PM				10/27/2020
BC 001-FTG FOOTING	20200705 884 GILLESPIE LN			10/13/2020
BF PM 002-FOU FOUNDATION Comments1: LATE PM				10/27/2020
BC 001-FTG FOOTING	20200706 882 GILLESPIE LN			10/13/2020
BF PM 002-FOU FOUNDATION Comments1: LATE PM				10/27/2020
BC 001-FTG FOOTING	20200707 880 GILLESPIE LN			10/13/2020
BF PM 002-FOU FOUNDATION Comments1: LATE PM				10/27/2020
PR 009-SUM SUMP	20200729 2010 INGEMUNSON LN	139	10/01/2020	
BC 010-STP STOOP				10/20/2020
BC 011-PHD POST HOLE - DECK				10/20/2020
BC PM 002-BND POOL BONDING	20200795 1368 SPRING ST	218		10/06/2020
BC 003-FIN FINAL INSPECTION Comments1: IN GROUND POOL				10/23/2020
BC 014-EPW ENGINEERING- PUBLIC	WALK 20200798 1112 GOLDFINCH AVE	311-4		10/05/2020
EEI 015-EFL ENGINEERING - FINAI	INSPE			10/26/2020
BF 016-FIN FINAL INSPECTION			10/30/2020	
BF 017-FEL FINAL ELECTRIC			10/30/2020	
BF 018-FME FINAL MECHANICAL			10/30/2020	
PBF 019-PLF PLUMBING - FINAL OS Comments1: JEFF 847-456-8082	SR READ		10/30/2020	
BC 014-EPW ENGINEERING- PUBLIC	WALK 20200799 1120 GOLDFINCH AVE	311-3		10/05/2020
EEI 015-EFL ENGINEERING - FINAL	INSPE			10/26/2020
BC 016-EPW ENGINEERING- PUBLIC	WALK 20200800 1122 GOLDFINCH AVE	311-2		10/05/2020

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INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT DATE DATE PR 018-FIN FINAL INSPECTION 10/27/2020 PR 019-FEL FINAL ELECTRIC 10/27/2020 020-FME FINAL MECHANICAL 10/27/2020 PR PR 021-PLF PLUMBING - FINAL OSR READ 10/27/2020 022-EFL ENGINEERING - FINAL INSPE 10/26/2020 ВC 015-EPW ENGINEERING- PUBLIC WALK 20200801 1124 GOLDFINCH AVE 311-1 10/05/2020 EEI 016-EFL ENGINEERING - FINAL INSPE 10/26/2020 017-FIN FINAL INSPECTION 10/26/2020 PR PR 018-FEL FINAL ELECTRIC 10/26/2020 PR 019-FME FINAL MECHANICAL 10/26/2020 10/26/2020 PR 020-PLF PLUMBING - FINAL OSR READ 241-1 ВC 017-PHD POST HOLE - DECK 20200823 2192 BLUEBIRD LN 10/05/2020 016-PHD POST HOLE - DECK 20200824 2194 BLUEBIRD LN 241-2 10/05/2020 ВC PR 010-SUM SUMP 20200844 2046 INGEMUNSON LN 142 10/01/2020 ВC 011-PHD POST HOLE - DECK 10/20/2020 10/20/2020 ВC 012-STP STOOP PR 014-RFR ROUGH FRAMING 10/29/2020 PR 015-REL ROUGH ELECTRICAL 10/29/2020 016-RMC ROUGH MECHANICAL 10/29/2020 PR PR 017-PLR PLUMBING - ROUGH 10/29/2020 ΒF 013-PPS PRE-POUR, SLAB ON GRADE 20200845 1151 BLACKBERRY SHORE LN 49 10/09/2020 Comments1: GARAGE STOOP PATIO. NORWOOD 630-904-2288 Comments2: 014-PWK PRIVATE WALKS 10/20/2020 ВC ВC 015-EPW ENGINEERING- PUBLIC WALK 10/20/2020

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INSPECTOR TIME	TYPE OF INSPECTION PERMIT ADDRESS	SCHED. LOT DATE	COMP. DATE
BC	004-FIN FINAL INSPECTION 20200855 2021 WREN RD	25	10/06/2020
BC	005-MIS MISCELLANEOUS		10/15/2020
BC	001-TRN TRENCH - (GAS, ELECTRIC, 20200857 345 BERTRAM DR	1106	10/15/2020
PBFCommen	017-PLF PLUMBING - FINAL OSR READ 20200863 584 MANCHESTER LN ts1: JEFF 847-456-8082	384	10/12/2020
Commen	018-FIN FINAL INSPECTION ts1: BAD RECEPTACLE IN MASTER BR BOTTOM SOCKE ts2: T OF ELEVATED RECEPTACLE, REINSTALL WALL ts3: INSULATION IN CRAWL		10/12/2020
BC	019-FEL FINAL ELECTRIC		10/12/2020
BC	020-FME FINAL MECHANICAL		10/12/2020
EEI	021-EFL ENGINEERING - FINAL INSPE		10/12/2020
BC	022-REI REINSPECTION		10/19/2020
EEI	015-EPW ENGINEERING- PUBLIC WALK 20200895 2104 HARTFIELD AVE	349	10/07/2020
BC	016-PWK PRIVATE WALKS		10/07/2020
EEI	017-EFL ENGINEERING - FINAL INSPE ts1: SETTLING ALONG HOME FOUNDATION		10/26/2020
PR	018-FIN FINAL INSPECTION		10/26/2020
PR	019-FEL FINAL ELECTRIC		10/26/2020
PR	020-FME FINAL MECHANICAL		10/26/2020
PR	021-PLF PLUMBING - FINAL OSR READ		10/26/2020
PR	012-RFR ROUGH FRAMING 20200907 2174 BLUEBIRD LN	242	10/15/2020
PR	013-REL ROUGH ELECTRICAL		10/15/2020
PR	014-RMC ROUGH MECHANICAL		10/15/2020
PR	015-PLR PLUMBING - ROUGH		10/15/2020
BC	016-INS INSULATION		10/16/2020
PR	012-RFR ROUGH FRAMING 20200908 2172 BLUEBIRD LN	242	10/13/2020

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INSP	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		013-REL ROUGH ELECTRICAL				10/13/2020
PR		014-RMC ROUGH MECHANICAL				10/13/2020
PR		015-PLR PLUMBING - ROUGH				10/13/2020
PR		016-INS INSULATION				10/15/2020
BF		014-WKS PUBLIC & SERVICE WALKS	20200912 1109 HAWK HOLLOW DR	310-1		10/28/2020
BF		010-WKS PUBLIC & SERVICE WALKS	20200913 1111 HAWK HOLLOW DR	310-2		10/28/2020
BF		007-FEM ROUGH FRM, ELE, MECH	20200914 1121 HAWK HOLLOW DR	310-3		10/02/2020
BC		008-INS INSULATION				10/06/2020
PBF		009-PLR PLUMBING - ROUGH				10/02/2020
BF		010-WKS PUBLIC & SERVICE WALKS				10/28/2020
PR		007-RFR ROUGH FRAMING	20200915 1123 HAWK HOLLOW DR	310-4		10/06/2020
PR		010-REL ROUGH ELECTRICAL				10/06/2020
PR		011-RMC ROUGH MECHANICAL				10/06/2020
PR		012-PLR PLUMBING - ROUGH				10/06/2020
BC		013-INS INSULATION				10/08/2020
BF		014-WKS PUBLIC & SERVICE WALKS				10/28/2020
PR		010-RFR ROUGH FRAMING	20200917 1054 CANARY AVE	243-1	10/29/2020	
PR		011-REL ROUGH ELECTRICAL			10/29/2020	
PR		012-RMC ROUGH MECHANICAL			10/29/2020	
PR		013-PLR PLUMBING - ROUGH			10/29/2020	
PR		010-RFR ROUGH FRAMING	20200918 1052 CANARY AVE	243-2	10/29/2020	
PR		011-REL ROUGH ELECTRICAL			10/29/2020	
PR		012-RMC ROUGH MECHANICAL			10/29/2020	
PR		013-PLR PLUMBING - ROUGH			10/29/2020	

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INSPE	CTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		015-FIN FINAL INSPECTION	20200934 2057 SQUIRE CIR	211		10/27/2020
PR		016-FEL FINAL ELECTRIC	20200301 2007 Bgoine oin	211		10/27/2020
PR		017-FME FINAL MECHANICAL				10/27/2020
PR		018-PLF PLUMBING - FINAL OSR REA	A D			10/27/2020
EEI		019-EFL ENGINEERING - FINAL INSI				10/27/2020
BC			20200935 2803 GAINS CT	183		10/05/2020
BC		013-EPW ENGINEERING- PUBLIC WALK	ζ.			10/05/2020
BC		015-PWK PRIVATE WALKS	20200957 481 HAZELTINE WAY	10		10/13/2020
BF		016-FIN FINAL INSPECTION			10/30/2020	
BF		017-FEL FINAL ELECTRIC			10/30/2020	
BF		018-FME FINAL MECHANICAL			10/30/2020	
PBF		019-PLF PLUMBING - FINAL OSR REA	AD		10/30/2020	
EEI		020-EFL ENGINEERING - FINAL INST	PE		10/30/2020	
BC		003-FIN FINAL INSPECTION	20200964 1421 CHESTNUT CT	71		10/16/2020
BC		007-BSM BASEMENT FLOOR	20200972 2578 ANNA MARIA LN	590		10/21/2020
BC		008-GAR GARAGE FLOOR				10/21/2020
BC		007-BSM BASEMENT FLOOR	20200973 2568 ANNA MARIA LN	591		10/21/2020
BC		008-GAR GARAGE FLOOR				10/21/2020
BC	AI	4 001-PHD POST HOLE - DECK	20200977 479 TWINLEAF TR	89		10/23/2020
BC		002-RFR ROUGH FRAMING				10/29/2020
PBF		011-PLR PLUMBING - ROUGH csl: LENNAR JEFF 847-456-8082	20200993 656 MANCHESTER LN	381		10/02/2020
ВС		012-RFR ROUGH FRAMING csl: LENNAR JEFF 847-456-8082				10/02/2020
ВС		013-REL ROUGH ELECTRICAL cs1: LENNAR JEFF 847-456-8082				10/02/2020

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INSPE	CTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС		014-RMC ROUGH MECHANICAL s1: LENNAR JEFF 847-456-8082				10/02/2020
ВC		015-INS INSULATION				10/06/2020
EEI		016-ADA ADA ACCESSIBLE WALK WAY				10/14/2020
BC		017-EPW ENGINEERING- PUBLIC WALK	Κ			10/14/2020
BC		018-PWK PRIVATE WALKS				10/14/2020
BC		016-PPS PRE-POUR, SLAB ON GRADE	20200994 632 COACH RD	401		10/12/2020
BC	PN	1 006-PPS PRE-POUR, SLAB ON GRADE	20200995 1338 HAWK HOLLOW	DR 2914		10/07/2020
BC		008-STP STOOP				10/07/2020
ВC	PN	1 006-PPS PRE-POUR, SLAB ON GRADE	20200996 1336 HAWK HOLLOW	DR 2914		10/07/2020
ВC		008-STP STOOP				10/07/2020
ВC	PN	1 006-PPS PRE-POUR, SLAB ON GRADE	20200997 1334 HAWK HOLLOW	DR 2914		10/07/2020
ВC	PN	1 006-PPS PRE-POUR, SLAB ON GRADE	20200998 1332 HAWK HOLLOW	DR 2914		10/07/2020
ВC	AN	015-EPW ENGINEERING- PUBLIC WALK	X 20201002 1423 WOODSAGE AVE	E 22		10/07/2020
PR		010-PLR PLUMBING - ROUGH	20201005 582 COACH RD	404		10/06/2020
PR		011-RFR ROUGH FRAMING				10/06/2020
PR		012-REL ROUGH ELECTRICAL				10/06/2020
PR		013-RMC ROUGH MECHANICAL				10/06/2020
ВC		014-INS INSULATION				10/08/2020
BF		1 015-STP STOOP s1: COMEX 847-551-9066				10/02/2020
ВC		016-PWK PRIVATE WALKS			10/12/2020	
BC		017-EPW ENGINEERING- PUBLIC WALK	K		10/12/2020	
BF		1 018-WKS PUBLIC & SERVICE WALKS s1: COMEX 847-551-9066				10/20/2020
ВС		011-INS INSULATION	20201006 593 MANCHESTER LN	400		10/02/2020

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INSPECTOR SCHED. COMP. LOT TIME TYPE OF INSPECTION PERMIT ADDRESS DATE DATE AM 014-EPW ENGINEERING- PUBLIC WALK EEI 10/19/2020 Comments1: COMEX 847-551-9066 ВC AM 015-WK SERVICE WALK 10/19/2020 007-PLR PLUMBING - ROUGH 20201007 2112 HARTFIELD AVE 348 10/08/2020 PR 10/09/2020 ВС 008-RFR ROUGH FRAMING ВC 009-REL ROUGH ELECTRICAL 10/09/2020 010-RMC ROUGH MECHANICAL 10/09/2020 ВC 011-INS INSULATION 10/13/2020 PR AM 012-STP STOOP 10/02/2020 ΒF Comments1: COMEX 847-551-9066 ВС 013-PWK PRIVATE WALKS 10/29/2020 014-EPW ENGINEERING- PUBLIC WALK 10/29/2020 ВC 001-FTG FOOTING 20201009 1348 HAWK HOLLOW DR 292-1 ВС 10/07/2020 Comments1: Trench footing ВC 002-FOU FOUNDATION 10/19/2020 PBF PM 003-ESW ENGINEERING - SEWER / WAT 10/26/2020 Comments1: VERUNA 630-387-2001 001-FTG FOOTING 20201010 1346 HAWK HOLLOW DR 292-2 10/07/2020 ВC \_\_\_\_ 002-FOU FOUNDATION ВС 10/19/2020 PBF PM 003-ESW ENGINEERING - SEWER / WAT 10/26/2020 Comments1: VERUNA 630-387-2001 20201011 1344 HAWK HOLLOW DR 292-3 ВC 001-FTG FOOTING 10/07/2020 Comments1: Trench footing 002-FOU FOUNDATION 10/19/2020 ВC PM 003-ESW ENGINEERING - SEWER / WAT PBF 10/26/2020 Comments1: VERUNA 630-387-2001 001-FTG FOOTING 20201012 1342 HAWK HOLLOW DR 292-4 10/07/2020 Comments1: Trench footing

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INSP	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС		002-FOU FOUNDATION				10/19/2020
PBF		M 003-ESW ENGINEERING - SEWER / W ts1: VERUNA 630-387-2001	AT			10/26/2020
вс	11:30	002-FTG FOOTING	20201031 846 EDWARD LN			10/06/2020
PR		009-RFR ROUGH FRAMING	20201032 2072 SQUIRE CIR	184		10/06/2020
ВC		010-INS INSULATION				10/08/2020
PR		013-REL ROUGH ELECTRICAL				10/06/2020
PR		014-RMC ROUGH MECHANICAL				10/06/2020
PR		015-PLR PLUMBING - ROUGH				10/06/2020
BF	Pī	M 016-WKS PUBLIC & SERVICE WALKS				10/09/2020
PR		008-RFR ROUGH FRAMING	20201052 2032 SQUIRE CIR	196		10/12/2020
PR		009-REL ROUGH ELECTRICAL				10/12/2020
PR	- <u></u> Commen	010-RMC ROUGH MECHANICAL ts1: JIM 331-223-6615				10/12/2020
PR	 Commen	011-PLR PLUMBING - ROUGH ts1: JIM 331 - 223-6615				10/12/2020
ВC		012-INS INSULATION				10/14/2020
ВC	AI	M 013-PWK PRIVATE WALKS				10/27/2020
ВС	Ai	M 014-EPW ENGINEERING- PUBLIC WAL	K			10/27/2020
ВС	11:00	001-RFR ROUGH FRAMING	20201057 592 REDTAIL LN	26		10/08/2020
ВС	11:00	002-PHD POST HOLE - DECK				10/08/2020
GH	11:30	002-PHF POST HOLE - FENCE	20201058 2225 LAVENDER WAY	69		10/07/2020
BC	 Commen	001-BND POOL BONDING ts1: TIGHTEN BONDING CONNECTION A	20201063 922 S CARLY CIR T HEATER	100		10/13/2020
PR		016-FIN FINAL INSPECTION	20201082 4248 E MILLBROOK CIR	284		10/13/2020
PR		017-FEL FINAL ELECTRIC				10/13/2020

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INSPECTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	SCHED. LOT DATE	COMP. DATE
PR 018-FME FINAL MECHANICA	AL .		10/13/2020
PR 019-PLF PLUMBING - FINA	AL OSR READ		10/13/2020
EEI 020-EFL ENGINEERING - F	INAL INSPE		10/12/2020
PR PM 001-WAT WATER	20201088 2073 BLUEBERRY HILL	312-4	10/27/2020
PR PM 002-SEW SEWER INSPECTION	NO		10/27/2020
BC 003-FOU FOUNDATION			10/28/2020
PR PM 001-WAT WATER	20201089 2075 BLUEBERRY HILL	312-3	10/27/2020
PR PM 002-SEW SEWER INSPECTION	И		10/27/2020
BC 003-FOU FOUNDATION			10/28/2020
PR PM 001-WAT WATER	20201090 2077 BLUEBERRY HILL	312-2	10/27/2020
PR PM 002-SEW SEWER INSPECTION	ИС		10/27/2020
BC 003-FOU FOUNDATION			10/28/2020
BC 001-FTG FOOTING Comments1: TRENCH UPLAND	20201091 2079 BLUEBERRY HILL	312-1	10/20/2020
PR PM 002-WAT WATER			10/27/2020
PR PM 003-SEW SEWER INSPECTION	И		10/27/2020
BC 004-FOU FOUNDATION			10/28/2020
BC 001-FTG FOOTING Comments1: TRENCH	20201092 2083 BLUEBERRY HILL	313-4	10/20/2020
BCO01-FTG FOOTING Comments1: TRENCH	20201093 2085 BLUEBERRY HILL	313-3	10/20/2020
BC 001-FTG FOOTING Comments1: TRENCH	20201094 2087 BLUEBERRY HILL	313-2	10/20/2020
BC 001-FTG FOOTING	20201095 2089 BLUEBERRY HILL	313-1	10/28/2020
BC 002-INS INSULATION	20201111 781 OMAHA DR	17	10/12/2020
BC 003-REL ROUGH ELECTRICA	L.		10/12/2020

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INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT ВC 004-RMC ROUGH MECHANICAL 10/12/2020 Comments1: Fireplace venting ΒF AM 007-STP STOOP 20201113 586 COACH RD 403 10/02/2020 Comments1: COMEX 847-551-9066 008-PWK PRIVATE WALKS 10/12/2020 ВC 009-EPW ENGINEERING- PUBLIC WALK ВС 10/12/2020 ΒF 010-RFR ROUGH FRAMING 10/16/2020 Comments1: JEFF 847-456-8082 ΒF 011-REL ROUGH ELECTRICAL 10/16/2020 Comments1: JEFF 847-456-8082 ΒF 012-RMC ROUGH MECHANICAL 10/16/2020 Comments1: JEFF 847-456-8082 013-PLR PLUMBING - ROUGH 10/16/2020 PBF Comments1: JEFF 847-456-8082 \_\_\_\_ 014-INS INSULATION PR 10/20/2020 002-ROF ROOF UNDERLAYMENT ICE & W 20201117 611 RIVER BIRCH DR 40 10/01/2020 GH Comments1: PARTIAL 2/2 ΒF 009-RFR ROUGH FRAMING 20201118 2678 PATRIOT CT 222 10/16/2020 Comments1: JIM/RYAN 331-223-6615 010-REL ROUGH ELECTRICAL 10/16/2020 ΒF Comments1: JIM/RYAN 331-223-6615 011-RMC ROUGH MECHANICAL ΒF 10/16/2020 Comments1: JIM/RYAN 331-223-6615 012-PLR PLUMBING - ROUGH 10/16/2020 PBF Comments1: JIM/RYAN 331-223-6615 013-INS INSULATION PR 10/20/2020 AM 014-EPW ENGINEERING- PUBLIC WALK ВС 10/27/2020 AM 015-PWK PRIVATE WALKS ВC 10/27/2020 ВС 001-PPS PRE-POUR, SLAB ON GRADE 20201136 3194 PINEWOOD DR 10/02/2020 PR 009-RFR ROUGH FRAMING 20201137 2235 FAIRFAX WAY 378 10/22/2020

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PR AN	4 010-RMC ROUGH MECHANICAL				10/19/2020
PR AN	M 011-PLR PLUMBING - ROUGH				10/19/2020
BC	012-EPW ENGINEERING- PUBLIC WALK	<			10/27/2020
BC	013-PHD POST HOLE - DECK				10/27/2020
BC	014-STP STOOP				10/27/2020
PR PN	4 015-INS INSULATION				10/22/2020
BC AN	M 016-PPS PRE-POUR, SLAB ON GRADE			10/27/2020	
вс	017-PHD POST HOLE - DECK			10/27/2020	
PR	009-RFR ROUGH FRAMING	20201154 2011 SQUIRE CIR	205	10/29/2020	
PR	010-REL ROUGH ELECTRICAL			10/29/2020	
PR	011-RMC ROUGH MECHANICAL			10/29/2020	
PR	012-PLR PLUMBING - ROUGH			10/29/2020	
BC	008-RFR ROUGH FRAMING	20201155 2076 SQUIRE CIR	183		10/23/2020
BC	009-REL ROUGH ELECTRICAL				10/23/2020
BC	010-RMC ROUGH MECHANICAL				10/23/2020
PBF	011-PLR PLUMBING - ROUGH				10/23/2020
BC	012-INS INSULATION				10/27/2020
BC	013-PWK PRIVATE WALKS				10/27/2020
BC	014-EPW ENGINEERING- PUBLIC WALF	ζ.			10/27/2020
PR	011-RFR ROUGH FRAMING	20201156 2778 GAINS CT	189		10/08/2020
PR	012-REL ROUGH ELECTRICAL				10/08/2020
PR	013-RMC ROUGH MECHANICAL				10/08/2020
PR	014-PLR PLUMBING - ROUGH				10/08/2020
ВС	015-INS INSULATION				10/12/2020

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INSPECTOR SCHED. COMP. TIME TYPE OF INSPECTION PERMIT ADDRESS LOT DATE DATE ВC 016-EPW ENGINEERING- PUBLIC WALK 10/09/2020 ВC 017-PWK PRIVATE WALKS 10/09/2020 PM 001-FTG FOOTING 20201157 2028 SOUIRE CIR 197 10/07/2020 ΒF Comments1: MIDWEST 815-839-8175 002-FOU FOUNDATION ВC 10/08/2020 PR 11:00 003-WAT WATER 10/13/2020 10/13/2020 ΒF PM 004-BKF BACKFILL Comments1: MIDWEST 815-839-8175 005-PLU PLUMBING - UNDERSLAB 10/20/2020 PR ВC 006-BSM BASEMENT FLOOR 10/20/2020 ВС 007-GAR GARAGE FLOOR 10/21/2020 008-STP STOOP 10/21/2020 ВC 10/29/2020 ВС 009-BSM BASEMENT FLOOR 10/29/2020 ВC 010-GAR GARAGE FLOOR ВC 011-STP STOOP 10/29/2020 ВС 014-INS INSULATION 20201165 812 BRISTOL AVE 7 10/02/2020 10/19/2020 ВC 015-PPS PRE-POUR, SLAB ON GRADE ВC 016-PWK PRIVATE WALKS 10/21/2020 EEI 017-ADA ADA ACCESSIBLE WALK WAY 10/21/2020 007-PPS PRE-POUR, SLAB ON GRADE 20201166 801 ALEXANDRA LN 8 10/12/2020 ΒF Comments1: GARAGE/STOOPS GARY 630-977-1868 PR 008-RFR ROUGH FRAMING 10/15/2020 PR 009-REL ROUGH ELECTRICAL 10/15/2020 010-RMC ROUGH MECHANICAL 10/15/2020 PR 011-PLR PLUMBING - ROUGH 10/15/2020 PR ΒF 012-INS INSULATION 10/21/2020

UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

### ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

INSPI	ECTOR	<b>EUDE</b> 05	. TNODEGETON		1 DDD F G G	T.O.T.	SCHED.	COMP.
	TIME	TYPE OF	'INSPECTION	PERMIT	ADDRESS	LOT	DATE	DATE
ВС			PRE-POUR, SLAB ON GRADE 977-1868					10/21/2020
ВС	Al	M 006-BSM	1 BASEMENT FLOOR	2020116	57 2501 ANNA MARIA LN	712		10/01/2020
ВС		007-GAR	R GARAGE FLOOR					10/01/2020
PBF			J PLUMBING - UNDERSLAB 224-234-3616	2020116	58 2511 ANNA MARIA LN	713		10/12/2020
PBF	Commen		J PLUMBING - UNDERSLAB GE224-234-3616	2020116	59 2521 ANNA MARIA LN	714		10/12/2020
BC		006-BSM	BASEMENT FLOOR	2020117	70 2531 ANNA MARIA LN	715		01/01/2020
ВС		007-GAR	R GARAGE FLOOR					01/01/2020
ВC		002-FOU	J FOUNDATION	2020117	72 2551 ANNA MARIA LN	717		01/01/2020
BF	Commen		BACKFILL AND 630-453-9281					10/06/2020
PR			J PLUMBING - UNDERSLAB 224-234-3616					10/15/2020
PR	Al	M 005-SEW	SEWER INSPECTION					10/12/2020
PR	Al	M 006-ESS	S ENGINEERING - STORM					10/12/2020
BF			FOOTING US UPLAND 630-453-9281	2020117	73 2561 ANNA MARIA LN	718		10/27/2020
BF			FOOTING US UPLAND 630-453-9281	2020117	74 2571 ANNA MARIA LN	719		10/27/2020
BF			G FOOTING 630-330-6705	2020117	75 2581 ANNA MARIA LN	720		10/27/2020
ВС			FOOTING US 630-453-9281	2020117	76 2585 ANNA MARIA LN	721	10/30/2020	
ВС	Commen		FOOTING US 630-453-9281	2020117	77 2591 ANNA MARIA LN	722	10/30/2020	
ВС		001-RFR	R ROUGH FRAMING	2020119	7 409 CENTER PKWY			10/02/2020
PR	11:00	002-FIN	I FINAL INSPECTION					10/20/2020

## UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

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INSPECTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF AM 008-STP STOOP Comments1: F & R COMEX 847-551-9066	20201202 576 MANCHESTER LN	385		10/20/2020
PR 009-RFR ROUGH FRAMING				10/26/2020
PR 010-REL ROUGH ELECTRICAL				10/26/2020
PR 011-RMC ROUGH MECHANICAL				10/26/2020
PR 012-PLR PLUMBING - ROUGH				10/26/2020
BC 013-INS INSULATION				10/28/2020
BC 001-PPS PRE-POUR, SLAB ON GRAD	E 20201206 1427 SLATE CT	338		10/01/2020
BF AM 001-FIN FINAL INSPECTION Comments1: SOLAR IVAN 903-452-5434 BUI		78		10/07/2020
PBF PM 001-SEW SEWER INSPECTION Comments1: 630-742-8363 JEFF	20201214 2372 WINTERTHUR GREEN	183	10/21/2020	
PBF PM 002-WAT WATER Comments1: 630-742-8363 JEFF				10/21/2020
PR 003-SEW SEWER INSPECTION				10/22/2020
BC 004-FTG FOOTING				10/26/2020
BC 09:00 005-FOU FOUNDATION				10/29/2020
BC 002-PPS PRE-POUR, SLAB ON GRAD	E 20201215 2194 HEARTHSTONE AVE	438		10/01/2020
GH 001-FIN FINAL INSPECTION Comments1: SIDING *NEED HOUSE NUMBERS		31		10/21/2020
BCO01-FTG FOOTING Comments1: INSTALL SOCK FILTER ON DRAI Comments2: CORNER		215		10/14/2020
PBF PM 003-WAT WATER Comments1: 630-492-7635				02/21/2020
PR 004-PLU PLUMBING - UNDERSLAB				10/27/2020
BC 002-FIN FINAL INSPECTION Comments1: SIGN	20201237 1745 MARKETVIEW DR	9		10/01/2020
BF 007-BG BASEMENT AND GARAGE FL Comments1: UPLAND 331-431-3168	OOR 20201241 1932 WREN RD	4		10/06/2020

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INSPE		YPE OF	INSPECTION 1	PERMIT ADDRESS		LOT	SCHED. DATE	COMP. DATE
BF		09-STP	STOOP 630-330-6705	20201242 1634 SHETLAND	LN	45		10/16/2020
BF			ROUGH FRAMING 630-200-7660				10/30/2020	
BF			ROUGH ELECTRICAL 630-200-7660				10/30/2020	
BF			ROUGH MECHANICAL 630-200-7660				10/30/2020	
PBF			PLUMBING - ROUGH 630-200-7660				10/30/2020	
BF			STOOP 630-330-6705	20201243 1610 SHETLAND	LN	43		10/16/2020
BF			ROUGH FRAMING 630-200-7660				10/30/2020	
BF			ROUGH ELECTRICAL 630-200-7660				10/30/2020	
BF			ROUGH MECHANICAL 630-200-7660				10/30/2020	
PBF			PLUMBING - ROUGH 630-200-7660				10/30/2020	
вс	Comments1	: 1-MOV	POOL BONDING E RECEPTACLE TO MIN OF 6' OND WATER & METAL POOL SH	FROM POOL		110		10/13/2020
ВС	0	02-REL	ROUGH ELECTRICAL					10/13/2020
BC	AM 00	02-BND	POOL BONDING	20201250 997 N CARLY CI	R	121		10/08/2020
GH	11:00 00	01-PHF	POST HOLE - FENCE	20201253 441 HONEYSUCKI	E LN	150		10/29/2020
GH	0	02-FIN	FINAL INSPECTION	20201257 1401 WHITE PIN	E CT	102		10/06/2020
BC			ROUGH FRAMING ENT VIRTUAL	20201259 611 SUTTON ST		161		10/15/2020
вс	00		ROUGH ELECTRICAL AL					10/15/2020

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INSPECTIONS	SCHEDULED	FROM	10/01/2020	ΤО	10/31/2020
THOTHOTTOND	ОСПЕВОНЕВ	LICOLI	10/01/2020		10/01/2020

INSPI	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
вс	AI	M 001-PPS PRE-POUR, SLAB ON GRADE	20201261 2623 MCLELLAN BLVD	4 4		10/09/2020
GH	12:00	001-PHF POST HOLE - FENCE	20201262 586 REDBUD DR	37		10/02/2020
GH		002-FIN FINAL INSPECTION	20201270 1808 COUNTRY HILLS DR	17		10/08/2020
PBF		M 009-SUM SUMP ts1: VERUNA 630-387-2001	20201275 577 MANCHESTER LN	398	10/07/2020	
ВC		010-EPW ENGINEERING- PUBLIC WALK			10/07/2020	
ВC		011-EPW ENGINEERING- PUBLIC WALK			10/07/2020	
PR		005-PLU PLUMBING - UNDERSLAB	20201276 2061 SQUIRE CIR	212		10/06/2020
BF		M 006-BGS BASEMENT GARAGE STOOPS ts1: MIDWEST 815-839-8175				10/06/2020
PBF		M 008-SUM SUMP ts1: VERUNA 630-387-2001	20201277 2251 FAIRFAX WAY	376	10/07/2020	
PR		004-SEW SEWER INSPECTION	20201278 2154 HARTFIELD AVE	423		10/01/2020
PR		005-WAT WATER				10/01/2020
BF		M 006-BKF BACKFILL ts1: COMEX 847-551-9066				10/02/2020
ВC		007-GAR GARAGE FLOOR				10/14/2020
BC		008-BSM BASEMENT FLOOR				10/14/2020
PR		003-SEW SEWER INSPECTION	20201279 2227 FAIRFAX WAY	379		10/01/2020
PR		004-WAT WATER				10/01/2020
BF		M 005-BKF BACKFILL ts1: COMEX 847-551-9066				10/02/2020
BC		006-BSM BASEMENT FLOOR				10/19/2020
BC		007-GAR GARAGE FLOOR				10/19/2020
BC		008-STP STOOP			10/20/2020	
BC		009-STP STOOP			10/20/2020	
PR	 Commen	010-SUM SUMP ts1: VERUNA 630-387-2001			10/29/2020	

## UNITED CITY OF YORKVILLE CALLS FOR INSPECTION REPORT

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INSPECTOR T	R 'IME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		004-PLU PLUMBING - UNDERSLAB	20201282 941 GILLESPIE LN	106		10/12/2020
PR		005-UGE UNDERGROUND ELECTRIC				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201283 943 GILLESPIE LN	105		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201284 945 GILLESPIE LN	104		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201285 947 GILLESPIE LN	103		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-PLU PLUMBING - UNDERSLAB	20201286 949 GILLESPIE LN	102		10/12/2020
PR		005-UGE UNDERGROUND ELECTRIC				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-PLU PLUMBING - UNDERSLAB	20201287 951 GILLESPIE LN	101		10/12/2020
PR		005-UGE UNDERGROUND ELECTRIC				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201288 931 GILLESPIE LN	107		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201289 929 GILLESPIE LN	108		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRADE				10/19/2020
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INSP	ECTOR TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		004-PLU PLUMBING - UNDERSLAB	20201290 927 GILLESPIE LN	109		10/12/2020
PR		005-UGE UNDERGROUND ELECTRIC				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRAI	DE			10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201291 925 GILLESPIE LN	110		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRAI	DE			10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201292 923 GILLESPIE LN	111		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRAI	DE			10/19/2020
PR		004-UGE UNDERGROUND ELECTRIC	20201293 921 GILLESPIE LN	112		10/12/2020
PR		005-PLU PLUMBING - UNDERSLAB				10/12/2020
PR		006-PPS PRE-POUR, SLAB ON GRAI	DE			10/19/2020
PR		006-PPS PRE-POUR, SLAB ON GRAI	DE 20201294 911 GILLESPIE LN	113		10/13/2020
PR		006-PPS PRE-POUR, SLAB ON GRAI	DE 20201295 909 GILLESPIE LN	114		10/13/2020
PR	Pl	M 006-PPS PRE-POUR, SLAB ON GRAI	DE 20201296 907 GILLESPIE LN	115		10/13/2020
PR	Pl	M 006-PPS PRE-POUR, SLAB ON GRAI	DE 20201297 905 GILLESPIE LN	116		10/13/2020
PR	Pl	M 006-PPS PRE-POUR, SLAB ON GRAI	DE 20201298 901 GILLESPIE LN	118		10/13/2020
PR	Al	M 006-PPS PRE-POUR, SLAB ON GRAI	DE 20201299 903 GILLESPIE LN	117		10/13/2020
BC		001-FTG FOOTING	20201306 930 GILLESPIE LN	142	10/30/2020	
BC		001-FTG FOOTING	20201307 928 GILLESPIE LN	141	10/30/2020	
BC		001-FTG FOOTING	20201308 926 GILLESPIE LN	140	10/30/2020	
BC		001-FTG FOOTING	20201310 924 GILLESPIE LN	139	10/30/2020	
BC		001-FTG FOOTING	20201311 922 GILLESPIE LN	138	10/30/2020	
ВС		001-FTG FOOTING	20201312 920 GILLESPIE LN	137	10/30/2020	

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INSPE				PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		1: LATE	FOOTING PM - ABBY PROPERTIES JENN		910 GILLESPIE LN 7	136		10/27/2020
BF	PM Comments			20201314	908 GILLESPIE LN	135		10/27/2020
BF	PM Comments		FOOTING PM	20201315	906 GILLESPIE LN	134		10/27/2020
BF	PM	001-FTG	FOOTING	20201316	904 GILLESPIE LN	133		10/27/2020
BF	PM Comments			20201317	902 GILLESPIE LN	132		10/27/2020
BF	PM Comments			20201318	900 GILLESPIE LN	131		10/27/2020
ВС	 Comments			20201321	861 GREENFIELD TURN	44	10/05/2020	
вс	PM	001-BND	POOL BONDING	20201323	2304 OLIVE LN	279		10/16/2020
PR	AM Comments		POST HOLE - DECK JAIL	20201326	111 W MADISON ST			10/05/2020
PR	AM	004-SEW	SEWER INSPECTION	20201327	2024 WHITEKIRK LN	50		10/08/2020
PR	AM	005-WAT	WATER					10/08/2020
вс		006-BG	BASEMENT AND GARAGE FLOOR					10/12/2020
GH	11:00	001-PHF	POST HOLE - FENCE	20201328	1111 BLACKBERRY SHORE LN	45		10/28/2020
PR	PM	004-WAT	WATER	20201337	971 BLACKBERRY SHORE LN	31		10/08/2020
PR	PM	005-SEW	SEWER INSPECTION					10/08/2020
ВС			TRENCH - (GAS, ELECTRIC, ROUND POOL	20201345	302 TWINLEAF TR	74		10/23/2020
ВС			PRE-POUR, SLAB ON GRADE I POLE BASE	20201349	259 COMMERCIAL DR			10/02/2020
ВС	14:00	002-FIN	FINAL INSPECTION					10/06/2020
PR	AM	001-FTG	FOOTING	20201351	308 WALNUT ST			10/19/2020

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INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

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INSPECTOR SCHED. COMP. PERMIT ADDRESS LOT TIME TYPE OF INSPECTION 005-PLU PLUMBING - UNDERSLAB 20201354 541 OMAHA DR PR 10/29/2020 Comments1: DAVID 630-878-5792 PM 002-FOU FOUNDATION ΒF 20201356 638 MANCHESTER LN 382 10/07/2020 Comments1: COMEX 847-551-9066 003-SEW SEWER INSPECTION 10/12/2020 PR \_\_\_\_ 004-WAT WATER PR 10/12/2020 PM 005-BKF BACKFILL ΒF 10/09/2020 Comments1: COMEX 847-551-9066 006-PLU PLUMBING - UNDERSLAB 10/15/2020 PR AM 007-PPS PRE-POUR, SLAB ON GRADE 10/21/2020 ΒF Comments1: COMEX 847-551-9066 PR AM 008-SUM SUMP 10/29/2020 Comments1: VERUNA 630-387-2001 002-FOU FOUNDATION 20201357 620 MANCHESTER LN 383 10/05/2020 ВC 003-SEW SEWER INSPECTION PR 10/12/2020 004-WAT WATER PR 10/12/2020 PM 005-BKF BACKFILL ΒF 10/09/2020 Comments1: COMEX 847-551-9066 006-PLU PLUMBING - UNDERSLAB 10/15/2020 PR AM 007-PPS PRE-POUR, SLAB ON GRADE ΒF 10/21/2020 Comments1: COMEX 847-551-9066 ΒF PM 001-FTG FOOTING 20201358 544 MANCHESTER LN 388 10/07/2020 Comments1: COMEX 847-551-9066 PM 002-FOU FOUNDATION ΒF 10/09/2020 Comments1: COMEX 847-551-9066 ВC 003-BKF BACKFILL 10/14/2020 004-SEW SEWER INSPECTION 10/15/2020 PR 005-WAT WATER 10/15/2020 PR PR 006-PLU PLUMBING - UNDERSLAB 10/22/2020

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ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

INSPE	ECTOR TIME	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF			FOOTING 630-330-6705	2020136	1 1624 SHETLAND LN	44		10/20/2020
BF			FOUNDATION 630-340-6705					10/23/2020
BC	AM	003-BKF	BACKFILL				10/30/2020	
BF			FOOTING ND 630-453-9281	2020136	2 2010 WHITEKIRK LN	52		10/13/2020
BF			FOUNDATION 630-330-6705				10/20/2020	
ВС			BACKFILL 630-330-6705					10/26/2020
PBF			PLUMBING - UNDERSLAB 630-200-1362				10/28/2020	
BF			FOUNDATION S/UPLAND 630-453-9281	2020136	3 2028 WHITEKIRK LN	49		10/02/2020
ВС	 Comment		BACKFILL ND 630-453-9281					10/06/2020
ВС	Comment	s1: DELTA	BACKFILL A MG TRIM NOT SEALED AT 4 S & AT FRONT OF HOME	OUTSIDE	со			10/06/2020
PR		005-PLU	PLUMBING - UNDERSLAB					10/08/2020
PR	AM	006-SEW	SEWER INSPECTION					10/08/2020
PR	AM	007-WAT	WATER					10/08/2020
BF			FOOTING 630-330-6705	2020136	4 1912 WREN RD	2		10/20/2020
BC	AM	002-FOU	FOUNDATION					10/27/2020
BC	AM	003-BKF	BACKFILL				10/30/2020	
BF			FOOTING ND 630-453-9281	2020136	5 1931 WREN RD	16		10/02/2020
BF			FOUNDATION ND 630-453-9281					10/13/2020

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#### ID: PT4A0000.WOW INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

INSPE	ECTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
ВС	003-BKF BACKFILL				10/21/2020
PBF	004-PLU PLUMBING - UNDERSLAB Comments1: TODD 630-200-7660				10/23/2020
ВС	AM 005-GAR GARAGE FLOOR Comments1: JEFF 630-330-6705				10/27/2020
BC	AM 006-BSM BASEMENT FLOOR				10/27/2020
ВС	O01-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO & SERVICE WALK NEED T Comments2: TO FOUNDATION	20201366 3148 BOOMBAH BLVD O PIN PATIO	128		10/07/2020
ВС	002-REI REINSPECTION Comments1: REINSPECTION OF PATIO				10/08/2020
BF	001-PPS PRE-POUR, SLAB ON GRADE	20201374 2605 OVERLOOK CT	25		10/13/2020
BC	PM 001-FTG FOOTING	20201381 2001 SQUIRE CIR	203		10/21/2020
BF	PM 002-FOU FOUNDATION Comments1: MIDWEST 815-839-8175				10/27/2020
PR	003-WAT WATER			10/29/2020	
BF	PM 001-FTG FOOTING Comments1: COMEX 847-551-9066	20201384 602 COACH RD	402		10/07/2020
BC	002-FOU FOUNDATION				10/12/2020
BC	003-BKF BACKFILL				10/15/2020
PR	PM 004-SEW SEWER INSPECTION				10/20/2020
PR	PM 005-WAT WATER				10/20/2020
BC	001-FIN FINAL INSPECTION	20201388 1854 WILD INDIGO LN	77		10/09/2020
PR	001-ROF ROOF UNDERLAYMENT ICE &	W 20201409 903 CANYON TR			10/10/2020
PR	002-FIN FINAL INSPECTION				10/14/2020
ВС	O01-FIN FINAL INSPECTION Comments1: PAVERS	20201412 1957 BANBURY AVE	25		10/09/2020
BC	001-FTG FOOTING	20201413 562 COACH RD	406		10/14/2020

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INSP	CCTOR TIME TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	AM 002-FOU FOUNDATION Comments1: COMEX 847-551-9066				10/19/2020
ВС	AM 003-BKF BACKFILL				10/22/2020
BC	001-FTG FOOTING	20201414 574 COACH RD	405		10/14/2020
ВС	002-FOU FOUNDATION				10/15/2020
BF	AM 003-BKF BACKFILL Comments1: COMEX 847-551-9066				10/19/2020
PR	PM 004-SEW SEWER INSPECTION Comments1: VERUNA 630-387-2001				10/26/2020
PR	PM 005-WAT WATER Comments1: VERUNA 630-387-2001				10/26/2020
GH	11:00 001-ROF ROOF UNDERLAYMENT ICE & Comments1: ROOF ALREADY SHINGLED AT 11: Comments2: CTURES. 1 ROW OF I&W PER INS	05AM - NO PI	1		10/08/2020
ВС	001-RFR ROUGH FRAMING Comments1: VIRTUAL, OCCUPIED HOME	20201418 4698 PLYMOUTH AVE	977		10/14/2020
ВС	002-REL ROUGH ELECTRICAL Comments1: VIRTUAL OCCUPIED HOME				10/14/2020
ВС	003-RMC ROUGH MECHANICAL Comments1: VIRTUAL OCCUPIED HOME				10/14/2020
PR	004-PLR PLUMBING - ROUGH Comments1: VIRTUAL OCCUPIED HOME			10/12/2020	
ВС	005-INS INSULATION Comments1: VIRTUAL				10/19/2020
PR	004-UGE UNDERGROUND ELECTRIC	20201421 808 ALEXANDRA LN	16		10/13/2020
PR	005-PLU PLUMBING - UNDERSLAB				10/13/2020
PR	006-BKF BACKFILL				10/13/2020
BC	AM 007-PPS PRE-POUR, SLAB ON GRADE				10/20/2020
GH	11:30 001-ROF ROOF UNDERLAYMENT ICE & Comments1: NO ONE WORKING	W 20201427 795 GREENFIELD TURN	55		10/22/2020

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INSPECTOR SCHED. COMP. PERMIT ADDRESS TIME TYPE OF INSPECTION LOT 194 GH 09:00 001-ROF ROOF UNDERLAYMENT ICE & W 20201428 1224 WILLOW WAY 10/06/2020 GH 11:30 001-ROF ROOF UNDERLAYMENT ICE & W 20201429 611 BIRCHWOOD DR 140 10/09/2020 001-FIN FINAL INSPECTION 20201432 114 COLONIAL PKWY 10/23/2020 ВC Comments1: WINDOW GH 13:00 001-PHF POST HOLE - FENCE 20201436 2681 PATRIOT CT 225 10/29/2020 ΒF \_\_\_\_ AM 001-FTG FOOTING 20201440 4476 E MILLBROOK CIR 237 10/21/2020 Comments1: MIDWEST 815-839-8175 AM 002-FOU FOUNDATION ΒF 10/26/2020 Comments1: MIDWEST 815-839-8175 AM 003-BKF BACKFILL 10/29/2020 Comments1: MIDWEST 815-839-8175 11:00 004-WAT WATER 10/29/2020 Comments1: AL'S 815-405-3099 004-FOU FOUNDATION 20201442 1172 TAUS CIR 125 10/05/2020 ВC ΒF PM 005-BKF BACKFILL 10/09/2020 Comments1: NORWOOD 630-904-2288 20201445 206 W CENTER ST AM 001-FTG FOOTING ВC 10/09/2020 002-FOU FOUNDATION ΒF 10/09/2020 10:00 007-ROF ROOF UNDERLAYMENT ICE & W 20201453 302-322 E KENDALL DR 10/01/2020 GH Comments1: 322 10:00 008-ROF ROOF UNDERLAYMENT ICE & W GH 10/02/2020 Comments1: 322 - NORTH SIDE 009-ROF ROOF UNDERLAYMENT ICE & W 10/05/2020 Comments1: 306 GH 010-ROF ROOF UNDERLAYMENT ICE & W 10/06/2020 Comments1: 318 - SOUTH SIDE 10:00 011-ROF ROOF UNDERLAYMENT ICE & W 10/06/2020 Comments1: 306 - NORTH SIDE 10:00 012-ROF ROOF UNDERLAYMENT ICE & W 10/07/2020 Comments1: 318

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INSP	ECTOR TIME TYPE OF INSPECTION PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	10:00 013-ROF ROOF UNDERLAYMENT ICE & W Comments1: 314			10/09/2020
GH	10:00 014-ROF ROOF UNDERLAYMENT ICE & W Comments1: 306			10/09/2020
GH	10:00 015-ROF ROOF UNDERLAYMENT ICE & W Comments1: 302			10/14/2020
PR	001-FIN FINAL INSPECTION 20201458 1152 MIDNIGHT PL Comments1: LAWN SPRINKLERS	304	10/06/2020	
GH	10:00 001-ROF ROOF UNDERLAYMENT ICE & W 20201466 2237 KINGSMILL ST			10/02/2020
PBF	001-SEW SEWER INSPECTION 20201468 801 FREEMONT ST Comments1: JOHNS 815-970-2594 MIDMORNING	46		10/02/2020
PBF	002-WAT WATER			10/02/2020
BF	AM 003-FTG FOOTING Comments1: JOHN SOPRIS 630-546-8057		10/06/2020	
PR	AM 004-BKF BACKFILL			10/27/2020
PR	AM 005-PLU PLUMBING - UNDERSLAB			10/27/2020
PR	AM 006-ELU ELECTRICAL - UNDERSLAB			10/27/2020
BC	PM 001-FTG FOOTING 20201479 1603 CYPRESS LN	30		10/06/2020
BC	002-FOU FOUNDATION			10/12/2020
BF	AM 003-FTG FOOTING 20201481 820 ALEXANDRA LN Comments1: JOHN SOPRIS 630-546-8057	30		10/06/2020
BC	004-FOU FOUNDATION			10/09/2020
BC	005-BKF BACKFILL			10/15/2020
PR	006-PLU PLUMBING - UNDERSLAB			10/19/2020
ВС	PM 001-FIN FINAL INSPECTION 20201482 2451 WYTHE PL Comments1: ELEC SOLAR	7		10/22/2020
ВС	PM 002-FIN FINAL INSPECTION Comments1: FRAME SOLAR			10/22/2020
GH	11:30 001-ROF ROOF UNDERLAYMENT ICE & W 20201484 403 MEADOWROSE LN			10/02/2020

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INSPE	TIME	TYPE OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		002-FIN FINAL INSPECTION	20201487 302 E FOX ST			10/01/2020
GH	10:00 Commen	001-ROF ROOF UNDERLAYMENT ICE & s1: NO ONE WORKING	W 20201488 2221 KINGSMILL ST	72		10/13/2020
GH	10:00	002-ROF ROOF UNDERLAYMENT ICE &	W			10/15/2020
ВС		001-PHD POST HOLE - DECK	20201489 731 WINDETT RIDGE F	RD 86		10/14/2020
BC		002-RFR ROUGH FRAMING				10/27/2020
BC		003-FIN FINAL INSPECTION				10/27/2020
BF	08:00 Commen	001-FTG FOOTING s1: COMEX 847-551-9066 **EARLY F	20201492 556 MANCHESTER LN PLEASE**	387		10/21/2020
ВС		002-FOU FOUNDATION			10/30/2020	
ВС	P	001-PPS PRE-POUR, SLAB ON GRADE	20201500 424 SUTTON ST	226		10/08/2020
ВС		1 001-FTG FOOTING :s1: MIDWEST 815-839-8175	20201503 2688 PATRIOT CT	220		10/28/2020
GH	11:30	002-ROF ROOF UNDERLAYMENT ICE &	W 20201504 1906 CANDLEBERRY LI	34		10/01/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201507 1828 WALSH DR	65		10/06/2020
BC		001-FIN FINAL INSPECTION	20201511 102 W FOX ST			10/19/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201512 2092 KINGSMILL CT	158		10/02/2020
BC		001-OCC OCCUPANCY INSPECTION	20201513 102 E SCHOOLHOUSE I	RD 21		10/16/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201516 774 ARROWHEAD DR	16		10/02/2020
GH	13:30	001-PHF POST HOLE - FENCE	20201518 2088 SQUIRE CIR	179		10/22/2020
GH	11:30	001-ROF ROOF UNDERLAYMENT ICE &	W 20201521 1569 WALSH DR	8		10/06/2020
BC		001-FTG FOOTING	20201526 2263 FAIRFAX WAY	375		10/20/2020
BC		003-BKF BACKFILL			10/30/2020	
BC	Al	1 001-FTG FOOTING	20201527 2832 SHERIDAN CT	197		10/15/2020
BF		1 002-FOU FOUNDATION s1: MIDWEST 815-839-8175				10/19/2020

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INSP	ECTOR TIME	TYPE OF INSPECTION PERMIT ADD	DRESS L	LOT	SCHED. DATE	COMP. DATE
PBF		M 003-WAT WATER ts1: AL'S 630-492-7635				02/21/2020
PBF	 Commen	004-PLU PLUMBING - UNDERSLAB ts1: JIM 331-223-6615		1	.0/28/2020	
ВС	14:00	001-TRN TRENCH - (GAS, ELECTRIC, 20201528 81	1 CAULFIELD PT 107	7		10/16/2020
GH	 Commen	001-ROF ROOF UNDERLAYMENT ICE & W 20201529 85 ts1: NO ONE WORKING	7 GREENFIELD TURN 45			10/07/2020
GH	12:00 Commen	002-ROF ROOF UNDERLAYMENT ICE & W		1	0/22/2020	
GH	12:00 Commen	003-ROF ROOF UNDERLAYMENT ICE & W ts1: NO ONE WORKING				10/27/2020
GH	11:30	004-ROF ROOF UNDERLAYMENT ICE & W				10/29/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201532 15	32 WALSH DR 18			10/09/2020
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201533 43	1 POPLAR DR			10/01/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201534 53	1 PARKSIDE LN 96			10/06/2020
BC	 Commen	001-FIN FINAL INSPECTION 20201537 13 ts1: PATIO DOOR	58 E SPRING ST 221	-		10/13/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201538 16	02 CYPRESS LN			10/07/2020
PR	 Commen	001-FIN FINAL INSPECTION 20201539 10 ts1: ROOF MOUNTED HVAC UNITS	0 W VETERANS PKWY			10/08/2020
BC		001-PPS PRE-POUR, SLAB ON GRADE 20201541 27	97 GAINS CT 194	Į.		10/09/2020
BC		001-FTG FOOTING 20201546 20	41 WREN RD 27			10/21/2020
BC		002-FOU FOUNDATION		1	0/26/2020	
BC		003-BKF BACKFILL				10/29/2020
ВС		M 001-FTG FOOTING 20201547 17 ts1: MIDWEST 815-839-8175	02 CALLANDER TR 54			10/28/2020
BC		001-FIN FINAL INSPECTION 20201548 11	0 E COUNTRYSIDE PKWY			10/27/2020
GH	13:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201552 12	41 CLEARWATER DR			10/13/2020

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GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201555 1877 WALSH DR	53		10/01/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201556 821 GREENFIELD TURN	52		10/09/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201558 909 FAWN RIDGE CT A	33		10/08/2020
GH	10:00 Commen	001-ROF ROOF UNDERLAYMENT ICE & W 20201560 1955 SUNNYDELL CT ts1: 1/2	90		10/06/2020
GH	10:00 Commen	002-ROF ROOF UNDERLAYMENT ICE & W ts1: 2/2			10/07/2020
вс		001-OCC OCCUPANCY INSPECTION 20201561 102 E SCHOOLHOUSE RD			10/16/2020
вс	10:00	001-FIN FINAL INSPECTION 20201562 758 KENTSHIRE DR	114		10/16/2020
вс	10:00	002-FEL FINAL ELECTRIC			10/16/2020
вс	P.	M 003-REI REINSPECTION		10/30/2020	
GH	12:00	001-PHF POST HOLE - FENCE 20201563 2577 LYMAN LOOP	36		10/06/2020
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20201565 914 FAWN RIDGE CT	35		10/20/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201566 1737 COLUMBINE CT	12		10/15/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201567 428 E BARBERRY CIR	132		10/21/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201570 462 SUNFLOWER CT	2		10/07/2020
GH		001-ROF ROOF UNDERLAYMENT ICE & W 20201573 508 W SOMONAUK ST			10/05/2020
GH	11:00 Commen	001-ROF ROOF UNDERLAYMENT ICE & W 20201574 632 WHITE OAK WAY ts1: CANCELLED	58	10/09/2020	
GH		002-ROF ROOF UNDERLAYMENT ICE & W ts1: CANCELLED - OWNER CHOSE DIFFERENT ROOFIN ts2: G COMPANY		10/15/2020	
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20201575 410 E SOMONAUK ST			10/07/2020
GH	11:30 Commen	001-ROF ROOF UNDERLAYMENT ICE & W 20201577 722 GREENFIELD TURN ts1: NO ONE WORKING			10/27/2020
GH	11:30	002-ROF ROOF UNDERLAYMENT ICE & W		10/30/2020	
GH	12:30	001-ROF ROOF UNDERLAYMENT ICE & W 20201579 151 CLAREMONT CT	26		10/08/2020

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INSP	ECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:00 Commen	001-ROF ROOF UNDERLAYMENT :	ICE & W 2020158	38 406 E BARBERRY CIR	127	10/09/2020	
GH	11:00	002-ROF ROOF UNDERLAYMENT	ICE & W				10/13/2020
GH	11:00 Commen	001-ROF ROOF UNDERLAYMENT :	ICE & W 2020158	39 504 BUCKTHORN CT	85	10/09/2020	
GH	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 2020159	90 1444 ASPEN LN	127		10/16/2020
GH	15:00 Commen	001-ROF ROOF UNDERLAYMENT Itsl: BACK ONLY	ICE & W 2020159	91 1865 ASTER DR			10/28/2020
GH	11:00 Commen	002-ROF ROOF UNDERLAYMENT : ts1: FRONT - MAIN ROOF	ICE & W				10/29/2020
GH	11:00 Commen	001-ROF ROOF UNDERLAYMENT : ts1: NO ONE WORKING	ICE & W 2020159	92 293 WALSH CIR	21	10/15/2020	
GH		002-ROF ROOF UNDERLAYMENT	ICE & W			10/16/2020	
PR	 Commen	001-PLU PLUMBING - UNDERSLA ts1: VIRTUAL	AB 2020159	93 3105 REHBEHN CT	638		10/21/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT	ICE & W 2020159	99 1534 WALSH DR	18		10/09/2020
GH	12:00	001-ROF ROOF UNDERLAYMENT	ICE & W 2020160	00 1888 ASTER DR	117		10/21/2020
GH	12:00 Commen	001-ROF ROOF UNDERLAYMENT Its1: HOUSE	ICE & W 2020160	06 1108 MILL ST			10/13/2020
GH	13:00 Commen	002-ROF ROOF UNDERLAYMENT : ts1: 1/2 CHURCH	ICE & W				10/14/2020
GH	13:00 Commen	003-ROF ROOF UNDERLAYMENT : ts1: ENTRY OVERHANG	ICE & W				10/15/2020
GH	13:00 Commen	004-ROF ROOF UNDERLAYMENT : ts1: CHURCH 2/2	ICE & W				10/16/2020
GH	10:30	001-ROF ROOF UNDERLAYMENT	ICE & W 2020160	9 471 PARKSIDE LN	109		10/09/2020
GH	13:00	001-ROF ROOF UNDERLAYMENT	ICE & W 2020161	l1 2965 OLD GLORY DR	258		10/09/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 2020161	14 104 STAGECOACH TRL			10/14/2020
GH		001-ROF ROOF UNDERLAYMENT	ICE & W 2020161	15 2225 KINGSMILL ST	73		10/20/2020

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		INSPECTIONS	SCHEDULED	FROM	10/01/2020	TO	10/31/2020

INSP	ECTOR TIME TYP:	E OF INSPECTION	PERMIT ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:30 001 Comments1:		W 20201618 781 GREENFIELD TURN	57	10/22/2020	
GH	12:00 002	-ROF ROOF UNDERLAYMENT ICE &	: W			10/28/2020
GH	11:00 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201627 1522 WALSH DR	190		10/15/2020
ВС	001	-TRN TRENCH - (GAS, ELECTRIC,	, 20201633 407 E BARBERRY CIR	156		10/16/2020
GH	11:00 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201635 606 GREENFIELD TURN	83	10/30/2020	
GH	12:00 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201636 711 GREENFIELD TURN	68		10/20/2020
GH	10:00 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201637 306 FAIRHAVEN DR	73		10/22/2020
GH	004	-ROF ROOF UNDERLAYMENT ICE &	W 20201640 1223 MISTWOOD CT			10/09/2020
GH	10:00 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201641 808 STATE ST			10/14/2020
ВС		-ROF ROOF UNDERLAYMENT ICE & NO ONE WORKING	W 20201642 118 E WASHINGTON ST	7		10/19/2020
GH	002	-ROF ROOF UNDERLAYMENT ICE &	W			10/20/2020
ВС	PM 001	-PPS PRE-POUR, SLAB ON GRADE	20201644 422 FAIRHAVEN DR	61		10/22/2020
PR	001	-SEW SEWER INSPECTION	20201645 348 WESTWIND DR	8		10/26/2020
PR	002	-WAT WATER				10/26/2020
ВС		-FTG FOOTING RSS 630-365-9131				10/29/2020
ВС	12:30 001 Comments1:		20201646 524 BUCKTHORN CT	83		10/28/2020
ВС	12:30 002 Comments1:	-FEL FINAL ELECTRIC SOLAR				10/28/2020
GH	10:30 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201648 1377 CORALBERRY CT	102		10/20/2020
GH	10:30 001	-ROF ROOF UNDERLAYMENT ICE &	W 20201650 1628 COTTONWOOD TR	19		10/20/2020
GH	11:00 001	-PHF POST HOLE - FENCE	20201654 2010 SQUIRE CIR	200		10/27/2020
GH		-ROF ROOF UNDERLAYMENT ICE & MAIN ROOF ONLY	W 20201662 767 GREENFIELD TURN	60		10/29/2020

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GH	12:00	002-ROF ROOF UNDERLAYMENT ICE &	W		10/30/2020	
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201663 491 SPICE BUSH	160		10/28/2020
ВС	 Commen	001-PPS PRE-POUR, SLAB ON GRADE ts1: DOG RUN	20201664 1319 EVERGREEN LN	173		10/14/2020
GH	12:30	001-ROF ROOF UNDERLAYMENT ICE &	W 20201669 406 JACKSON ST	15		10/20/2020
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE &	W 20201670 351 DRAYTON CT	57		10/20/2020
РНО	 Commen	001-ROF ROOF UNDERLAYMENT ICE & ts1: SAT INSTALL - WILL EMAIL PICT			10/24/2020	
РНО	 Commen	001-ROF ROOF UNDERLAYMENT ICE & ts1: SAT INSTALL - WILL EMAIL PICT	W 20201672 443 E BARBERRY CIR TURES	152	10/24/2020	
GH	10:00	001-PHF POST HOLE - FENCE	20201679 2135 KINGSMILL ST	148		10/28/2020

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NOME	INSPECTOR				SCHED.	COMP.
AGF ANOVE-GROUND POOL  BBM BASEMENT REMODEL  COC COMMERCIAL DUILDING  COM COMMERCIAL BUILDING  COM	TIME TYPE C	OF INSPECTION PERMIT	ADDRESS 	LOT		DATE
### ABARMANT REMODEL  COC COMMERCIAL OCCUPANCY PERMIT 2 COM COMMERCIAL SIGNUMENT 1 DOCK DECK 14 ENC COMMERCIAL SIGNUMENT 1 DOCK DECK 14 ENC ELECTRIC SIGN 2 ENC FROM 12 ENC BYOLD 11 ENC BY	PERMIT TYPE SUMMARY:					
COC COMMERCIAL DOLOGOPANCY PREMIT 2 COM COMMERCIAL BUILDING 5 CNR COMMERCIAL BUILDING 5 CNR COMMERCIAL BUILDING 14 ESS ELECTRO 19 CNR CORAGO 11 CNR CORAGO 12 CNR CORAGO 12 CNR CORAGO 13 CNR CORAGO 13 CNR CORAGO 13 CNR CORAGO 14 CNR CORAGO 15 CNR CORAGO 15 CNR CORAGO 16 CNR CORAGO 17 CNR CORAGO 1		AGP ABOVE-GROUND POOL	6			
COM COMMERCIAL BUILDING   5   COM COMMERCIAL REMODEL   1   DCK DECK   14   ESS ELECTRIC SIGN   2   FNC FENCE   11   ESS ELECTRIC SIGN   2   FNC FENCE   11   ESS ELECTRIC SIGN   2   FNC FENCE   3   ESS ELECTRIC SIGN   3   ESS ELECTRIC SIGN   4   ESS ELECTRIC SIGN   6						
CRM COMMERCIAL REMODEL   1   1   1   1   1   1   1   1   1						
DCK DECK						
ENN ELECTRIC SIGN 2 FINC FENCE 11 GAR GARAGE 3 HVC HVAC UNIT/S 1 IGF IN-GROUND FOOL 6 MIS MISCELLANEOUS 1 MSC MISCELLANEOUS 1 MSC MISCELLANEOUS 4 PIO PATIO / PAVERS 9 REM REMODEL 2 ROF ROFININ 83 REF ELECTRIC SIGN 83 REM REMODEL 1 REF ELECTRIC SIGN 93 REM REMODEL 1 REF ELECTRIC SIGN 93 REM REMODEL 1 REF ELECTRIC SIGN 10 REF ELECTRIC SIGN 11 RE						
FNC FENCE						
GAR GARAGE						
TOP IN-GROUND POOL		FNC FENCE				
TOP IN-GROUND POOL		GAR GARAGE				
MIS MISCELLANEOUS 1 MSC MISCELLANEOUS 4 PTO PATIO / PAVERS 9 REM REMOREL 1 REP REPAIR 2 ROF ROOFING 83 REZ REZ - BACKFLOW PREVENTION 1 RES ROOFING 8 SIDING 6 SFA SINGLE-PAWILY ATTACHED 177 SFD SINGLE-PAWILY DETACHED 177 SFD SINGLE-PAWILY DETACHED 405 SGN SIGN 2 SHD SHED/ACCESSORY BUILDING 1 SID SIDING 1 SID SID SI						
MSC MISCELLAMEOUS 4 PTO PATIO / PAVERS 9 REM REMODEL 1 REP REPAIR 2 ROF ROOFING 83 RPZ RPZ - BACKFLOW PREVENTION 1 RS ROOFING 6 SFA SINGLE-FAMILY ATTACHED 177 SFD SINGLE-FAMILY ATTACHED 405 SGN SIGN 2 SHD SIED/ACCESSORY BUILDING 1 SID SIDING 1 SID SIDING 1 SID SIDING 1 SOLAR PAMELS 8 WIN WINDOW REPLACEMENT 4  INSPECTION SUMMARY: ADA ADA ACCESSIBLE WALK NAY 3 HG BASEMENT AND GARAGE FLOOR 2 BGS BASEMENT AND GARAGE FLOOR 2 BGS BASEMENT FLOOR 10 BFL ENGINEERING - FINAL INSPECTION 17 ELF ELECTRIC SERVICE 1 ELS ELECTRIC SERVICE 6 ELU ELECTRIC SERVICE 7 EFEM ROUGH FRAN, ELE, MECH 1 FEM FINAL INSPECTION 50 FME FINAL INSPECTION 50						
PTO PATIO / PAVERS   9   REM REMODEL   1   REP REMAINE   2   ROF REMAINE   2   ROF ROFING   8   3   RPZ RPZ - BACKPLOW PREVENTION   1   RS ROFING & 5   STA SINGLE-FAMILY ATTACHED   177   SFD SINGLE-FAMILY ATTACHED   177   SFD SINGLE-FAMILY DETACHED   405   SGN SIGN   2   SHD SHED/ACCESSORY BUILDING   1   SID SIDING   1   SID SIDING   1   S			<del>=</del>			
REM REMODEL  REP REPAIR  REP REPAIR  ROF ROOFING  REP REP2 - BACKFLOW PREVENTION  REP REP2 - BACKFLOW PREVENTION  REP REP3 - BACKFLOW PREVENTION  REPART REP3 - BACKFLOW PREVENTION  REP3 - BACKFLOW PREVENTION  REP3 - BACKFLOW PREVENTION  RE						
REP REPAIR ROF ROOFING 83 RPZ RPZ - BACKFLOW PREVENTION 1 RS ROOFING 6 SIDING 6 6 SPA SINGLE-FAMILY ATTACHED 177 SPD SINGLE-FAMILY DETACHED 405 SGN SIGN 2 SHD SHED/ACCESSORY BUILDING 1 SID SIDING 1 SID SIDING 1 SID SOLAR FARM 1 SOL SOLAR FARM 1 SOL SOLAR PANELS 8 WIN WINDOW REPLACEMENT 4  INSPECTION SUMMARY: ADA ADA ACCESSIBLE WALK WAY 3 BG BASEMENT AND GARAGE FLOOR 2 BKS BASEMENT AND GARAGE STOOPS 2 BKF BACKFILL 24 BND POOL BONDING 5 BKB BASEMENT FLOOR 10 EPIL ENGINEERING - FINAL INSPECTION 17 ELE ELECTRIC SERVICE 1 ELS ELECTRIC SERVICE 6 ELU ELECTRIC SERVICE 1 ESS ENGINEERING - SOME 1 ESS ENGINEERING - SOWE / WATER 4 EEL FINAL ELECTRIC SERVICE 1 ENS ENGINEERING - SOWE 1 ENS ENGINEERING - SOWE / WATER 4 EEL FINAL ELECTRIC SERVICE 1 ENS ENGINEERING - SOWE / WATER 4 EEL FINAL ELECTRIC 2 EPM MOUGH FRM, ELE, MECH 1 FIN FINAL INSPECTION 50 FME FINAL MECHANICAL 20						
ROF ROOFING						
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SGN SIGN   SHEP/ACCESSORY BUILDING   1		SFD SINGLE-FAMILY DETACHED	405			
SHD SHED/ACCESSORY BUILDING   1						
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EFL ENGINEERING - FINAL INSPECTION 17  ELE ELECTRIC SERVICE 1  ELS ELECTRIC SERVICE 6  ELU ELECTRICAL - UNDERSLAB 1  EPW ENGINEERING - PUBLIC WALK 21  ESS ENGINEERING - STORM 1  ESW ENGINEERING - SEWER / WATER 4  FEL FINAL ELECTRIC 21  FEM ROUGH FRM, ELE, MECH 1  FIN FINAL INSPECTION 50  FME FINAL MECHANICAL 20		BND POOL BONDING	5			
EFL ENGINEERING - FINAL INSPECTION 17  ELE ELECTRIC SERVICE 1  ELS ELECTRIC SERVICE 6  ELU ELECTRICAL - UNDERSLAB 1  EPW ENGINEERING - PUBLIC WALK 21  ESS ENGINEERING - STORM 1  ESW ENGINEERING - SEWER / WATER 4  FEL FINAL ELECTRIC 21  FEM ROUGH FRM, ELE, MECH 1  FIN FINAL INSPECTION 50  FME FINAL MECHANICAL 20		BSM BASEMENT FLOOR	10			
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ESW ENGINEERING - SEWER / WATER 4  FEL FINAL ELECTRIC 21  FEM ROUGH FRM, ELE, MECH 1  FIN FINAL INSPECTION 50  FME FINAL MECHANICAL 20		ELU ELECTRICAL - UNDERSLAB	1			
ESW ENGINEERING - SEWER / WATER 4  FEL FINAL ELECTRIC 21  FEM ROUGH FRM, ELE, MECH 1  FIN FINAL INSPECTION 50  FME FINAL MECHANICAL 20		EPW ENGINEERING- PUBLIC WALK	21			
ESW ENGINEERING - SEWER / WATER 4  FEL FINAL ELECTRIC 21  FEM ROUGH FRM, ELE, MECH 1  FIN FINAL INSPECTION 50  FME FINAL MECHANICAL 20		ESS ENGINEERING - STORM	1			
FEM ROUGH FRM, ELE, MECH 1 FIN FINAL INSPECTION 50 FME FINAL MECHANICAL 20						
FIN FINAL INSPECTION 50 FME FINAL MECHANICAL 20		FEL FINAL ELECTRIC	21			
FME FINAL MECHANICAL 20		FEM ROUGH FRM, ELE, MECH				
		FIN FINAL INSPECTION	50			
FOU FOUNDATION 38						
		FOU FOUNDATION	38			

#### DATE: 10/30/2020 UNITED CITY OF YORKVILLE

ID: PT4A0000.WOW

#### PAGE: 39 TIME: 10:24:28 CALLS FOR INSPECTION REPORT

D:	P14AUUUU.WUW						
		INSPECTION	S SCHEDULED	FROM	10/01/2020	TO	10/31/2020

		INSPECTION PERMIT		SCHED. DATE	COMP. DATE
		FTG FOOTING	 58	 	
		GAR GARAGE FLOOR	10		
		INS INSULATION	28		
		MIS MISCELLANEOUS	3		
		OCC OCCUPANCY INSPECTION	2		
		PHD POST HOLE - DECK	10		
		PHF POST HOLE - FENCE	9		
		PLF PLUMBING - FINAL OSR READY	20		
		PLR PLUMBING - ROUGH	30		
		PLU PLUMBING - UNDERSLAB	32		
		PPS PRE-POUR, SLAB ON GRADE PWK PRIVATE WALKS	43		
			14		
		REI REINSPECTION	6		
		REL ROUGH ELECTRICAL	34		
		RER ROUGH FRAMING	34		
		RMC ROUGH MECHANICAL	30		
		ROF ROOF UNDERLAYMENT ICE & WATER	R 87		
		SEW SEWER INSPECTION			
		STP STOOP	17		
		SUM SUMP	6		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			
		UGE UNDERGROUND ELECTRIC			
		WAT WATER WK SERVICE WALK	23		
			1 7		
		WKS PUBLIC & SERVICE WALKS	1		
INSPECTOR SUMMARY	:	BC BOB CREADEUR			
		BF B&F INSPECTOR CODE SERVICE	94		
		EEI ENGINEERING ENTERPRISES	23		
		GH GINA HASTINGS	96		
		PBF BF PLUMBING INSPECTOR			
		PHO PHOTOS	2		
		PR PETER RATOS	262		
STATUS SUMMARY:	А	BC	1		
		GH	1		
	С	BC	41		
	С	BF	1		
	С	EEI	12		
	С	GH	9		
	С	PBF	2		
	С	PR	45		
	I	BC	216		
	I	BF	93		
	I	EEI	10		
	I	GH	8 6		

DATE: 10/30/2020 UNITED CITY OF YORKVILLE PAGE: 40

TIME: 10:24:28 CALLS FOR INSPECTION REPORT

ID: PT4A0000.WOW

INSPECTOR						S	SCHED.	COMP.
TIME	TYPE OF	INSPECTION	PERMIT	ADDRESS	LOT	1	DATE	DATE
		DDE		20				
	1	PBF		29				
	I	PHO		2				
	I	PR		213				
	T	BC		2				
	Т	EEI		1				
	T	PR		4				

INSPECTIONS SCHEDULED FROM 10/01/2020 TO 10/31/2020

REPORT SUMMARY: 768



Reviewed By:	
Legal	
Finance	
Engineer	
City Administrator	
Community Development	
Purchasing	
Police	
Public Works	IШ
Parks and Recreation	

Agenda Item Number
New Business #3
Tracking Number
EDC 2020-51

### **Agenda Item Summary Memo**

itle: Property Ma	intenance Report for September	r and October 2020
<b>Meeting and Date:</b>	Economic Development Con	nmittee – December 1, 2020
ynopsis:		
Council Action Pre	eviously Taken:	
Date of Action:	Action Taken	:
Item Number:		
Γvpe of Vote Requ	iired: Informational	
Council Action Re		
Lounch Action Rec	questeu: None	
Submitted by:	Pete Ratos	Community Development
·	Name	Department
	Agenda Iten	n Notes:
	rigerian reen	11 100051
		- Trotes
	Tagentiu Tren	



### Memorandum

To: Economic Development Committee

From: Pete Ratos, Code Official

CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering

Date: October 1, 2020

Subject: September Property Maintenance

### **Property Maintenance Report September 2020**

### **Adjudication:**

2 Property Maintenance Case heard in October

9/14/2020

N 4247 706 Heustis St Weeds Liable \$750

9/21/2020

N 4248 308 Ryan Ct Weeds Dismissed

### 09/01/2020 - 09/30/2020

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED
20200446	9/30/2020	118 Colonial Pkwy Unit B	Permit	PENDING					
20200445	9/30/2020	806 E Main St	Watering Lawn Outside of Permitted Hours of Water Use	IN VIOLATION					9/29/2020
20200444	9/29/2020	2505 Lyman Loop	Watering Lawn Outside of Permitted Hours of Water Use	IN VIOLATION					
20200443	9/29/2020	102 Worsley Ln	Grass & Weeds	IN VIOLATION					9/29/2020
20200442	9/28/2020	208 Oakwood St	Branches in Street	IN VIOLATION					
20200441		125 W Hydraulic Ave	Junk, Trash & Refuse	IN VIOLATION					
20200440	9/28/2020	209 W Hydraulic Ave	Junk, Trash & Refuse	COMPLIANT					
20200439	9/28/2020	3127 Matlock Dr	Shed Too Close to Home	IN VIOLATION					
20200438	9/28/2020	3211 Lauren Dr	Junk, Trash & Refuse	TO BE INSPECTED					
20200437	9/28/2020	706 Heustis St	Grass & Weeds	IN VIOLATION					9/28/2020
20200436	9/28/2020	252 Bertram Dr	Junk, Trash & Refuse	IN VIOLATION					
20200435		2689 Patriot Ct	Watering Lawn Outside of Permitted Hours of Water Use	IN VIOLATION					
20200434	9/25/2020	Rt 47	For Lease Sign in ROW	IN VIOLATION					
20200433	9/25/2020	Rt 47	Political Sign in ROW	IN VIOLATION					
20200432			Political Sign Over 16sf	IN VIOLATION					
20200431		901 Freemont St	Parking on Grass	IN VIOLATION					
20200430	9/24/2020	301 Jackson St	Parking on Grass	IN VIOLATION					
20200429	9/23/2020	801 Adrian St	Temporary Fence without a Permit	IN VIOLATION					

Page: 1 of 3

20200428	9/23/2020	752 Kentshire Dr	Weeds & Grass	IN VIOLATION			
20200427		1902 Wren Rd	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				
20200426	9/23/2020	2581 Lyman Loop	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				
20200425	9/22/2020	146 Claremont	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				
20200424	9/22/2020	455 Sutton St	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				
20200423	9/21/2020	459 Twinleaf Trl	Remodel Work	CLOSED			
	0/21/2020		without a Permit				
20200422	9/21/2020	2005 Old Glory Ct		CLOSED			
20200424	0/01/0000	22057	without a Permit	ar carp	COMPLIANT		
20200421	9/21/2020	3285 Longview Dr	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
20200420	0/21/2020	874 Bluestem Dr	Water Use Watering Lawn	CLOSED	COMPLIANT		
20200420	9/21/2020	8/4 Bluestem Dr	Outside of	CLOSED	COM LIANT		
			Permitted Hours of				
20200419	9/21/2020	1316 Evergreen Ln	Water Use Watering Lawn	CLOSED	COMPLIANT	+ + +	
20200419	1/21/2020	1510 Evergicell Ell	Outside of	CLOSED	Com Emili		
			Permitted Hours of				
			Water Use				
20200418	9/21/2020	102 E Schoolhouse	Operating without	CLOSED	COMPLIANT	+ +	
20200110	J. 21, 2020	Rd	a Permit				
20200417	9/21/2020	517 Cheshire Ct	Weeds & Grass	CLOSED	COMPLIANT		
20200416		301 E Ridge St	Junk, Trash &	CLOSED			
	: <b>_</b>		Refuse				
20200413	9/2/2020	2101 Iroquois Ln	Watering Lawn	CLOSED	COMPLIANT		
		<b>'</b>	Outside of				
			Permitted Hours of				
			Water Use				

20200412	9/2/2020	3132 Rehbehn Ct	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				
20200411	9/2/2020	4575 Gardiner Ave	Weeds	CLOSED	COMPLIANT		
20200410	9/2/2020	4478 Sarasota Ave	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				
20200409	9/2/2020	4485 Sarasota Ave	Watering Lawn	CLOSED	COMPLIANT		
			Outside of				
			Permitted Hours of				
			Water Use				

Total Records: 36



### Memorandum

To: Economic Development Committee

From: Pete Ratos, Code Official

CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering

Date: October 30, 2020

Subject: October Property Maintenance

### **Property Maintenance Report October 2020**

### Adjudication:

There were no Property Maintenance cases adjudicated in October



### 10/1/2020 - 10/30/2020

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS
20200476	10/28/2020	202 Church St	Working without a Permit	IN VIOLATION						
20200475	10/28/2020	702 S Main St	Working without a Permit	IN VIOLATION						
20200474	10/28/2020	106 E Schoolhouse Rd	Vehicle Parking, Inoperable Vehicle & Unlicensed Vehicle	IN VIOLATION	10/28/2020					
20200473	10/27/2020	579 Kendall Dr	Weeds	IN VIOLATION	10/27/2020					
20200472	10/27/2020	206 River St	Junk, Trash & Refuse	IN VIOLATION						
20200471		110 Colonial Pkwy	Junk, Trash & Refuse	COMPLIANT						
20200470		608 Bristol Ave	Chickens In Yard	PENDING						
20200469	10/22/2020	1032 S Carly Cir	Junk, Trash & Refuse	IN VIOLATION	10/22/2020					
20200468	10/22/2020	2811 Cryder Way	Junk, Trash & Refuse	IN VIOLATION						
20200467	10/22/2020	15 Cannonball Tr		IN VIOLATION	7/29/2020					
20200466	10/21/2020	982 S Carly Cir	Junk, Trash & Refuse	COMPLIANT						
20200465	10/21/2020	Manchester Dr	Gravel on Street	CLOSED		COMPLIANT				
20200464	10/21/2020	Fairfax Way	Gravel on Street	CLOSED		COMPLIANT				
20200463	10/21/2020	Kendall Dr	Dog Waste	CLOSED						

20200462	10/20/2020	106 E Schoolhouse Rd	Vehicle Parking, Inoperable Vehicle & Unlicensed Vehicle	IN VIOLATION	10/21/2020					
20200461	10/20/2020	Alan Dale Ln	Corn Stalks in Yards from Farm Field	COMPLIANT						
20200460	10/15/2020	407 Adams St	Public Walk Obstruction	CLOSED		COMPLIANT	10/15/2020	11/16/2020		
20200459	10/14/2020	214 River St	Tractor/Truck Parking	CLOSED	10/15/2020	COMPLIANT				
20200458	10/14/2020	471 E Kennedy Rd	Fence Installation without a Permit	IN VIOLATION	10/15/2020		10/28/2020	11/30/2020		
20200457	10/14/2020	1319 Evergreen Ln	Working without a Permit	CLOSED		COMPLIANT				
20200456	10/13/2020	308 McHugh	Branches in Street	CLOSED		COMPLIANT				
20200455		2311 Mill Rd	Junk, Trash & Refuse	CLOSED		COMPLIANT				
20200454		Shady Oak Grove		CLOSED	1/1/1900		1/1/1900	1/1/1900	1/1/1900	
20200453	10/8/2020	2792 Cranston Cir	Trailer Parking Obstructing Public Walk	CLOSED		COMPLIANT				
20200452	10/8/2020	1223 Mistwood Ct	Working without a Permit	CLOSED		COMPLIANT				
20200451		214 River St	Junk, Trash & Refuse	CLOSED		COMPLIANT				
20200450		Unit B	Sign Maintenance	IN VIOLATION	10/8/2020		1/1/1900	1/1/1900	1/1/1900	
20200449	10/5/2020	206 E Wolf St	Weeds	IN VIOLATION	10/6/2020		10/20/2020	11/23/2020		
20200448		1201 Willow Way		CLOSED		COMPLIANT				
20200447	10/2/2020	1123 Western Ln	Trailer Parking Obstructing Public Walk	CLOSED		COMPLIANT				

Total Records: 30 10/30/2020

Page: 2 of 2



Reviewed By:	
Legal Finance Engineer City Administrator Community Development Purchasing	
Community Development	

Agenda Item Number
New Business #4
Tracking Number
EDC 2020-52
·

### **Agenda Item Summary Memo**

**Public Works** Parks and Recreation

Title: Economic De	evelopment Report for October an	d November 2020
Meeting and Date:	Economic Development Comm	ittee – December 1, 2020
Synopsis:		
Council Action Pre	viously Taken:	
Date of Action:	Action Taken:	
Item Number:		
Type of Vote Requi	ired: Informational	
Council Action Req	uested: None	
Submitted by:	Bart Olson Name	Administration  Department
	Agenda Item N	•



# 651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois • 60560 Phone 630-553-0843 • FAX 630-553-0889 Monthly Report – for November 2020 EDC Meeting of the United City of Yorkville

#### October 2020 Activity

#### COVID-19:

- Continuously working with the Small Business Development Center (SBDC), the State of Illinois (DCEO), the State of Illinois Treasurer's Office, and the Small Business Administration (SBA); to collect information for the business community on loans, grants and other programs of assistance. The programs rolled out in late June/early July are the **State of IL BIG Grant program, and the Childcare Restoration Credit Program.** Since these programs focuses on very specific businesses, I have personally reached out to all eligible businesses to provide links and info. **Yorkville** actually had a total of nine businesses that received BIG Round 1 Grants, with a total of \$150,000 in awards. In September Illinois rolled out **the State of IL BIG Grant Round 2.** This program awards up to \$150,000 per business, and is open to many more of our businesses. We have been receiving information from the State of Illinois and from local businesses that BIG Grant Round 2 awards are starting to be announced. As of this writing, I have confirmed we have 3 grant award winners from Yorkville for a total of \$160,000. I will compile a list so that we have a good understanding of how our businesses do, on this program.
- The Downstate Small Business Stabilization Program (DSBSP) has offered a unique opportunity to our business community through the State of Illinois. That application, and overall process is quite lengthy. We have a total of 28 businesses who have moved forward in applying for this grant, which could result in up to \$25,000 for the awardee. The State of Illinois has announced that 11 of 18 businesses in our "group one" will receive an award. I am working closely with the first award winners to complete the paperwork that the State of Illinois is requiring to fund and close out these grants. One business was recently sold, and will not be able to receive their award.
- Phase 4 of Reopening Illinois, allows our restaurants to open with both indoor and outdoor seating. However, it appears, that our COVID 19 numbers are increasing in Kendall County and our Region (2). With the possibility of tighter restrictions looming, I have been working with our restaurants, to assist in any way possible.
- The **PPP Program** is now moving into the "Loan Forgiveness" application. This process is even more complex that the application process was. Also, the rules of the program have changed significantly. I am working with individuals from government, banks, and other resources to assist businesses begin to complete the next application.
- Continue to work with the Yorkville Chamber to drive information about our local business and the Phase 4 opening of businesses.
- Locate other grant programs through associations and other organizations, that may assist employees of certain business, and assist in getting information out to these businesses and their employees.
- Personally, spoke with other businesses owners to collect data to assist in City of Yorkville for planning purposes, as requested.
- Participate in weekly tele-conferences with my colleagues from the SBDC, other municipalities of our County, and Kendall County representative to discuss programs, challenges, best practices, and general information.
- Identified, promoted and participated in a variety of Webinars that provided information on various assistance programs, at all levels.

#### New Development:

- Kendall Marketplace: Smoothie King... Construction is underway. Owner, Yonas Hagos, hopes to open in late November 2020.
- Kendall Marketplace: Signature Fitness...Owner remains committed to Yorkville location. Opening will take place before the end of the year.
- Kendall Marketplace: Shopping Center owner has decided to big a multi-tenant building on a front out lot (near Target). There has been a great deal of interest in such a building. Construction will begin in 2021.
- Downtown Yorkville will be welcoming a new addition called **"Hummingbird in a Shoebox"**. Owner, Yorkville resident, Brigette Shepard **is** planning on officially opening this unique children's boutique by November 1st. It is located at 223 S. Bridge Street.
- Continue to work City on planning for new City Hall and Municipal Facility at Prairie Pointe.

Respectfully submitted,

Lynn Dubajic

651 Prairie Pointe Drive, Suite 102

Lynn Dubazic

Yorkville, IL 60560 lynn@dlkllc.com 630-209-7151 cell



# 651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois • 60560 Phone 630-553-0843 • FAX 630-553-0889 Monthly Report – for December 2020 EDC Meeting of the United City of Yorkville

#### November 2020 Activity

#### COVID-19:

- Continuously working with the Small Business Development Center (SBDC), the State of Illinois (DCEO), the State of Illinois Treasurer's Office, and the Small Business Administration (SBA); to collect information for the business community on loans, grants and other programs of assistance. The programs rolled out in late June/early July are the **State of IL BIG Grant program, and the Childcare Restoration Credit Program.** Since these programs focuses on very specific businesses, I have personally reached out to all eligible businesses to provide links and info. **Yorkville** actually had a total of nine businesses that received BIG Round 1 Grants, with a total of \$150,000 in awards. In September Illinois rolled out **the State of IL BIG Grant Round 2.** This program awards up to \$150,000 per business, and is open to many more of our businesses. We have been receiving information from the State of Illinois and from local businesses that BIG Grant Round 2 awards continue be announced. As of this writing, we have 12 grant award winners for BIG 2 from Yorkville for a total of \$495,000. I will compile a list so that we have a good understanding of how our businesses do, on this program.
- The Downstate Small Business Stabilization Program (DSBSP) has offered a unique opportunity to our business community through the State of Illinois. That application, and overall process is quite lengthy. We have a total of 28 businesses who have moved forward in applying for this grant, which could result in up to \$25,000 for the awardee. The State of Illinois has announced that 11 of 18 businesses in our "group one" will receive an award. I am working closely with the first award winners to complete the paperwork that the State of Illinois is requiring to fund and close out these grants. One business was recently sold, and will not be able to receive their award. We have also received information that 6 additional business from our group 2 and 3 (a total of10 applications), are also receiving awards.
- Tier 3 Mitigations of Reopening Illinois. Our restaurants are again facing the closing of indoor dining, due to the surging amount of Covid 19 in our area. Continue to work with our restaurants to assist them navigate through changing regulations.
- The **PPP Program** is now moving into the "Loan Forgiveness" application. This process is even more complex that the application process was. Also, the rules of the program have changed significantly. I am working with individuals from government, banks, and other resources to assist businesses begin to complete the next application.
- Continue to work with the Yorkville Chamber to drive information about our local business and the changing regulations during the Covid19 pandemic.
- Locate other grant programs through associations and other organizations, that may assist employees of certain business, and assist in getting information out to these businesses and their employees.
- Personally, spoke with other businesses owners to collect data to assist in City of Yorkville for planning purposes, as requested.
- Participate in weekly tele-conferences with my colleagues from the SBDC, other municipalities of our County, and Kendall County representative to discuss programs, challenges, best practices, and general information.
- Identified, promoted and participated in a variety of Webinars that provided information on various assistance programs, at all levels.

#### New Development:

- Kendall Marketplace: Smoothie King... Open for business on Thursday, November 19th. Yorkville loves Smoothie King!
- Kendall Marketplace: Signature Fitness...Owner remains committed to Yorkville location. Opening will take place before the end of the year.
- Kendall Marketplace: Shopping Center owner has decided to big a multi-tenant building on a front out lot (near Target). There has been a great deal of interest in such a building. Construction will begin in 2021.
- Yorkville resident and entrepreneur Yonas Hagos is joining forces with other Yorkville residents Brandon Partridge and Joe Porretta to become the new owners of BlackStone Bar & Grill. The partners are planning to remodel the establishment. More information will follow, as it becomes available.
- Continue to work City on planning for new City Hall and Municipal Facility at Prairie Pointe.

Respectfully submitted,

Lynn Dubajic

651 Prairie Pointe Drive, Suite 102

Lynn Dubazic

Yorkville, IL 60560 lynn@dlkllc.com 630-209-7151 cell



Reviewed By:	
Legal	
Finance	
Engineer	
City Administrator	
Community Development	
Purchasing	
Police	IЩ
Public Works	lШ
Parks and Recreation	

Agenda Item Number						
New Business #5						
Tracking Number						
EDC 2020-53						

### **Agenda Item Summary Memo**

Title: RENEW Ince	ntive Program Repeal	_						
Meeting and Date: Economic Development Committee – December 1, 2020								
Synopsis: Recommendation to repeal RENEW Incentive program.								
Council Action Pres	viously Taken:							
Date of Action: 10/2	8/14 Action Taken: Adopt	ion of incentive program						
Item Number:								
Type of Vote Requi	red: Majority							
Council Action Req	uested: Approval							
Submitted by:	Krysti J. Barksdale-Noble, AICP Name	Community Development  Department						
	Agenda Item Notes:	•						
See attached memo.								



### Memorandum

To: Economic Development Committee

From: Krysti J. Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner Bart Olson, City Administrator

Date: November 9, 2020

Subject: **RENEW Incentive Program Repeal** 

### **Background & Request**

On October 28, 2014, the City Council voted to adopt the Residential Development Renewal (RENEW) program geared toward incentivizing the construction of new homes by builders and developers in Yorkville. The RENEW program consisted for two (2) incentives available for a limited number of qualifying new single-family residential building permits as follows:

#### Speculative (Spec) Homes:

CC:

• A maximum of 30 permits will be issued to qualifying builders/developers for the construction of a spec home and rebate 50% of the City's portion of the building permit.

#### Model Homes:

• A maximum of 15 permits will be issued to qualifying builders/developers for the construction of a model home and rebate 100% of the City's portion of the building permit.

Since the approval of the incentive, the City has issued a total of 10 permits – seven (7) spec home permits out of the 30 available (23%) and three (3) model home permits out of the 15 available (20%).

Due to the limited interest in this program over the past 6 years, <u>staff is requesting a repeal of the RENEW incentive program since an expiration date was not provided for in the original ordinance.</u>

#### **Summary of Incentive Provisions**

The RENEW incentive required the developer to purchase a minimum of ten (10) lots to qualify for a rebate of building permit fees as follows:

To qualify for the *Speculative (Spec) Home Program* the following is required:

- > Provide ownership of a minimum of 10 lots as part of any existing subdivision.
- > Must build a speculative home on no more than 10% of the total number of lots owned.
- When a builder has received Certificates of Occupancy for 10 homes within the subdivision, the builder shall be eligible for another reduction of permit fees to build a Spec Home.

To qualify for the *Model Home Program* the following is required:

- > Provide ownership of a minimum of 10 lots as part of any existing subdivision.
- No more than 5% of the residential lots owned by the builder may be developed with model homes.
- ➤ Model homes may not be sold until 95% of the total number of lots has been issued Certificates of Occupancy.
- ➤ When a builder has received Certificates of Occupancy for 10 homes within the subdivision, the builder shall be eligible for another reduction of permit fees to build a Model Home.
- > If the model home is sold within one year of the issuance of a Certificate of Occupancy, the builder agrees to remit 50% of the City's portion of the building permit fee or 100% if the builder had

#### **Developer/Builder Feedback**

Staff has reached out to the various builders/developers who have previously participated in the program to get feedback on the proposed repeal. Of the two (2) who responded, one indicated they would like to continue to participate in the program, but they have less than the required minimum lot number (10) in the two subdivisions they are active in currently.

Another builder indicated interest in the program continuing, as they are planning to submit another request in the next week or so. Specifically, they said, "Illinois has a very competitive new home buyer market. Builders are fighting for market share, and any program that can help us reduce our costs is a benefit. When considering purchasing land, incentive programs offered by the municipality are always considered. I hope that you continue to offer some type of builder incentive program." They also requested they city proactively let the builder know when they become eligible for a permit fee reduction.

#### **Staff Comments/Recommendation**

Staff is requesting a recommendation from the Economic Development Committee regarding the proposed repeal of the Residential Development Renewal (RENEW) program incentive due to new home construction has continued to increase within the past few years despite the limited interest in the incentive program. Additionally, the program is intended as a "but for" incentive, meaning "but for" the program the builder couldn't or wouldn't build a model or spec dwelling unit in the subdivision.

Attached is a draft ordinance prepared by the City Attorney for formal consideration before proceeding to City Council. Staff will be available at the meeting to answer any questions from the Committee regarding this agenda item.

#### **Attachments:**

- 1. Draft Ordinance
- 2. Permit Summary for RENEW Model and Spec homes (01/01/2014 11/06/20)
- 3. Ordinance 2014-49

Ordinance No. 2020-

## AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS REPEALING AN INCENTIVE PROGRAM FOR THE CONSTRUCTION OF NEW HOMES

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

WHEREAS, in 2014, the Mayor and City Council established a program to induce the construction of speculative homes and model homes in order to create an inventory of new homes in the City for immediate sale; and,

**WHEREAS**, the housing market is currently experiencing strong growth within the City and, therefore, there is no longer a need for incentive programs;

**WHEREAS**, given the strong construction activity in the City for residential housing, the Mayor and City Council have determined that it is in the best interest of the City to repeal the Speculative Home Incentive as set forth in Ordinance 2014-49.

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

Section 1. The Speculative Home Incentive Program and the Model Home Incentive Program established in 2014 whereby certain incentives were provided to home builders meeting the specific standards, is hereby repealed.

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

Section 3. This Ordinance shall be in full force and effect after its passage and approval as provided by law.

Passed by the City Cour	ncil of the United City of Yorkville, Kendall Cour	nty, Illinois this
day of	, A.D. 2020.	
	CITY CLERK	
KEN KOCH _	DAN TRANSIER	
JACKIE MILSCHEWSKI _	ARDEN JOE PLOCHER	
CHRIS FUNKHOUSER _	JOEL FRIEDERS	
SEAVER TARULIS _	JASON PETERSON	
APPROVED by me, as this day of	Mayor of the United City of Yorkville, Kendall , A.D. 2020.	County, Illinois
	MAYOR	
Attest:		
CITY CLERK		

ID: PT420000.WOW

DATE: 11/09/2020 UNITED CITY OF YORKVILLE PAGE: 1 TIME: 15:19:13 PERMITS SUMMARY REPORT

PERMITS ISSUED FROM 01/01/2014 TO 11/06/2020

SPECIFIED TYPE CODE: SFR
SPECIFIED IMPROVEMENT(S): SPC MOD

CODE & DESCRIPTION	:	# OF PERMITS	CONSTRUCTION VALUE	AVERAGE V	ALUE	PERMIT FEES
20140521 04/07/2015 681 WINDETT RIDGE RD ST C OWNER: RYLAND HOMES 1141 E MAIN ST STE 108 EAST	FR ***	120,046.00	LENNAR HOMES	MOD		
20160053 03/15/2016 2722 CRANSTON CIR ST I OWNER: DRH CAMBRIDGE HOMES 800 S MILWAUKEE AVE LE				MOD	MOD	7,286.20
20160060 03/17/2016 2484 ELLSWORTH DR ST C OWNER: DRH CAMBRIDGE HOMES 800 S MILWAUKEE AVE L				SPC	SPC	7,078.60
20160835 11/18/2016 328 WESTWIND DR ST C OWNER: TIM GREYER 6125 REDGATE LN YORKVILLE ,IL	60560 (PARC)	EL: 050542005	) SUB: CBW LOT: 4			
20170920 12/13/2017 521 OMAHA DR ST C OWNER: TIM GREYER BUILDERS , (PARCEL:	FR *** 0228429041)	250,000.00 SUB: HLC LOT	TIM GREYER BUILDERS: 4	SPC	SPC	4,621.00
20180173 04/05/2018 349 WESTWIND DR ST C OWNER: TIM GREYER BUILDERS 771 GREENFIELD TURN				SPC	SPC	10,252.82
20180624 07/26/2018 1373 SPRING ST C OWNER: TIM GREYER BUILDERS , (PARCEL:	FR *** 0227355010)	280,000.00 SUB: HLC LOT	TIM GREYER BUILDERS: 255	SPC	SPC	4,953.00
20180776 10/05/2018 2009 SHETLAND CT ST C OWNER: KHOVNANIAN AT ASHLEY PT LLC , (1	FR *** PARCEL: 051	180,000.00 0203007) SUB:	K HOVNANIAN LLC PW LOT: 36	MOD	MOD	2,971.93
20180935 11/29/2018 1911 WREN RD ST C OWNER: K HOVNANIAN , (PARCEL: 05104510)	FR *** 02) SUB: PW	148,000.00 LOT: 14	K HOVNANIAN LLC	SPC	SPC	7,296.83
20192109 11/19/2019 1644 SHETLAND LN ST C OWNER: K HOVNANIAN , (PARCEL: 05102040)			K HOVNANIAN LLC	SPC	SPC	7,396.93

### DATE: 11/09/2020 UNITED CITY OF YORKVILLE PAGE: 2 TIME: 15:19:13 PERMITS SUMMARY REPORT

TIME: 15:19:13 ID: PT420000.WOW

PERMITS ISSUED FROM 01/01/2014 TO 11/06/2020

SPECIFIED TYPE CODE: SFR
SPECIFIED IMPROVEMENT(S): SPC MOD

PERMIT # ISSUED STATUS DATE L	OCATION TYPE	FEE CODE	VALUE	CONTRACTOR	IMPROV- TYPE MENT OF US	E PERMIT FEE
PERMIT TYPE SUMMARY:	SFR SINGLE FAMILY DETACHED	RENEWAL	10	\$1,974,046.00	\$197,404.60	\$64,004.03
IMPROVEMENT SUMMARY:	MOD MODEL SPC SPEC HOME RENEWAL PROGR.	D.M.	3 7	\$520,046.00 \$1,454,000.00	\$173,348.67 \$207,714.29	\$12,232.03 \$51,772.00
		AM			,	•
TYPE OF USE SUMMARY:	MOD MODEL HOME SPC RESIDENTIAL SPEC HOME		3 7	\$520,046.00 \$1,454,000.00	\$173,348.67 \$207,714.29	\$12,232.03 \$51,772.00
STATUS SUMMARY:	C CLOSED FILE I ISSUED		9 1	\$1,754,046.00 \$220,000.00	\$194,894.00 \$220,000.00	\$56,717.83 \$7,286.20
SUBDIVISION SUMMARY:	CBW CORNERSTONE BRIARWOO		2	\$450,000.00	\$225,000.00	\$20,425.64
	GR GRANDE RESERVE HLC HEARTLAND CIRCLE PW PRESTWICK ASHLEY PNT		2 2 3	\$390,000.00 \$530,000.00 \$484,000.00	\$195,000.00 \$265,000.00 \$161,333.33	\$14,364.80 \$9,574.00 \$17,665.69
	WIN WINDETT RIDGE		1	\$120,046.00	\$120,046.00	\$1,973.90
REPORT SUMMARY:  *** - Multiple Fee	Codes Matched		10	\$1,974,046.00	\$197,404.60	\$64,004.03

# UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS

#### **ORDINANCE NO. 2014-49**

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, ADOPTING INCENTIVE PROGRAMS FOR THE CONSTRUCTION OF NEW HOMES

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois This 28<sup>th</sup> day of October, 2014

Published in pamphlet form by the authority of the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois on November 5, 2014.

### Ordinance No. 2014- 49

## AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS ADOPTING INCENTIVE PROGRAMS FOR THE CONSTRUCTION OF NEW HOMES

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

WHEREAS, new construction programs to induce the construction of speculative homes and model homes have been recommended in order to create an inventory of new homes in the City for immediate sale; and,

WHEREAS, the Mayor and City Council have reviewed the proposed new programs and have determined that it is in the best interest of the City and its future residential growth to adopt the Speculative Home Incentive and the Model Home Incentive as hereinafter set forth.

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

Section 1. There is hereby adopted a Speculative Home Incentive Program applicable to a maximum of thirty (30) homes which authorizes a rebate of fifty percent (50%) of the City's portion of the cost of a building permit, as hereinafter defined, where the builder meets the following criteria:

- (i) Provides proof of ownership of a minimum of ten (10) lots as a part of any development which has been subdivided pursuant to the recordation of an approved final plat of subdivision; and,
- (ii) Builds speculative homes on no more than ten percent (10%) of the total number of residential lots owned by such builder.

Any builder who has received certificates of occupancy for ten (10) homes and proof of sale of said forms for immediate residential occupancy, shall be eligible for another reduction of said fees.

Section 2. There is hereby adopted a Model Home Incentive Program applicable to a maximum of fifteen (15) model homes, which authorizes any builder of residential property to receive one hundred percent (100%) of the City's portion of the cost of a building permit, as hereinafter defined, for the construction of a model home, subject to the following:

- (i) The builder provides the City with proof of ownership of no less than ten (10) residential lots;
- (ii) No more than five percent (5%) of the residential lots owned by a single builder are developed with model homes;
- (iii) The model home may not be sold by the builder until such builder has constructed homes, received a certificate of occupancy and has sold the homes for residential occupancy for ninety-five percent (95%) of the total number of residential lots owned by the builder;
- (iv) A builder may be entitled to another reduction of one hundred percent (100%) of the City's portion of permit fees applicable to another model home upon receipt of certificates of occupancy and sale to a third party for residential use, ten (10) homes other than the model home for which the reduction had been received; and,
- (v) The builder agrees to remit fifty percent (50%) of the City's portion of permit fees if the model home is sold within one year of the issuance of a certificate of occupancy or one hundred percent (100%) of the reduction if such builder had received a reduction in Speculative Home Incentive Program.

Section 3. For purposes of this Ordinance, the City's portion of permit fees shall include the following fees:

- (i) Building permit fee;
- (ii) Building plan review fee;
- (iii) Water connect fee;
- (iv) Sewer connect fee;
- (v) Public walk and driveway fee;
- (vi) Parks land cash fee;
- (vii) Capital fees for municipal building, library, police, public works, engineering and parks; and,
- (viii) Inspection fees.

Section 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 5. This Ordinance shall be in full force and effect after its passage, publication, and approval as provided by law.

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

28 day of October, 2014.

Bett Wants
City Clerk

CARLO COLOSIMO

JACKIE MILSCHEWSKI

CHRIS FUNKHOUSER

ROSE ANN SPEARS

KEN KOCH

LARRY KOT

JOEL FRIEDERS

DIANE TEELING

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this

29 day of <u>OCTOBER</u>, 2014.

49



Reviewed By:	
Legal	
Finance	
Engineer	
City Administrator	
Community Development	
Purchasing	
Police	
Public Works	
Parks and Recreation	

Agenda Item Number
New Business #6
Tracking Number
EDC 2020-54

#### **Agenda Item Summary Memo**

<b>Title:</b> PZC 2020-11	Kendall Marketplace – Phase 2	and 3 – Final Plat	
Meeting and Date:	Economic Development Comm	nittee – December 1, 2020	
Synopsis: Proposed	l Final Plat for Kendall Marketpl	ace Townhomes Phases 2 and 3	
<b>Council Action Pre</b>	viously Taken:		
Date of Action:	Action Taken:		
Item Number:			
Type of Vote Requi	ired:		
Council Action Rec	quested:		
Submitted by:	Jason Engberg, AICP	Community Development	
	Name	Department	
Agenda Item Notes:			
See attached memor	randum.		



### Memorandum

To: Economic Development Committee From: Jason Engberg, Senior Planner

CC: Krysti Barksdale-Noble, Community Development Director

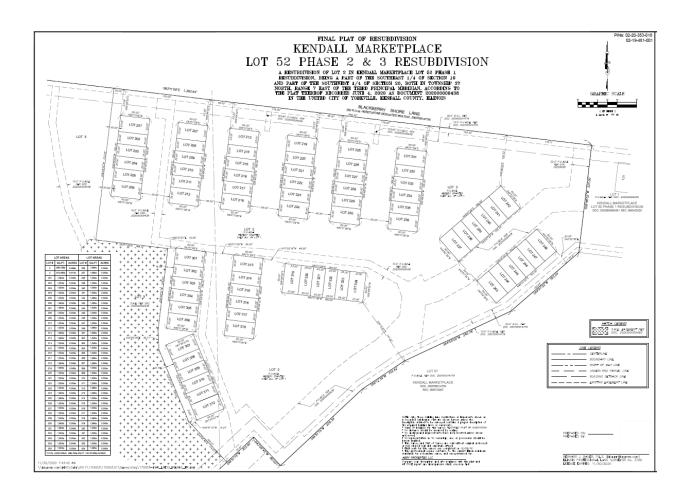
Bart Olson, City Administrator

Date: November 23, 2020

Subject: PZC 2020-11 Kendall Marketplace- Phase 2 & 3 (Final Plat)

#### **PROPOSED REQUEST:**

The petitioner, Luz M. Padilla, Abby Properties, LLC is seeking Final Plat approval for an approximately 20.7-acre site consisting of 72 lots for single-family attached dwelling units and 2 lots for open space and a future phase of development. The properties being subdivided are Phases 2 and 3 of the Kendall Marketplace Townhome Development. Phase 1 of the development was subdivided into 48 lots for single-family attached dwelling units in May 2020. The petitioner is only requesting final plat approval for these two phases and plans on subdividing Phase 4 at a later date.



#### PROPERTY SUMMARY/HISTORY:

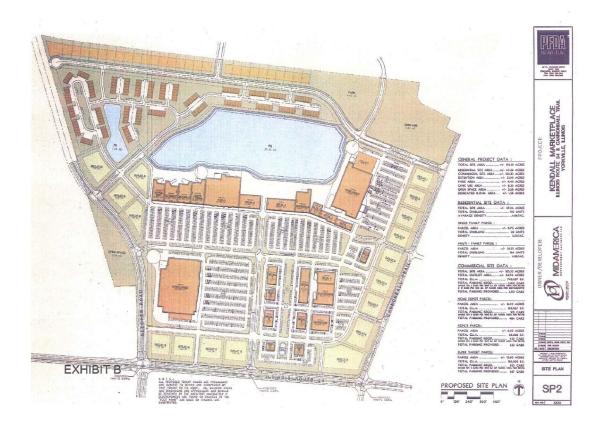
The subject property is currently zoned as R-3 Multi-Family Attached Residence District as part of the Kendall Marketplace Planned Unit Development. The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Detached Homes Kylyn's Ridge Subdivision
East	B-3 General Business District R-3 Multi-Family Attached Residence District	Retention Pond Phase 1 Kendall Marketplace TH
South	B-3 General Business District	Retention Pond/Vacant Lots
West	A-1 Agricultural (Kendall County)	Farmland

The proposed area is both Phase 2 and 3 of the Kendall Marketplace Townhome Development (see attached Phase Plan). The original phasing plan was submitted at the end of 2019 when the petitioner began the process of subdividing Phase 1 into the now 48 townhome lots. The submitted Final Plat for Phase 2 and 3 are in line with this phasing plan.

#### **PROJECT SUMMARY:**

This final plat request is a continuance to complete the residential portion of the Kendall Marketplace Development which was adopted in 2006 (Ord. 2006-125). This ordinance states ""[t]he development of the property shall be generally pursuant to the Conceptual Plans attached hereto and incorporated herein as Exhibit "B" as illustrated below:



Similar to the Phase 1 Final Plat, this proposed final plat conforms to the Conceptual Plan illustrated in the regulating ordinance. The Conceptual Plan illustrates additional townhomes on Lot 3 which will be resubdivided at a later date as shown in the phasing plan submitted by HR Green.

#### **PLAN COUNCIL COMMENTS:**

A Plan Council meeting was held on November 12, 2020 with the petitioner and City staff. Community Development staff asked the petitioner if they would like to resubdivide the entire development to avoid another final plat process. The petitioner stated they were comfortable coming back to subdivide Phase 4 at a later date and did not mind going through the process again.

Additionally, staff inquired about the stormwater detention for these phases as it seems the stormwater detention basin is part of Phase 4. The petitioner stated, and was confirmed by the City Engineer, that the stormwater mitigation area was existing and only needed to be maintained throughout the development process. Therefore, the stormwater management for the proposed phases is already in place.

Finally, Engineering staff provided the petitioner with their comments on the original final plat submission (see attached). The petitioner has provided an updated final plat with a letter addressing each item (see attached) which are both dated November 20, 2020.

#### **STAFF COMMENTS:**

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development. Additionally, the phasing exhibit also shows the future phase will align with the plan as well.

The proposed request is scheduled for Planning and Zoning Commission review on January 13, 2021. Per the Subdivision Control Ordinance requirements, recommendations from both the PZC and EDC will be forwarded to City Council. If further review is requested by the EDC after PZC's recommendation, staff has tentatively scheduled a follow-up EDC meeting for February 2, 2021 with final determination by the City Council at the February 9th meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

#### **ATTACHMENTS:**

- 1. Petitioner Applications
- 2. Phase 2 and 3 Final Plat (November 20, 2020)
- 3. Kendall Marketplace Phasing Exhibit
- 4. EEI Comments (October 29, 2020)
- 5. HR Green Response Letter (November 20, 2020)



# APPLICATION FOR FINAL PLAT/REPLAT

DATE: 10/4/2020	PZC NUMBER:	DEVELOPMENT NAME:	s of Kondall Marketplace
PETITIONER INFORMATION			
NAME: Luz M. Padilla		COMPANY: Abby Properties, LLC	
MAILING ADDRESS: P.O. Box 145			
CITY, STATE, ZIP: Plano, IL 60545		TELEPHONE: ○ HOME  ● BUSINESS 6	303657229
EMAIL: abbyproperties.llc@gma	ail.com	FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Abb	y Properties, LLC		
IF LEGAL TITLE IS HELD BY A LAND TRUST,	LISTTHE NAMES OF ALL HOLDERS OF AN	IY BENEFICIAL INTEREST THEREIN:	
PROPERTY STREET ADDRESS: 1000 Bla	ackberry Shore, Yorkville, IL	60560	
Located between Blackberry S Request being made for phas	Shore and Gillespie Lane in \	Yorkville. ously approved development and	d phased exhibit.
CURRENT ZONING CLASSIFICATION: Mult	ifamily PUD		
TOTAL LOT ACREAGE: +/-11.226 (PI	nase 2 & 3)	TOTAL NUMBER OF LOTS TO BE CREATED:	72 Lots and 1 outlot (P2&P3)
PROPOSED LOT AREAS AND DIMENSION	NS		
LOT NUMBER	LOT DIMENSIO	NS (W x L, IN FEET)	LOT AREA (IN SQUARE FEET)
Lot 2 (Gross)	Irregular and Varies - See Attached Pla		+/- 489,039
Lot 201 to 248	Phase 2 - 48 Units		
Lot 301 to 324	Phase 3	3 - 24 Units	



Over forty (40) acres, but less than one hundred (100)

In excess of one hundred (100.00) acres

### **APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY**

PROJECT NAME:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 1000 Blackberry Shore	Yorkville, IL 60560
to cover all actual expenses occurred as Fund include, but are not limited to, plat to legal fees, engineering and other plat fund account is established with an initial deposit is drawn against to pay for these Party will receive an invoice reflecting the amount, the Financially Responsible Pareviews/fees related to the project are recommissions may be suspended until the balance to the Financially Responsib	eville to require any petitioner seeking approares a result of processing such applications and a review of development approvals/enginee in reviews, processing of other governmenta al deposit based upon the estimated cost for eservices related to the project or request. Prove charges made against the account. At any the try will receive an invoice requesting additional fulling in the event that a deposit account is reaccount is fully replenished. If additional fulle Party. A written request must be submitted tributed by the 15th of the following month.	oval on a project or entitlement request to establish a Petit requests. Typical requests requiring the establishment of a ring permits. Deposit account funds may also be used to coll applications, recording fees and other outside coordinations services provided in the INVOICE & WORKSHEET PETITION eriodically throughout the project review/approval process, ime the balance of the fund account fall below ten percent (nonal funds equal to one-hundred percent (100%) of the into timmediately replenished, review by the administrative stands remain in the deposit account at the completion of the end by the Financially Responsible Party to the city by the 15th All refund checks will be made payable to the Financially Responsible Party to the Financia	ioner Deposit Account Fund a Petitioner Deposit Account ver costs for services related on and consulting fees. Each N APPLICATION. This initial the Financially Responsible 10%) of the original deposit nitial deposit if subsequent taff, consultants, boards and project, the city will refund th of the month in order for
ACKNOWLEDGMENT OF FINANCIAL RE	SPONSIBILITY		
NAME: Luz M. Padilla	DOTO SALES AND THE TOTAL OF THE SALES AND TH	COMPANY: Abby Properties, LLC	
MAILING ADDRESS: P.O. Box 145			
CITY, STATE, ZIP: Plano, IL 60545		TELEPHONE: 6303657229	
EMAIL: abbyproperties.llc@gma	ail.com	FAX:	
Yorkville, I will provide additional funds Company/Corporation of their obligation transfer of funds. Should the account go Luz M. Padilla PRINT NAME	to maintain the required account balance. F to maintain a positive balance in the fund a into deficit, all City work may stop until the r	may exceed the estimated initial deposit and, when requirently the sale or other disposition of the property does not count, unless the United City of Yorkville approves a Change equested replenishment deposit is received.  Manager  TITLE	not relieve the individual or
SIGNATURE*	rr)	DATE  DATE  The Life a corporation is listed, a corporate officer must sign the all the LEGAL DEPOSITS:  Less than two (2) acres	
Over one (1) acre, but less than ten (10) a	cres \$10,000	Over two (2) acres, but less than ten (10) acres	\$1,000 \$2,500
Over ten (10) acres, but less than forty (4)	0) acres \$15,000	Over ten (10) acres	\$5.000

\$20,000

\$25,000

\$5,000



# APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION	
NAME: Kathy West	COMPANY: Dommerbuth Cobine West Gensler Philipchuck & C
MAILING ADDRESS: 111 E. Jefferson	
CITY, STATE, ZIP: Naperville, IL 60540	TELEPHONE: 6303555800
EMAIL: kcw@dbcw.com	FAX:
ENGINEER INFORMATION	
NAME: David Schultz	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Dr. Ste. 1	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 6305537560
EMAIL: dschultz@hrgreen.com	FAX:
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Bernard Bauer	COMPANY: HR Green
MAILING ADDRESS: 2363 Sequoia Dr Ste 1	
CITY, STATE, ZIP: Aurora, IL 60506	TELEPHONE: 6305537560
EMAIL: bbauer@hrgreen.com	FAX:
ATTACHMENTS	
Petitioner must attach a legal description of the property to this application at	nd title it as "Exhibit A".
AGREEMENT	
I VERIFY THAT ALL THE INFORMATION IN THIS APPLICATION IS TRUE TO THE BEST O OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE AND PLANNING CONSULTAI SCHEDULED COMMITTEE MEETING.	F MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS NT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT
I UNDERSTAND ALL OF THE INFORMATION PRESENTED IN THIS DOCUMENT AND UNFAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS OUTLINED ABOVE.	DERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN
Luz Maria Padilla PETITIONER SIGNATURE	
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTIT	LEMENTS ON THE PROPERTY.
Luz Maria Padilla OWNER SIGNATURE	



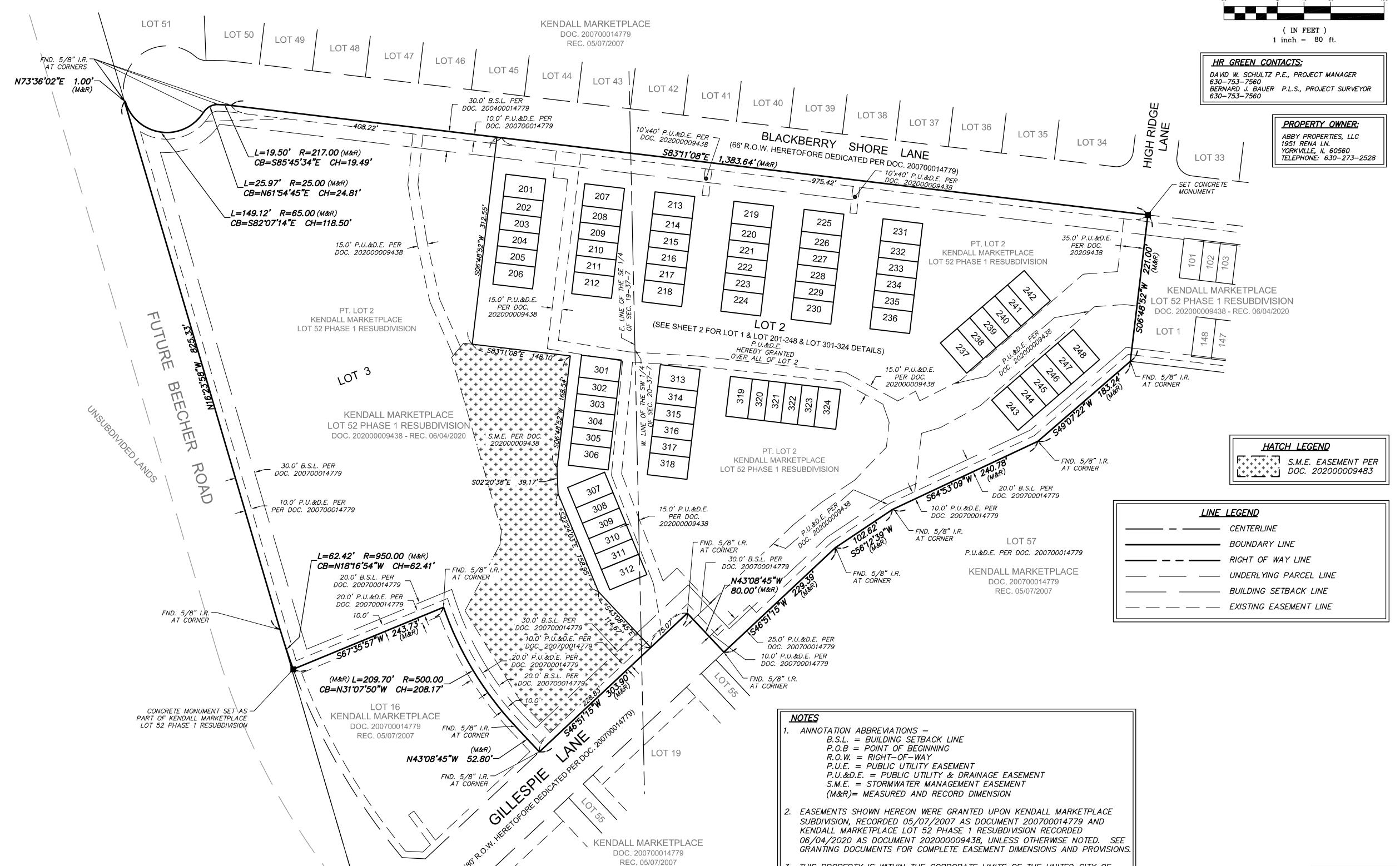
OWNER SIGNATURE

# APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION .	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
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 propert	ry to this application and title it as "Exhibit A".
AGREEMENT	
OUTLINED AS WELL AS ANY INCURRED ADMINISTRATIVE ANI SCHEDULED COMMITTEE MEETING.	I IS TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND AND ACCEPT ALL REQUIREMENTS AND FEES AS D PLANNING CONSULTANT FEES WHICH MUST BE CURRENT BEFORE THIS PROJECT CAN PROCEED TO THE NEXT
FAULT AND I MUST THEREFORE FOLLOW THE REQUIREMENTS	HIS DOCUMENT AND UNDERSTAND THAT IF AN APPLICATION BECOMES DORMANT IT IS THROUGH MY OWN OFFICIAL SEAL JENNIFER GARCIA NOTARY PUBLIC - STATE OF ILLINOIS
Luz Maria Padilla PETITIONER SIGNATURE	MY COMMISSION EXPIRES:07/23/22
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUET	THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.  OFFICIAL SEAL JENNIFER GARCIA

# FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION

A RESUBDIVISION OF LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2020 AS DOCUMENT 202000009438 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



LOT 17

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements

\* Basis of bearings for this survey: RECORDED PLAT OF SUBDIVISION

\* No distance should be assumed by scaling.

\* No underground improvements have been located unless shown

and noted.

\* No representation as to ownership, use, or possession should be hereon implied.

\* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.

\* Field work for this survey was completed on 12/09/19.

\* This professional service conforms to the current Illinois minimum

ABBY PROPERTIES LLC

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

standards for a boundary survey and was performed for:

11/20/2020 4:45:23 PM

 $\label{lem:loss_loss} J: \2017\170053\170053.01\Survey\Dwg\170053-KMP\_LOT52\_PH2\&3\_FP.dwg$ 

LOT AREAS

241 1,500± 0.034±

243 1,860± 0.043±

305 | 1,500± | 0.034±

306 1,980± 0.045±

307 | 1,980± | 0.045±

308 | 1,500± | 0.034±

 $0.045 \pm$ 

 $0.034 \pm$ 

 $0.045 \pm$ 

CROSS ACCESS EASEMENT

A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS

LOT 52 PHASE 1 RESUBDIVISION RECORDED 06/04/2020

AS DOCUMENT 202000009438, FOR THE BENEFIT OF ALL

LOTS WITHIN THIS SUBDIVISION AND ANY FUTURE PHASES

WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

AND SIDEWALKS WAS GRANTED PER KENDALL MARKETPLACE

319 | 1,980± | 0.045±

320 | 1,500± | 0.034±

321 | 1,500± | 0.034±

322 | 1,500± | 0.034±

LOT AREAS

3 | 410,065± | 9.414±

206 1,980±

211 1,500±

217 1,500±

218 1,980±

219 1,980±

224 1,980±

230 1,980±

231 1,980±

232 1,500±

235 | 1,500± | 0.034±

210 | 1,500± | 0.034±

LOT # | SQ.FT. | ACRES | LOT # | SQ.FT. | ACRES

0.034±

0.034±

0.045±

0.034±

0.034±

 $0.034 \pm$ 

0.034±

0.034±

0.034±

0.045±

0.045±

0.034±

0.045±

 $0.045 \pm$ 

 $0.034 \pm$ 

0.034±

 $0.034 \pm$ 

0.045±

0.045±

0.034±

0.034±

TOTAL LAND AREA: 899,783± SQ.FT. OR 20.656± ACRES

209 1,500± 0.034± 246 1,500± 0.034±

PREPARED ON: \_\_\_\_ PREPARED BY:

THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF

5/8" STEEL RODS SET @ ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.

RESIDENTIAL BUILDINGS UPON LOTS 201 THROUGH 248, INCLUSIVE AND LOTS

301 TROUGH 324, INCLUSIVE, WILL BE SUBJECT TO THE CITY OF YORKVILLE'S

PROPERTY ZONING IS R-3 (PUD) IN THE UNITED CITY OF YORKVILLE.

BUILDING PERMIT REVIEW PROCESS.

BUILDINGS AND IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE

# FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com) ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799 LICENSE EXPIRES: 11/30/2020

O. DATE BY REVISION DESCRIPTION
1 11/20/20 BJB PER EEI COMMENTS DATED 10/29/2020

PINs: 02-20-353-018

GRAPHIC SCALE

02-19-481-001

llinois Professional Design Firm # 184-00133 33 Sequoia Drive, Suite 101, ora, Illinois 60506 30.553.7560 f. 630.553.7646 w.hrgreen.com



FINAL PLAT OF RESUBDIVISION
KENDALL MARKETPLACE
LOT 52 PHASE 2 & 3
RESUBDIVISION

BAR IS ONE INCH ON
OFFICIAL DRAWINGS

0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY

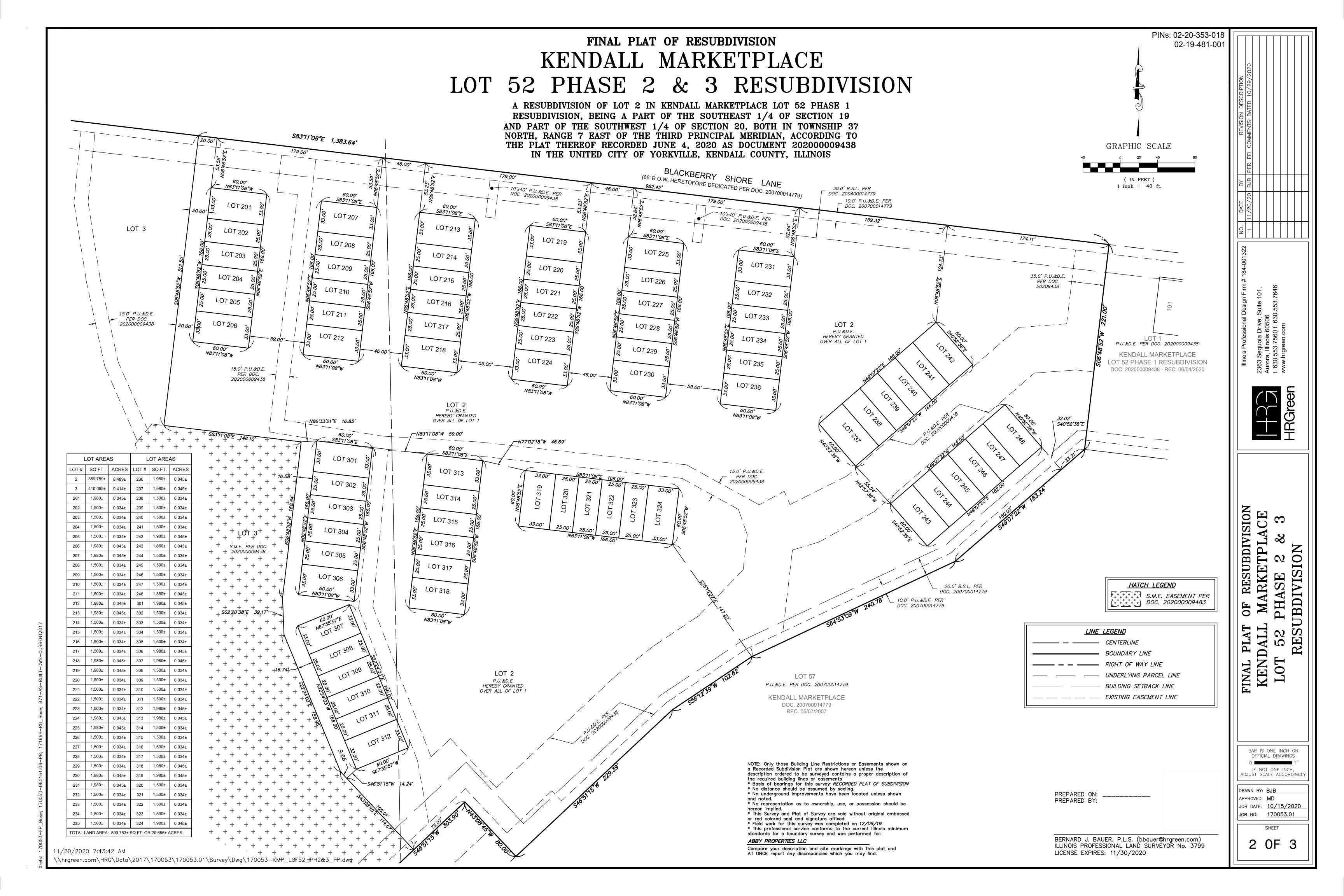
DRAWN BY: BJB

APPROVED: MD

JOB DATE: 10/15/2020

JOB NO: 170053.01

SHEET



# KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION

A RESUBDIVISION OF LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2020 AS DOCUMENT 202000009438 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

OWNERSHIP CERTIFICATE	
STATE OF)	
) S.S. COUNTY OF)	
THIS IS TO CERTIFY THAT  AN ILLINOIS CORPORATION, IS THE FEE SIMPLE SURVEYOR'S CERTIFICATE AND HAVE CAUSED PLATTED AS SHOWN HEREON FOR THE USES A	OWNER OF THE PROPERTY DESCRIBED FOREGOING THE SAME TO BE SURVEYED, SUBDIVIDED, AND AND PURPOSES HEREIN SET FORTH AS ALLOWED AND ACKNOWLEDGE AND ADOPT THE SAME UNDER THE
THOROUGHFARES, STREETS, ALLEYS AND PUBL ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTI	PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR LIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY HER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE VILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT
THE UNDERSIGNED FURTHER CERTIFY THAT AITHE BOUNDARIES OF YORKVILLE COMMUNITY UI	LL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN NIT SCHOOL DISTRICT 115.
DATED AT,,	, THIS, DAY OF, 20
CORPORATION NAME	-
COMPLETE ADDRESS	-
BY:	SECRETARY
PRINTED NAME	PRINTED NAME
NOTARY CERTIFICATE           STATE OF	
<i>l</i> ,	, NOTARY PUBLIC IN AND FOR
THE STATE AND COUNTY AFORESAID, HEREB AND SECRETARY OF ME THIS DAY AND ACKNOWLEDGED THAT AS SINSTRUMENT AND CAUSED THE CORPORATE	Y CERTIFY THAT
GIVEN UNDER MY HAND AND NOTARIAL SEAL	THIS DAY OF, 20
NOTARY PUBLIC	
COUNTY CLERK'S CERTIFICATE  STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)	
CERTIFY THAT THERE ARE NO DELINQUENT GEN	ERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY NERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID SALES AGAINST ANY OF THE LAND INCLUDED IN THE AT I HAVE RECEIVED ALL STATUTORY FEES IN
GIVEN UNDER MY HAND AND SEAL OF THE CO	UNTY CLERK AT YORKVILLE,
ILLINOIS, THISDAY OF	20
COUNTY CLERK	

CCUNTY OF KENDALL)  CHARMAN  CITY ADMINISTRATOR'S CERTIFICATE  STATE OF ILLINOIS )  COUNTY OF KENDALL)  S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS	COUNTY OF NEWDALLY	
CHY ADMINISTRATOR'S CERTIFICATE  STATE OF ILLINOIS ) S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS	ADDROVED AND ACCEPTED	D. BY THE DIAMBING AND ZONING COMMISSION OF THE UNITED CITY.
CITY ADMINISTRATOR'S CERTIFICATE  STATE OF ILLINOIS ) S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS		
CITY ADMINISTRATOR'S CERTIFICATE  STATE OF ILLINOIS ) S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS		
CITY ADMINISTRATOR'S CERTIFICATE  STATE OF ILLINOIS ) S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS	CHAIRMAN	<del></del>
STATE OF ILLINOIS ) S.S. COUNTY OF KENDALL) APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS		
STATE OF ILLINOIS ) S.S. COUNTY OF KENDALL) APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS		
COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS		R'S CERTIFICATE
COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE ILLINOIS, THIS	STATE OF ILLINOIS )	S. S.
CITY CLERK'S CERTIFICATE  STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, BY ORDINANCE NO		
CITY CLERK'S CERTIFICATE  STATE OF ILLINOIS ) S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, BY ORDINANCE NO AT A MEETING HELD THIS DAY OF  CITY CLERK  CITY COUNCIL CERTIFICATE  STATE OF ILLINOIS ) S.S.  COUNTY OF KENDALL)  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)  S.S.  COUNTY OF KENDALL)  S.S.  COUNTY OF KENDALL)  S.S.  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  COUNTY OF KENDALL)		•
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COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, BY ORDINANCE No	_	TIONIE
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, BY ORDINANCE No AT A MEETING HELD THIS DA OF	<i>(</i> ) s	S.S.
ILLINOIS, BY ORDINANCE No AT A MEETING HELD THIS DA  OF, 20  CITY CLERK  CITY COUNCIL CERTIFICATE  STATE OF ILLINOIS )  (IS.S.)  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK  ILLINOIS, THIS DAY OF, 20  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  (IS.S.)  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORK/VILLINOIS.	•	TO BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK
CITY COUNCIL CERTIFICATE  STATE OF ILLINOIS ) S.S. COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, THIS DAY OF, 20  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS ) S.S. COUNTY OF KENDALL)  I, CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY OF YORKYILLINOIS AND CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY ENGINEER FOR THE UNITED CITY OF YORKYILLINOIS AND CITY OF YORKYILLINOIS	•	
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STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, THIS DAY OF, 20  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLINOIS AND CITY OF YORKVILLINOIS.		·
STATE OF ILLINOIS )  ) S.S.  COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, THIS DAY OF, 20  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  ) S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVIL		·
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COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK ILLINOIS, THIS DAY OF, 20  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVIL	CITY CLERK	
ILLINOIS, THIS DAY OF, 20  MAYOR  CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVIL	CITY CLERK  CITY COUNCIL CERTI STATE OF ILLINOIS )	IFICATE
CITY ENGINEER'S CERTIFICATE  STATE OF ILLINOIS )  () S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVIL	CITY CLERK  CITY COUNCIL CERTIL  STATE OF ILLINOIS ) ) S	IFICATE
STATE OF ILLINOIS )  ) S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVIL	CITY CLERK  CITY COUNCIL CERTIL STATE OF ILLINOIS ) COUNTY OF KENDALL)  APPROVED AND ACCEPTE	IFICATE  S.S.  TD BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK
STATE OF ILLINOIS )  ) S.S.  COUNTY OF KENDALL)  I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVIL	CITY CLERK  CITY COUNCIL CERTI  STATE OF ILLINOIS )  COUNTY OF KENDALL)  APPROVED AND ACCEPTE ILLINOIS, THIS	IFICATE  S.S.  TD BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORK
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CITY ENGINEER

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KENDALL COUNTY RIGHT TO FARM STATEMENT

KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT

FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY

ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT

UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE.

NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND

### EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE. FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS". AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS. WHETHER PUBLIC OR PRIVATE. TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS, SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. PRIVATE OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (or similar designation) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (or similar designation), WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF THE REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL. RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER,

### EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH. NICOR. THE CITY OF YORKVILLE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE UNITED CITY OF YORKVILLE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT". TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE

FOLLOWING ANY WORK TO BE PERFORMED BY THE UNITED CITY OF YORKVILLE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

### RECORDER'S CERTIFICATE

STATE OF ILLINOIS COUNTY OF KENDALL)

IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS. ON THIS \_\_\_\_\_ DAY OF

KENDALL COUNTY RECORDER

### DRAINAGE CERTIFICATE

STATE OF ILLINOIS

COUNTY OF KENDALL)

REGISTERED PROFESSIONAL ENGINEER AND OWNER (OR HIS ATTORNEY) SUBMIT THE TOPOGRAPHICAL AND PROFILE STUDIES AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED. REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_

OWNER (OR DULY AUTHORIZED ATTORNEY)

REGISTERED PROFESSIONAL ENGINEER

### SURVEYOR'S CERTIFICATE

COUNTY OF KANE )

THIS IS TO CERTIFY THAT I, BERNARD J. BAUER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003799, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, A RESUBDIVISION OF LOT 52 IN KENDALL MARKETPLACE, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 4, 2020 AS DOCUMENT 202000009438 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMAL

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM MAP NO. 17093C0037H, BEARING AN EFFECTIVE DATE OF JANUARY 8, 2014. ALL OF THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

I FURTHER CERTIFY THAT I HAVE SET ALL EXTERIOR SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT, AND THAT ALL INTERIOR MONUMENTS SHALL BE SET AS REQUIRED BY STATUTE (ILLINOIS REVISED STATUTES 1989, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS

THIS PROFESSIONAL SERVICE CONFORMS WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS 19TH DAY OF MAY, 2020.

# FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799 LICENSE EXPIRATION DATE: 11/30/2020

\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_\_O'CLOCK \_\_\_\_.M.

PINs: 02-20-353-018

02-19-481-00



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BAR IS ONE INCH ON OFFICIAL DRAWINGS IF NOT ONE INCH. ADJUST SCALE ACCORDINGLY

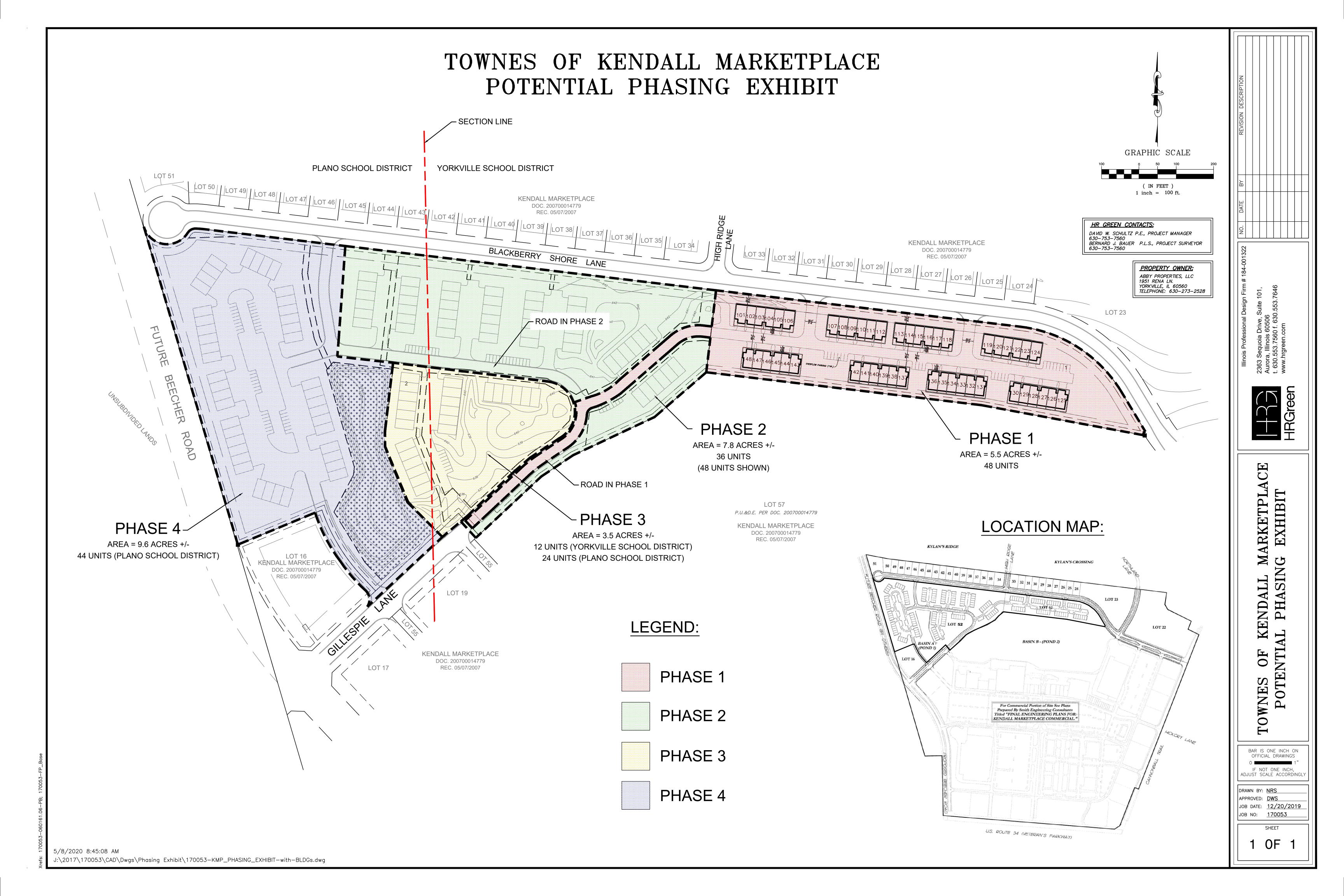
DRAWN BY: BJB APPROVED: MD JOB DATE: <u>10/15/2020</u> JOB NO: <u>170053.01</u>

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements \* Basis of bearings for this survey: RECORDED PLAT OF SUBDIVISION \* No distance should be assumed by scaling. \* No underground improvements have been located unless shown and noted. \* Field work for this survey was completed on 12/09/19. \* This professional service conforms to the current Illinois minimum

\* No representation as to ownership, use, or possession should be \* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.

standards for a boundary survey and was performed for: Compare your description and site markings with this plat and

AT ONCE report any discrepancies which you may find. 11/20/2020 7:43:42 AM





October 29, 2020

Ms. Krysti Barksdale-Noble Community Development Director United City of Yorkville 800 Game Farm Road Yorkville, IL 60560

Re: Kendall Marketplace – Lot 52 (Phase 2 & 3) Final Plat Review

United City of Yorkville, Kendall County, Illinois

#### Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Potential Phasing Exhibit of Kendall Marketplace Lot 52 Phase 2 & 3 dated December 20, 2019
- Final Plat for Resubdivision of Kendall Marketplace Lot 52 Phase 2 & 3 dated October 15, 2020 and prepared by HR Green
- Application for Final Plat/Replat dated October 16, 2020

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

- 1. The Cross-access easement needs to be modified to reflect the easement being granted as part of the Final Plat of Resubdivision Kendall Marketplace Lot 52 Phase 1 Resubdivision.
- 2. Since Lot 2 is being subdivided, we recommend that Lot 2 be changed to Lot 4.
- 3. On Sheet 1, the note under Lot 2 references Lot 1 but it should be revised to the correct lot number.
- 4. On Sheet 1, the callout for "Kendall Marketplace Lot 52 Phase 1 Resubdivision Doc. 202000009438 Rec. 06/04/2020" needs to be moved off of the hatched area.

Ms. Krysti Barksdale-Noble October 29, 2020 Page 2 of 2

- 5. On Sheet 1, the call outs for "PT. Lot 2" is unnecessary and should be removed.
- 6. The lot numbers need to be numbered consecutively.
- 7. All final engineering items will need to be addressed, including confirmation of planned improvements, permitting, updated engineer's estimate and performance security, etc.

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.

Chief Operating Officer / President

pc: Mr. Bart Olson, City Administrator (via e-mail)

Ms. Erin Willrett, Assistant City Administrator (via e-mail)

Mr. Jason Engberg, Senior Planner (via e-mail)

Mr. Eric Dhuse, Director of Public Works (via e-mail)

Mr. Pete Ratos, Building Department (via e-mail)

Ms. Dee Weinert, Admin Assistant (via e-mail)

Ms. Lisa Pickering, City Clerk (via e-mail)

Mr. Luz Padilla, Abby Properties, Inc (via e-mail)

Mr. David Schultz, HR Green (via e-mail)

TNP, NLS EEI (Via e-mail)



≥ 2363 Sequoia Drive | Suite 101 | Aurora, IL 60506
Main 630.553.7560 + Fax 630.553.7646

#### DEVELOPMENT

#### 11/20/20

United City of Yorkville
Ms. Krysti Barksdale-Noble
Community Development Director
800 Game Farm Road
Yorkville, IL 60560

Re: Kendall Marketplace - Lot 52 (Phase 2 &3) - Final Plat Review

United City of Yorkville

Response to Review Comments No. 1

HR Green Job No.: 170053.01

Dear Ms. Barksdale-Noble,

Please see below our response to Engineering Enterprise, Inc. (EEI) review comment letter dated October 29, 2020. Responses to each comment are shown in **bold** following the comment.

1. The Cross-access easement needs to be modified to reflect the easement being granted as part of the Final Plat of Resubdivision Kendall Marketplace Lot 52 Phase 1 Resubdivision.

#### RESPONSE:

Revised as requested.

2. Since Lot 52 is being subdivided, we recommend that Lot 2 be changed to Lot 4.

#### RESPONSE:

Once all phases are complete, it would be preferred to have the common area lots to be numbered consecutively 1, 2, 3...We would recommend and prefer to leave Lot 2 as shown.

3. On Sheet 1, the note under Lot 2 references Lot 1 but it should be revised to the correct lot number.

#### RESPONSE:

Revised as requested.

4. On Sheet 1, the callout for "Kendall Marketplace Lot 52 Phase 1 Resubdivision Doc. 202000009438 – Rec. 06/04/2020" needs to be moved off of the hatched area.

#### RESPONSE:

Revised as requested.

5. On sheet 1, the call outs for "PT. Lot 2" is unnecessary and should be removed.

#### RESPONSE:

The call outs of Pt. Lot 2 reference the underlying Lot 2 of the Phase 1 resubdivision. It is the surveyor's opinion that they should remain. Text will be revised to clarify that it refers to the underlying lot.

6. The lot numbers need to be numbered consecutively.

#### RESPONSE:

Lot numbers 201-248 and Lot 301-324 are number consecutively and are indicative of the engineering phasing plans. We would recommend and prefer for them to remain as shown.





7. All final engineering items will need to be addressed, including confirmation of planned improvements, permitting, updated engineer's estimate and performance security, etc.

#### **RESPONSE:**

Noted and since the final engineering has been recently updated and approved as the whole development, this will be considered an ongoing task with the City and Engineer to provide the necessary phasing permits approvals and security bonds prior to construction kickoff.

Sincerely,

HR GREEN DEVELOPMENT, LLC

David Schultz, PE, LEED AP

Project Manager

Ds/cm



Reviewed By:	
Legal	
Finance	
Engineer	
City Administrator	
Community Development	
Purchasing	
Police	
Public Works	ΙШ
Parks and Recreation	

Agenda Item Number
New Business #7
Tracking Number
EDC 2020-55

Agenda Item Summary Memo					
Title: Grande Reserve - Neighborhood 5/Units 15 & 22 (Townhomes) – Final Plat Amendment					
Meeting and Date: Economic Development Committee – December 1, 2020					
Synopsis: Proposed Final Plat Amendment for Neighborhood 5/Units 15 & 22 (Townhomes)					
within the Grande Reserve subdivision.					
Council Action Previously Taken:					
Date of Action: May 8, 2018 Action Taken: Approval of Development Agreement					
Item Number: CC 2018-26					
Type of Vote Required: Majority					
Council Action Requested: Vote					
Submitted by: Krysti J. Barksdale-Noble, AICP Community Development					
Name Department					
Agenda Item Notes:					
See attached memorandum.					



### Memorandum

To: Economic Development Committee

From: Krysti J. Barksdale-Noble, Community Development Director

CC: Bart Olson, City Administrator

Date: November 3, 2020

Subject: PZC 2020-12 Grande Reserve – Units 15 & 22/NH 5 (Final Plat

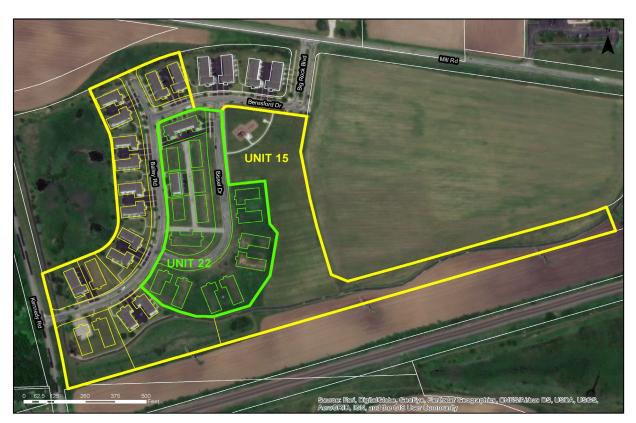
Amendment)

Proposed Final Plat Amendment for Townhomes

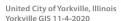
#### **Proposed Request:**

The petitioner, Bruce A. Mellen, on behalf of DR Horton, Inc.- Midwest, is seeking Final Plat amendment approval to convert the existing 17 EBE (Exception to Blanket Easements) parcels to 80 "fee simple" lots consisting of approximately 7.236 acres in Grande Reserve Units 15 and 22 in Neighborhood 5. The lots are planned for new residential townhome units.

The subject property, located south of Mill Road and east of Kennedy Road in the northeast quadrant of the city, was originally annexed in 1997 and approved as a planned residential development in 2003 with roughly 2,600 single-family, duplex, townhome and apartment dwelling units. Currently, Units 15 and 22 are partially built-out with townhomes of which DR Horton, Inc.-Midwest has 80 townhome units for construction under contract from the developer, ASLI VI, LLLP (Avanti Properties Group). Additionally, Avanti Properties Group agreed in 2018 to front fund \$215,000 of engineering design costs for the future improvements to Mill Road.



Grande Reserve Units 15 & 22 of Neighborhood 5

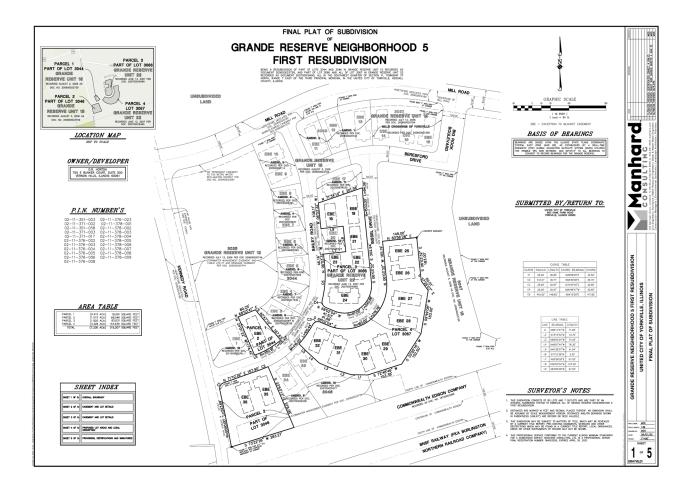


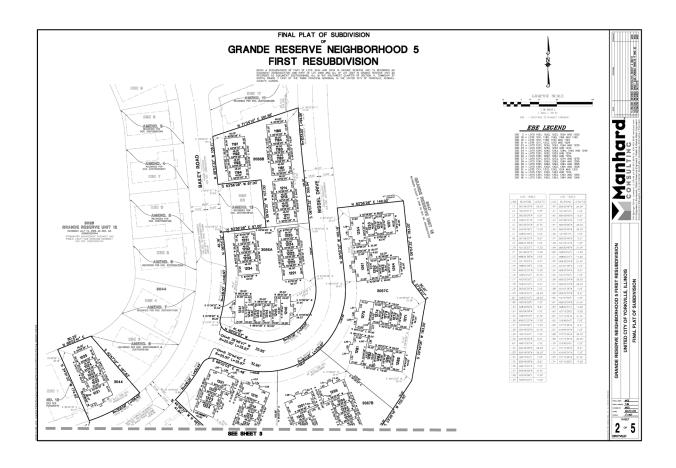


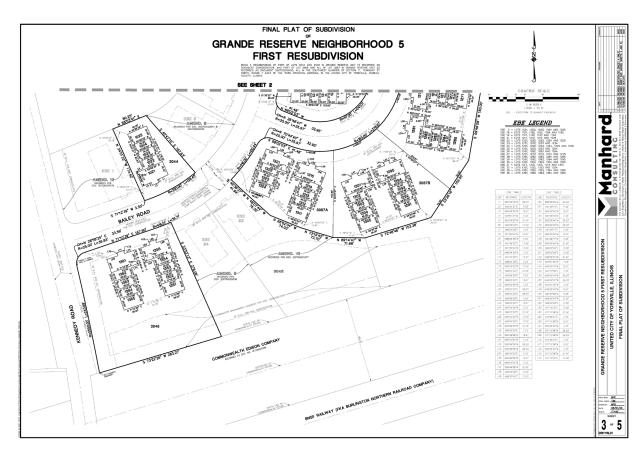
#### **Proposed Final Plat of Resubdivision:**

The proposed 1<sup>st</sup> Resubdivision of Neighborhood 5 (Units 15 & 22) in Grande Reserve, as prepared by Manhard Consultants Ltd., conforms to those originally approved final plat but seeks to revise the land where the townhome units are to be built on an "exception to blanket easement" (EBE) to a "fee simple" lot. The purpose for the requested change is for easier transfer of title. Generally, an "easement" is a non-possessory interest in a portion of real property, meaning, while the holder of the easement may use the land, they do not actually own it. Conversely, a "fee simple" lot results in a complete transfer of ownership rights.

The current final plat illustrates dashed lines representing the seventeen (17) exceptions to the blanket easements clustered located along Bailey Road and Bissel Drive (sheet 1 of 3). Each exception easement consists of 4-5 townhome units. On the proposed resubdivided final plat (sheet 2 of 3), each of the "exception to blanket easements" (EBE) have been converted to a total of eighty (80) lots consisting of individual townhome units, depicted as follows:







	FINAL PLAT SUMMARY				
	Original Final Plat	Proposed Final Plat			
Parcel 1	EBE 2	Lots 1021, 1022, 1023, 1024 and 1025			
Parcel 2	EBE 35, 36	Lots 1361, 1362, 1363, 1364, 1365, 1355,			
		1354, 1353, 1352 and 1351			
Parcel 3	EBE 18, 19, 21, 22, 23, 24	Lots 1185, 1184, 1183, 1182, 1181, 1191,			
		1192, 1193, 1194, 1214, 1213, 1212, 1211,			
		1231, 1232, 1233, 1234, 1225, 1224, 1223,			
		1222, 1221, 1241, 1242, 1243, 1244, 1245 and			
		1246			
Parcel 4	EBE 25, 26, 27, 28, 29, 30, 31, 32	1254, 1253, 1252, 1251, 1261, 1262, 1263,			
		1264, 1275, 1274, 1273, 1272,1271, 1281,			
		1282, 1283, 1284, 1295, 1295, 1294, 1293,			
		1292, 1291, 1301, 1302, 1303, 1304, 1305,			
		1315, 1314, 1313, 1312, 1311, 1321, 1322,			
		1323 and 1324			
TOTAL		7.236 Acres 315,207 SF			

No other changes to building setbacks or minimum building separations are requested for the townhome lots in the proposed Final Plat of Grande Reserve, Neighborhood 5 First Resubdivision as presented by the petitioner.

#### **Staff Comments:**

The proposed Final Plat of Grande Reserve, Neighborhood 5 First Resubdivision has been reviewed by the City's engineering consultant, Engineering Enterprises Inc. (EEI), for compliance with the Subdivision Control Ordinance's Standards for Specification. Comments dated November 2, 2020 were provided to the applicant (see attached). The petitioner has addressed the comment provided and resubmitted a revised plat dated 11/06/20 is provided in the packet. Staff supports approval of the revised final plat.

This matter was discussed at the November 12, 2020 Plan Council meeting and is scheduled for the January 13, 2021 Planning and Zoning Commission meeting. Per the Subdivision Control Ordinance requirements, recommendations from both the PZC and EDC will be forwarded to City Council. If further review is requested by the EDC after PZC's recommendation, staff has tentatively scheduled a follow-up EDC meeting for February 2, 2021 with final determination by the City Council at the February 9<sup>th</sup> meeting. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

#### **Attachments:**

- 1. Copy of Petitioner's Application
- 2. Final Plat of Subdivision of Grande Reserve Neighborhood 5 First Resubdivision prepared by Manhard Consultants, LTD and dated last revised 11-06-20.
- 3. Exhibit A Legal Description
- 4. EEI Letter to the City dated November 2, 2020.



#### **INTENT AND PURPOSE:**

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards and enhances the land's value. Preliminary Plans and Final Plats allow the City Staff and local government to review how land will be developed and if it is ideal for that location within the city. This application is used to submit new preliminary plans and final plats but may also be used to ammend either of those documents.

This packet explains the process to successfully submit and complete an Application for a Preliminary Plan and Final Plat. 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 applicant. The only item that needs to be submitted from this packet is the application. The rest of the packet is to help guide you through the process unto completion.

#### **APPLICATION PROCEDURE:**

STAGE 1
Submit
Application, Fees, and All Pertinent
Information to the Community
Development
Department

STAGE 2 Plan Council Review

Meets on the 2nd and 4th Thursday of the Month STAGE 3
Economic
Development

Committee

Meets on the 1st Tuesday of the Month **STAGE 4** 

Planning & Zoning Commission Public Hearing

Meets on the 2nd Wednesday of the Month STAGE 5
City Council
Public Hearing

Meets on the 2nd and 4th Tuesday of the Month STAGE 6
Final Plat
Recording

City Clerk's Office

#### **STAGE 1: APPLICATION SUBMITTAL**

The following must be submitted to the Community Development Department:

- One (1) original signed application with legal description.
- Two (2) 11" x 17" copies each of the 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 an electronic copy (pdf) of each of the signed application (complete with exhibits), proposed drawings, location map, and site plan.
- Subdivision Plats: Three (3) full size copies and one (1) 11" by 17" copy depicting the originally platted lots, the proposed new lots, the proposed modifications and adjustments.

Within one (1) week of submittal, the Community Development Department will determine if the aplication 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.

Applicant is responsible for making submittals to other review agencies such as Kendall County, Illinois Department of Transportation, Illinois Department of Natural Resources, U.S. Army Corps of Engineers, etc., to allow timely review by the City.

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



#### **STAGE 2: PLAN COUNCIL REVIEW**

Applicant 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, applicant will move forward to the Planning and Zoning Commission meeting.

#### **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 & ZONING COMMISSION PUBLIC HEARING

Applicant will attend a meeting conducted by the Planning & Zoning Commission. The Planning & Zoning Commission meets on the 2nd Wednesday of the Month at 7:00pm. The Planning & Zoning Commission will conduct a meeting on the request, discuss the request, and make a recommendation to City Council.

#### **STAGE 5: CITY COUNCIL PUBLIC HEARING**

Applicant must present the proposed subdivision replat to the City Council. The City Council meets the 2nd and 4th Tuesdays of every month at 7:00 p.m. in the Yorkville City Hall Council Chambers. The proposal will be discussed at the City Council hearing where formal voting takes place. City Council will make the final approval of the replatting.

#### **STAGE 6: FINAL PLAT RECORDING**

Once the final subdivision plat is approved by the City Council and all required documents, bonds, and letters of credit are submitted to the city, the final plat must be recorded with Kendall County. Submit the final plat mylar to the Deputy Clerk for signatures. When all city signatures are in place, the developer or his surveyor may take the mylar to the Kendall County Clerk for their signature. The next step is to have six (6) paper prints made and return to the Kendall County Recorder's office for recording. Kendall County requires the mylar and four (4) paper copies. The City of Yorkville requires that you submit two (2) recorded paper copies to the Deputy Clerk.



#### **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)



INVOICE & WORKSHEET PETITION APPLICATION				
CONCEPT PLAN REVIEW	Engineering Plan Review deposit \$500.00	Total: \$		
]	<ul> <li>□ Annexation</li> <li>□ Plan</li> <li>□ Plat</li> <li>□ P.U.D.</li> <li>\$500.00</li> <li>□ \$500.00</li> </ul>	Total: \$ 500.00		
ANNEXATION	$\square$ \$250.00 + \$10 per acre for each acre over 5 acres			
5 = 2 # of Acres	x \$10 = + \$250 = \$ Amount for Extra Acres Total Amount	Total: \$		
REZONING [	$\square$ \$200.00 + \$10 per acre for each acre over 5 acres			
	x \$10 = + \$200 = \$ Amount for Extra Acres	Total: \$		
SPECIAL USE	$\square$ \$250.00 + \$10 per acre for each acre over 5 acres			
5 = # of Acres Acres over 5	x \$10 = + \$250 = \$ Amount for Extra Acres Total Amount	Total: \$		
ZONING VARIANCE	$\square$ \$85.00 + \$500.00 outside consultants deposit	Total: \$		
PRELIMINARY PLAN FEE	□ \$500.00	Total: \$		
PUD FEE [	□ \$500.00	Total: \$		
FINAL PLAT FEE	□ \$500.00	Total: \$		
ENGINEERING PLAN REVIEW DEPOSIT  [	□ Less than 1 acre       \$1,000.00         □ Over 1 acre, less than 10 acres       \$2,500.00         □ Over 10 acres, less than 40 acres       \$5,000.00         □ Over 40 acres, less than 100 acres       \$10,000.00         □ Over 100 acres       \$20,000.00	Total: \$		
OUTSIDE CONSULTANTS DEPOSIT Legal, lan				
	For Annexation, Subdivision, Rezoning, and Special Use:  Less than 2 acres \$1,000.00  Over 2 acres, less than 10 acres \$2,500.00  Over 10 acres \$5,000.00	Total: \$		
	TOTAL AMOUNT DUE:	500.00		



DATE:	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Bruce A. Mellen		COMPANY: DR Horton, Inc Midwest	
MAILING ADDRESS: 750 E. Bunker Ct	t., Suite 500		
CITY, STATE, ZIP: Vernon Hills, IL 600	061	TELEPHONE: 224.358.5127	
EMAIL: bamellen@drhorton.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Gran	nde Reserve (Chicago) ASLI VI, L.L	.L.P.	
IF LEGAL TITLE IS HELD BY A LAND TRUST,	LISTTHE NAMES OF ALL HOLDERS OF ANY I	BENEFICIAL INTEREST THEREIN:	
PROPERTY STREET ADDRESS: 923 N Pe	nnsylvania, Ave., Winter Park, FL	32789	
TYPE OF REQUEST:			
☐ PRELIMINARY PLAN	☐ FINAL PLAT ☐	AMENDED PREMILINARY PLAN	✓ AMENDED FINAL PLAT
TOTAL LOT ACREAGE: 7.236 Ac		CURRENT ZONING CLASSIFICATION: R-2 PUD	
ATTACHMENTS			
Petitioner must attach a legal description	on of the property to this application and	d title it as "Exhibit A".	



Marvin Shapiro, President

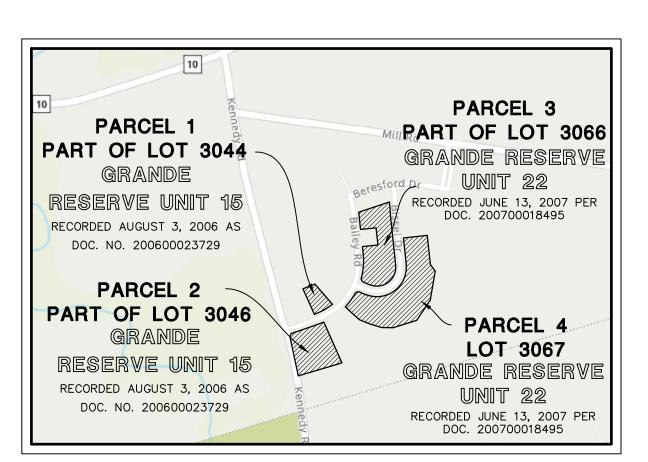
# APPLICATION FOR PRELIMINARY PLAN & FINAL PLAT

ATTORNEY INFORMATION				
NAME: Steven Goodman	COMPANY: Meltzer, Pertill, & Stelle			
MAILING ADDRESS: 1515 Woodfield Rd., Second Floor				
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE:			
EMAIL: shgoodman@mpslaw.com	FAX:			
ENGINEER INFORMATION				
NAME: Maureen Egan	COMPANY: Manhard Consulting, Inc.			
MAILING ADDRESS: 700 Springer Drive				
CITY, STATE, ZIP: Lombard, IL 60148	TELEPHONE: 630.925.1118			
EMAIL: megan@manhard.com	FAX:			
LAND PLANNER/SURVEYOR INFORMATION				
NAME: Same as Engineer	COMPANY:			
MAILING ADDRESS:				
CITY, STATE, ZIP:	TELEPHONE:			
MAIL: FAX:				
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 BEFORETHIS 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.  9/29/2020				
PETITIONEŘ SIGNATURE	DATE			
OWNER HEREBY AUTHORIZES THE PETITIONER TO PURSUE THE APPROPRIATE ENTITLEMENTS ON THE PROPERTY.				
SEE BELOW SIGNATURE BLOCK 10/14/2020				
OWNER SIGNATURE	DATE			
GRANDE RESERVE (CHICAGO) ASLI VI, L.L.L.P. a Delaw By: Avanti Properties Group II, L.L.L.P., a Delaware lim By: Avanti Management Corporation, a Florida corpo	nited liability limited partnership, its sole general partner			



# PETITIONER DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER: Bruce A. Mellen	FUND ACCOUNT NUMBER: DR Horton, Inc Mid	PROPERTY ADDRESS: 750 E. Bunker Ct., Suite 500			
APPLICATION/APPROVAL TYPE (check appropriate box(es) of approval requested):					
☐ CONCEPT PLAN REVIEW	☐ AMENDMENT (TEXT)	☐ ANNEXATION		REZONING	
☐ SPECIAL USE	☐ MILE AND 1/2 REVIEW	ZONING VARIAN	CE	☐ PRELIMINARY PI	LAN
☐ FINAL PLANS	☐ PLANNED UNIT DEVELOPMENT	✓ FINAL PLAT			
PETITIONER DEPOSIT ACCOUNT FUND:  It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fur cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account I 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 I fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund acc is established with an initial deposit based upon the estimated cost for services provided in the INVOICE & WORKSHEET PETITION APPLICATION. This initial deposit is dragainst to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will recan 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, Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees rel 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 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 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 checks processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Part				Deposit Account Fund rvices related to legal es. Each fund account itial deposit is drawn ble Party will receive deposit amount, the reviews/fees related nd commissions may nd the balance to the he refund check to be	
ACKNOWLEDGMENT OF FINANCIAL RE	SPONSIBILITY				
NAME: Bruce A. Mellen		COMPANY: DR Ho	orton, Inc Midw	est	
MAILING ADDRESS: 750 E. Bunker Ct., Suite 500					
CITY, STATE, ZIP: Vernon Hills, IL 600	Y, STATE, ZIP: Vernon Hills, IL 60061 TELEPHONE: 224.358.5127				
EMAIL: bamellen@drhorton.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.				lividual or Company/	
Bruce A. Mellen		Land Develor	oment Manager,	DR Horton, Inc	Midwest
PRINT NAME Mela		TITLE			
		9/29/2020			
SIGNATURE		DATE			
ACCOUNT CLOSURE AUTHORIZATION					
DATE REQUESTED:		COMPLETED	☐ INACTIVE		
PRINT NAME:		☐ WITHDRAWN	☐ COLLECTIONS		
SIGNATURE:		☐ OTHER			
DEPARTMENT ROUTING FOR AUTHORIZAT	ION: COM. DEV.	BUILDING	☐ ENGINEERING	☐ FINANCE	☐ ADMIN.



# LOCATION MAP

NOT TO SCALE

# OWNER/DEVELOPER

D.R. HORTON 750 E BUNKER COURT, SUITE 500 VERNON HILLS, ILLINOIS 60061

## P.I.N. NUMBER'S

02-11-351-003	02-11-376-023
02-11-371-002	02 - 11 - 378 - 00
02-11-351-058	02-11-378-002
02-11-371-003	02-11-378-003
02-11-371-017	02-11-378-004
02-11-376-002	02-11-378-005
02-11-376-003	02-11-378-006
02-11-376-004	02-11-378-007
02-11-376-005	02-11-378-008
02-11-376-006	02-11-378-009
02-11-376-008	

# AREA TABLE

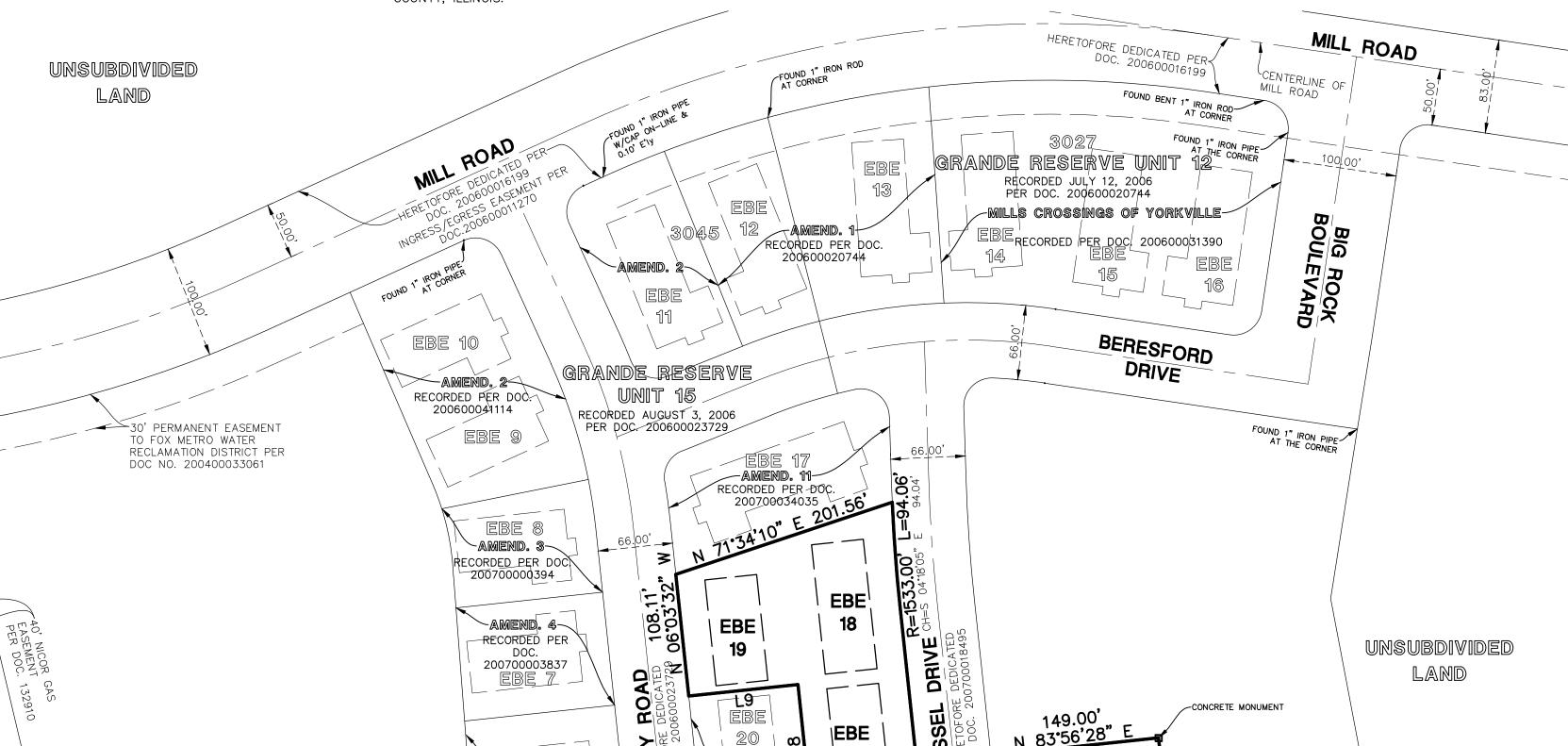
PARCEL 1	(0.415 AC±)	18,091 SQUARE FEET
PARCEL 2	(1.573 AC±)	68,546 SQUARE FEET
PARCEL 3	(1.920 AC±)	83,631 SQUARE FEET
PARCEL 4	(3.328 AC±)	144,939 SQUARE FEET
TOTAL	(7.236 AC±)	315,207 SQUARE FEET

SH	HEET INDEX		
SHEET 1 OF 5: OVERALL BOUNDARY			
SHEET 2 OF 5:	EASEMENT AND LOT DETAILS		
SHEET 3 OF 5:	EASEMENT AND LOT DETAILS		
SHEET 4 OF 5:	PROPOSED LOT AREAS AND LEGAL DESCRPTION		
SHEET 5 OF 5:	PROVISIONS, CERTIFICATIONS AND SIGNATURES		

# FINAL PLAT OF SUBDIVISION

# GRANDE RESERVE NEIGHBORHOOD 5 FIRST RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOTS 3044 AND 3046 IN GRANDE RESERVE UNIT 15 RECORDED AS DOCUMENT 200600023729, AND PART OF LOT 3066 AND ALL OF LOT 3067 IN GRANDE RESERVE UNIT 22 RECORDED AS DOCUMENT 200700018495, ALL IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL



-amend. 12<del>-</del> RECORDED PER

22

-PARCEL 4 LOT 3067

COMMONWEALTH EDISON COMPANY

RECORDED AS DOC. NO. 19730003089

BNSF RAILWAY (FKA BURLINGTON

NORTHERN RAILROAD COMPANY)

PART OF LOT 3066

RECORDED JUNE 13, 2007 PER

DOC. 200700018495

RECORDED PER DOCK 20070<del>0007</del>069

-amend. 6—

RECORDED PER DOC. 200700007069

3044

EBE 4 —**amend.7**-

EBE 3

RECORDED PER DOC. 200700022647 & 200700029336

EBE' 34

RECORDED PER DOC.

**/**200700029338

RECORDED PER DOC. 200700017539

EBE

AMEND. 10

RECORDED PER DOC.

200700031677

GRANDE RESERVE UNIT 12

RECORDED JULY 12, 2006 PER DOC 200600020744 TORMWATER MANAGEMENT EASEMENT AND $\longrightarrow$ 

RECORDED PER DOC

PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. 200600020744

ROAD

BASIS OF BEARINGS BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL—TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK. ADD 001013" TO ALL BEARINGS TO CONVERT TO RECORD BEARINGS FOR THE GRANDE RESERVE.

GRAPHIC SCALE

1 inch = 80 ft.

EBE = EXCEPTION TO BLANKET EASEMENT

# SUBMITTED BY/RETURN TO:

UNITED CITY OF YORKVILLE 800 GAME FARM ROAD YORKVILLE, ILLINOIS 60560

		CURVE	TABLE	
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25.00'	36.83'	N28°58'25"E	33.59'
C2	416.51	36.71'	N68°39'08"E	36.70'
С3	25.00'	35.97'	N70°44'40"E	32.95
C4	25.00'	35.97'	N26°48'47"W	32.95
C5	416.00'	148.60'	N04°10'29"E	147.82

FOUND 1" IRON PIPE AT THE CORNER

FOUND 1" IRON PIPE AT THE CORNER

FOUND 1" IRON PIPE-0.19' N'Iy

	LINE TABLE				
LINE	BEARING	LENGTH			
L1	N89°14'47"W	71.68'			
L2	N73°15'42"W	73.70'			
L3	N68°02'04"W	74.03'			
L4	N48°07'44"W	76.30'			
L5	N46°38'37"W	41.94'			
L6	S71°12'39"W	3.30'			
L7	N83°56'28"E	97.00'			
L8	N06°03'32"W	107.00'			
L9	S83°56'28"W	97.00'			

# SURVEYOR'S NOTES

- 1. THIS SUBDIVISION CONSISTS OF 80 LOTS AND 7 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF GRANDE RESERVE NEIGHBORHOOD 5 FIRST RESUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
- 3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

706/20 REVISED CERTIFICATES (SHEET 4 ONLY) 716/20 REVISED SHEET SIZE (ADDED SHEETS 4 708/20 REVISED OUTLOTS

DIVISION

RESUBI

**ESERVE** 

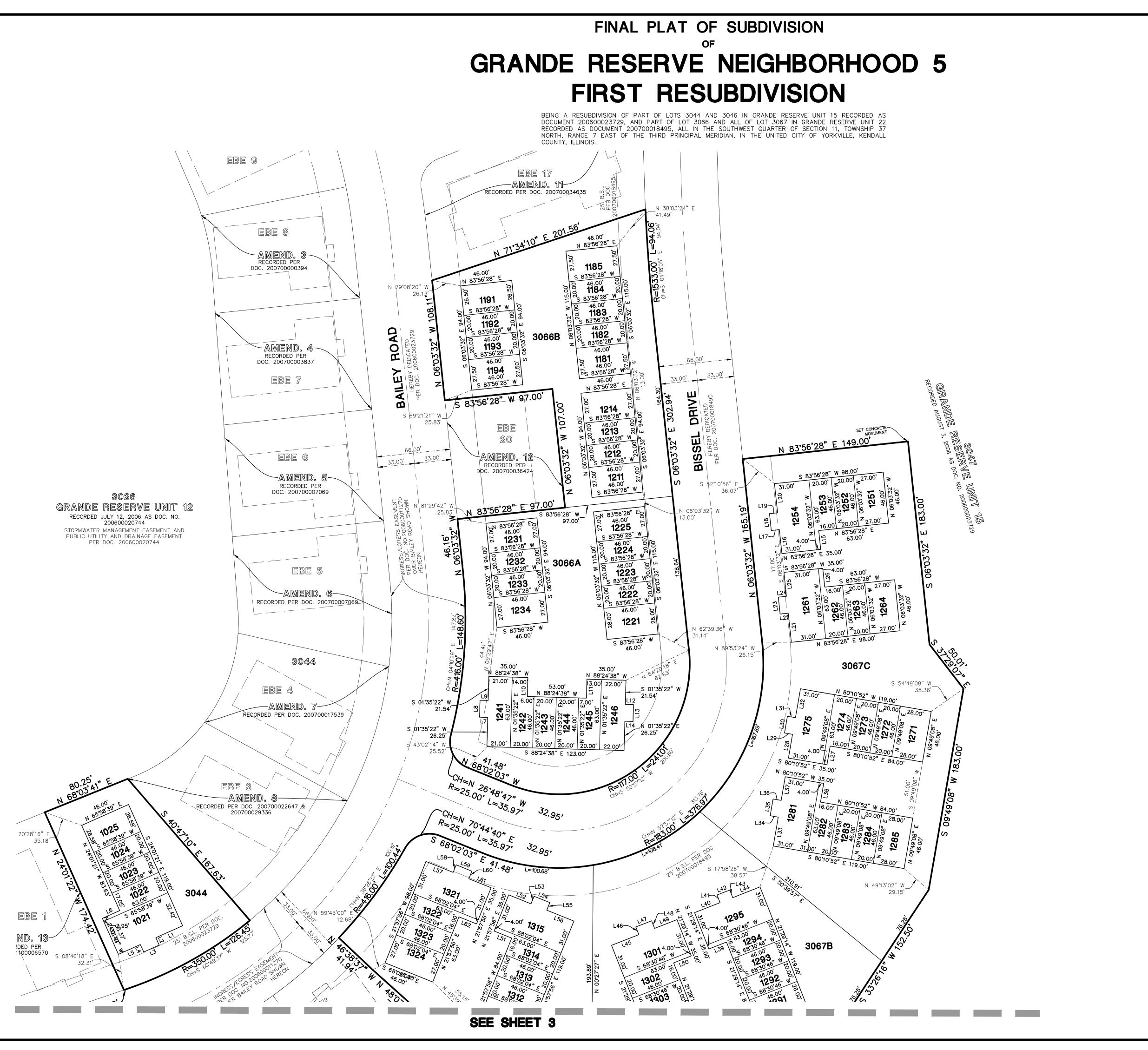
YORKVILLE, ILLINOIS SUBDIVISION

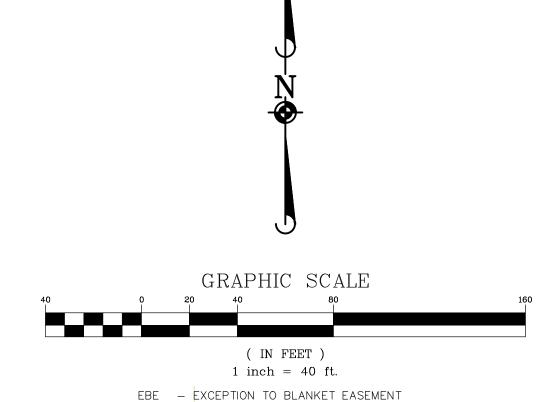
OF UNITED

PROJ. MGR.: MCE

09/01/20 <u>1"=80'</u> SCALE: SHEET

DRHYVIL01





# EBE LEGEND

EBE 2 = LOTS 1021, 1022, 1023, 1024 AND 1025 EBE 18 = LOTS 1181, 1182, 1183, 1184 AND 1185 EBE 19 = LOTS 1191, 1192, 1193 AND 1194 EBE 21 = LOTS 1211, 1212, 1213 AND 1024 EBE 22 = LOTS 1221, 1222, 1223, 1224 AND 1225 EBE 23 = LOTS 1231, 1232, 1233 AND 1234 EBE 24 = LOTS 1241, 1242, 1243, 1244, 1245 AND 1246 EBE 25 = LOTS 1251, 1252, 1253 AND 1254 EBE 26 = LOTS 1261, 1262, 1263 AND 1264 EBE 27 = LOTS 1271, 1272, 1273, 1274 AND 1275 EBE 28 = LOTS 1281, 1282, 1283, 1284 AND 1285 EBE 29 = LOTS 1291, 1292, 1293, 1294 AND 1295 EBE 30 = LOTS 1301, 1302, 1303, 1304 AND 1025 EBE 31 = LOTS 1311, 1312, 1313, 1314 AND 1315 EBE 32 = LOTS 1321, 1322, 1323 AND 1324 EBE 35 = LOTS 1351, 1352, 1353, 1354 AND 1355 EBE 36 = LOTS 1361, 1362, 1363, 1364 AND 1365

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S65°58'39"W	26.25	L40	S68°30'46"W	24.54
L2	S24°01'21"E	7.33'	L41	S21°29'14"E	7.33'
L3	S65°58'39"W	15.21'	L42	S68°30'46"W	12.21'
L4	N24°01'21"W	7.33'	L43	N21°29'14"W	7.33'
L5	S65°58'39"W	21.54'	L44	S68°30'46"W	26.25
L6	N65°58'39"E	17.00'	L45	S68°30'46"W	26.25
L7	S88°24'38"E	7.33'	L46	S21°29'14"E	7.33'
L8	S01°35'22"W	15.21'	L47	S68°30'46"W	15.21'
L9	N88°24'38"W	7.33'	L48	N21°29'14"W	7.33'
L10	N01°35'22"E	17.00'	L49	S68°30'46"W	21.54'
L11	S01°35'22"W	17.00'	L50	N68°30'46"E	17.00'
L12	N88°24'38"W	7.33'	L51	S68°02'04"E	17.00'
L13	N01°35'22"E	15.21'	L52	N68°02'04"W	21.54
L14	S88°24'38"E	7.33'	L53	S21°57'56"W	7.33'
L15	N06°03'32"W	17.00'	L54	N68°02'04"W	15.21'
L16	S06°03'32"E	21.54'	L55	N21°57'56"E	7.33'
L17	N83°56'28"E	7.33'	L56	N68°02'04"W	26.25
L18	S06°03'32"E	15.21'	L57	N68°02'04"W	26.25
L19	S83°56'28"W	7.33'	L58	S21°57'56"W	7.33'
L20	S06°03'32"E	26.25'	L59	N68°02'04"W	15.21'
L21	S06°03'32"E	26.25'	L60	N21°57'56"E	7.33'
L22	N83°56'28"E	7.33'	L61	N68°02'04"W	21.54
L23	S06°03'32"E	15.21'	L62	S68°02'04"E	17.00'
L24	S83°56'28"W	7.33'	L63	N71°10'36"E	17.00'
L25	S06°03'32"E	21.54'	L64	S71°10'36"W	21.54
L26	N06°03'32"W	17.00'	L65	S18°49'24"E	7.33'
L27	N09°49'08"E	17.00'	L66	S71°10'36"W	15.21'
L28	S09°49'08"W	21.54'	L67	N18°49'24"W	7.33'
L29	S80°10'52"E	7.33'	L68	S71°10'36"W	26.25'
L30	S09°49'08"W	15.21'	L69	S71°10'36"W	26.25
L31	N80°10'52"W	7.33'	L70	S18°49'24"E	7.33'
L32	S09°49'08"W	26.25'	L71	S71°10'36"W	15.21'
L33	S09°49'08"W	26.25'	L72	N18°49'24"W	7.33'
L34	S80°10'52"E	7.33'	L73	S71°10'36"W	21.54
L35	S09°49'08"W	15.21'	L74	N71°10'36"E	17.00'
L36	N80°10'52"W	7.33'			
L37	S09°49'08"W	21.54'			

L38 N09°49'08"E 17.00'

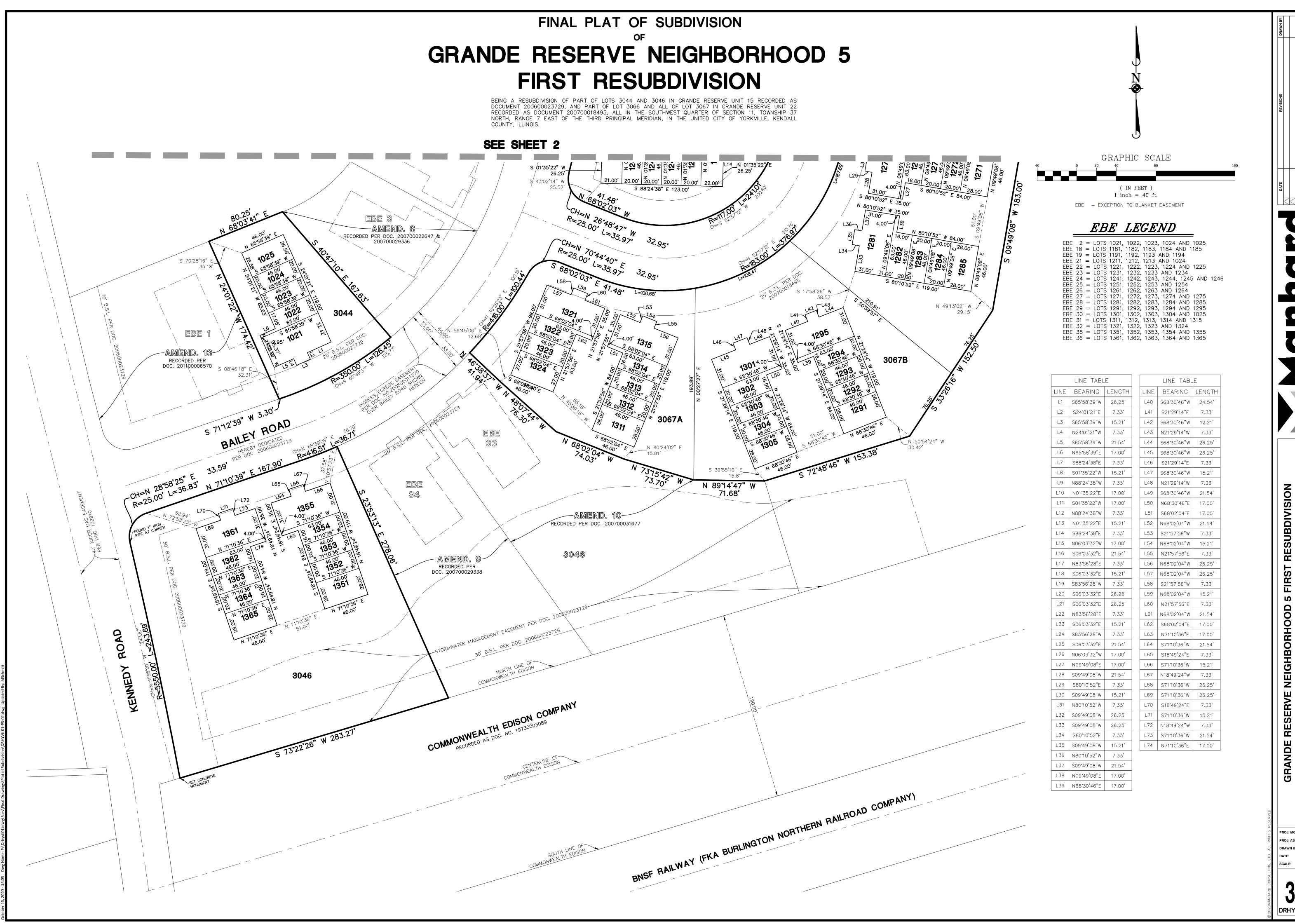
L39 N68°30'46"E 17.00'

/06/20 REVISED CERTIFICATES (SHEET 4 ONLY) 1/16/20 REVISED SHEET SIZE (ADDED SHEETS 4 1/08/20 REVISED OUTLOTS

**5 FIRST RESUBDIVISION** UNITED CITY OF YORKVILLE, ILLINOIS RESERVE NEIGHBORHOOD

PROJ. MGR.: MCE 1"=40'

DRHYVIL01



20 REVISED CERTIFICATES (SHEET 4 ONLY)
20 REVISED SHEET SIZE (ADDED SHEETS 4 AND 5)
20 REVISED OUTLOTS

Two Tables Mater & Waste Water Engineers | 10/08/2

Springer Drive, Lombard, IL 60148 ph:630.691.8500
Engineers | Surveyors | Water Resource Engineers |

OF YORKVILLE, ILLINOIS AT OF SUBDIVISION

UNITED CITY OF

PROJ. MGR.: MCE
PROJ. ASSOC.: TJM

DRAWN BY: MGS

DATE: 09/01/20

SCALE: 1"=40'
SHEET

OF

5

OF

# GRANDE RESERVE NEIGHBORHOOD 5 FIRST RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOTS 3044 AND 3046 IN GRANDE RESERVE UNIT 15 RECORDED AS DOCUMENT 200600023729, AND PART OF LOT 3066 AND ALL OF LOT 3067 IN GRANDE RESERVE UNIT 22 RECORDED AS DOCUMENT 200700018495, ALL IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY ILLINOIS

# PROPOSED AREA TABLE

D A	<u>REA</u>
COLIADE	
SQUARE FEET	Acres
2153	0.049
970	0.022
920	0.021
920	0.021
	0.028
	0.029 0.021
	0.021
	0.021
1265	0.029
1219	0.028
919	0.021
920	0.021
1264	0.029
1242	0.029
920	0.021
	0.021
	0.029 0.030
	0.030
	0.021
920	0.021
1242	0.029
1242	0.029
920	0.021
920	0.021
1242	0.029
1434	0.033
1158	0.027
920	0.021 0.021
	0.021
1497	0.034
1242	0.029
920	0.021
988	0.023
2064	0.047
2064	0.047
988	0.023
	0.021 0.029
	0.030
920	0.021
920	0.021
988	0.023
2064	0.047
2064	0.047
988	0.023
	0.021
	0.021 0.030
	0.030
920	0.021
920	0.021
988	0.023
2042	0.047
2064	0.047
988	0.023
920	0.021
920	0.021
	0.030 0.030
	0.030
920	0.021
988	0.023
2065	0.047
2065	0.047
988	0.023
920	0.021
1242	0.029
1288	0.030
920	0.021
	0.021 0.023
, 4AX	0.023
	0.047
2064 2064	0.047 0.047
2064	
2064 2064	0.047
2064 2064 988	0.047 0.023
2064 2064 988 920	0.047 0.023 0.021 0.021
2064 2064 988 920	0.047 0.023 0.021 0.021
2064 2064 988 920 920 1288 11,906	0.047 0.023 0.021 0.021 0.030 0.273 1.290
2064 2064 988 920 920 1288 11,906 56,188 31,379	0.047 0.023 0.021 0.021 0.030 0.273 1.290
2064 2064 988 920 920 1288 11,906 56,188 31,379 21,632	0.047 0.023 0.021 0.021 0.030 0.273 1.290 0.720 0.496
2064 2064 988 920 920 1288 11,906 56,188 31,379 21,632 21,692	0.047 0.023 0.021 0.021 0.030 0.273 1.290 0.720 0.496
2064 2064 988 920 920 1288 11,906 56,188 31,379 21,632	0.047 0.023 0.021 0.021 0.030
	SQUARE         FEET           2153         970           920         920           1222         1264           920         920           920         920           1264         920           920         920           92

#### PARCEL 1:

LOT EBE 2 AND LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT 200600023729, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING FROM LOT 3044 THE FOLLOWING DESCRIBED LAND INCLUDED IN THE MILL CROSSINGS OF YORKVILLE CONDOMINIUM:

ALSO THAT PART OF LOT 3044 IN SAID GRANDE RESERVE UNIT 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3044: THENCE NORTH 65 DEGREES 40 MINUTES 09 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE, THENCE SOUTHEASTERLY 39.27 FEET, ALONG SAID NORTHERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 19 MINUTES 51 SECONDS EAST 35.36 FEET. TO A POINT OF TANGENCY; THENCE SOUTH 24 DEGREES 19 MINUTES 51 SECONDS EAST 106.11 FEET, ALONG THE EASTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 107.62 FEET ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 43 MINUTES 44 SECONDS EAST 107.38 FEET; THENCE SOUTH 78 DEGREES 52 MINUTES 22 SECONDS WEST 132.03 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE NORTHWESTERLY 20.76 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 57 MINUTES 30 SECONDS WEST 20.75 FEET, TO A POINT OF TANGENCY; THENCE NORTH 23 DEGREES 08 MINUTES 58 SECONDS WEST 186.97 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 20.76 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 57 MINUTES 30 SECONDS WEST 20.75 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 132.03 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE SOUTHEASTERLY 42.70 FEET, ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 30 MINUTES 28 SECONDS EAST 42.68 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 57.72 FEET, ALONG SAID EASTERLY LINE OF LOT 3044; THENCE SOUTH 84 DEGREES 04 MINUTES 11 SECONDS WEST 130.36 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 28.08 FEET. ALONG SAID WESTERLY LINE OF LOT 3044. TO A POINT OF CURVE; THENCE NORTHWESTERLY 60.64 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 35 MINUTES 18 SECONDS WEST 60.46 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION II, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 28.08 FEET. ALONG SAID WESTERLY LINE OF LOT 3044. TO THE POINT OF BEGINNING THENCE NORTH 84 DEGREES 04 MINUTES 11 SECONDS EAST 130.36 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 100.31 FEET, ALONG SAID EASTERLY LINE OF LOT 3044; THENCE SOUTH 84 DEGREES 06 MINUTES 41 SECONDS WEST 133.33 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 100.26 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO

THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 5)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE ACCORDING THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENDING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS MINUTES 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 128.34 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 06 MINUTES 41 SECONDS EAST 133.33 FEET; TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 100.55 FEET, ALONG SAID EASTERLY LINE; THENCE SOUTH 84 DEGREES 06 MINUTES 41 SECONDS WEST 136.31 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 100.60 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 6)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 228.94 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 06 MINUTES 41 SECONDS EAST 136.31 FEET. TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 51.63 FEET, ALONG SAID EASTERLY LINE, TO A POINT OF CURVE; THENCE SOUTHWESTERLY 79.55 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 37 MINUTES 22 SECONDS WEST 79.38 FEET; THENCE NORTH 77 DEGREES 19 MINUTES 32 SECONDS WEST 138.62 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE NORTHEASTERLY 17.48 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 0 DEGREES 51 MINUTES 06 SECONDS EAST 17.47 FEET, TO A POINT OF TANGENCY; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 69.06 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS

LEGAL DESCRIPTION

(AMENDMENT 7) THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 298.00 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO A POINT OF CURVE; THENCE SOUTHWESTERLY 17.48 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT. HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH O DEGREES 51 MINUTES 06 SECONDS WEST 17.47 FEET, TO THE POINT OF BEGINNING: THENCE SOUTH 77 DEGREES 19 MINUTES 32 SECONDS EAST 138.62 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY 126.46 FEET. ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 29 MINUTES 07 SECONDS WEST 125.78 FEET; THENCE NORTH 61 DEGREES 06 MINUTES 53 SECONDS WEST 145.86 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE NORTHEASTERLY 173.30 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT: HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 17 MINUTES 12 SECONDS EAST 163.82 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL

#### (AMENDMENT 8)

COUNTY, ILLINOIS.

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART A SUBDIVISION THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 298.00 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO A POINT OF CURVE; THENCE SOUTHWESTERLY 104.04 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 24 MINUTES 09 SECONDS WEST 102.06 FEET. TO THE POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 06 MINUTES 53 SECONDS EAST 145.86 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY 139.34 FEET, ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 14 MINUTES 30 SECONDS WEST 138.42 FEET; THENCE NORTH 40 DEGREES 37 MINUTES 00 SECONDS WEST 167.63 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044, ALSO BEING A POINT ON A CURVE: THENCE NORTHEASTERLY 86.63 FEET. ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT; HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 50 MINUTES 15 SECONDS EAST 85.44 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF SECTION IL AND OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NUMBER 200600023729, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE NORTH 68 DEGREES 13 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 151.75 FEET; THENCE SOUTH 23 DEGREES 51 MINUTES 08 SECONDS EAST, 174.43 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF HERETOFORE DEDICATED BAILEY ROAD: THENCE SOUTH 71 DEGREES 20 MINUTES 53 SECONDS WEST ALONG SAID LAST DESCRIBED NORTH LINE, 154.47 FEET TO A POINT OF CURVATURE; THENCE EASTERLY CONTINUING ALONG SAID LAST DESCRIBED NORTH LINE, BEING A CURVED LINE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.19 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 61 DEGREES 27 MINUTES 15 SECONDS WEST, 36.69 FEET) TO AN INTERSECTION WITH THE EAST LINE OF 90 FOOT WIDE KENNEDY ROAD AS HERETOFORE DEDICATED PER DOCUMENT NUMBER 200600016199. BEING ALSO THE WEST LINE OF LOT 3044 AFORESAID; THENCE NORTHERLY, CONTINUING ALONG SAID LAST DESCRIBED WEST LINE OF LOT 3044, BEING A CURVED LINE, CONCAVE WEST, HAVING A RADIUS OF 5550.00 FEET, AN ARC LENGTH OF 53.06 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 14 DEGREES 31 MINUTES 42 SECONDS WEST, 53.06 FEET); THENCE NORTH 13 DEGREES 08 MINUTES 56 SECONDS WEST, CONTINUING ALONG SAID LAST DESCRIBED WEST LINE, 86.01 FEET TO THE POINT OF BEGINNING, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

### PARCEL 2:

LOTS EBE 35, EBE 36, AND LOT 3046 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING FROM LOT 3046 THE FOLLOWING DESCRIBED LAND:

### (AMENDMENT 9

THAT PART OF LOT 3046 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3046; THENCE NORTH 73 DEGREES 32 MINUTES 39 SECONDS EAST 283.27 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 3046, TO THE POINT OF BEGINNING; THENCE NORTH 23 DEGREES 42 MINUTES 35 SECONDS WEST 278.17 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3046; THENCE NORTHEASTERLY 86.67 FEET ALONG SAID NORTHERLY LINE OF LOT 3046, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 416.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 19 MINUTES 18 SECONDS EAST 86.52 FEET; THENCE SOUTH 35 DEGREES 38 MINUTES 48 SECONDS EAST 313.14 FEET, TO A POINT ON SAID SOUTHERLY LINE OF LOT 3046; THENCE SOUTH 73 DEGREES 32 MINUTES 39 SECONDS WEST 152.03 FEET, ALONG SAID SOUTHERLY LINE OF LOT 3046, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

THAT PART OF LOT 3046 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION IL, AND PART OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 37 NORTH, RANGE 7 FAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3046; THENCE NORTH 73 DEGREES 32 MINUTES 39 SECONDS EAST 435.30 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 3046, TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 38 MINUTES 48 SECONDS WEST 313.14 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3046; THENCE NORTHEASTERLY 78.61 FEET ALONG SAID NORTHERLY LINE OF LOT 3046, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 416.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 56 MINUTES 23 SECONDS EAST 78.49 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3046; THENCE SOUTH 46 DEGREES 28 MINUTES 24 SECONDS EAST 41.95 FEET, ALONG THE EASTERLY LINE OF SAID LOT 3046; THENCE SOUTH 47 DEGREES 57 MINUTES 30 SECONDS EAST 76.30 FEET. ALONG SAID EASTERLY LINE OF LOT 3046; THENCE SOUTH 67 DEGREES 51 MINUTES 50 SECONDS EAST 74.03 FEET, ALONG SAID EASTERLY LINE OF LOT 3046; THENCE SOUTH 73 DEGREES 05 MINUTES 29 SECONDS EAST 73.70 FEET, ALONG SAID EASTERLY LINE OF LOT 3046; THENCE SOUTH 89 DEGREES 04 MINUTES 33 SECONDS EAST 71.68 FEET, ALONG SAID EASTERLY LINE OF LOT 3046; THENCE SOUTH 17 DEGREES 01 MINUTE 01 SECONDS EAST 118.93 FEET, ALONG SAID EASTERLY LINE OF LOT 3046. TO THE SOUTHEAST CORNER THEREOF: THENCE SOUTH 73 DEGREES 32 MINUTES 39 SECONDS WEST 218.28 FEET, ALONG SAID SOUTHERLY LINE OF LOT 3046, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### PARCEL 3:

LOT 3066, EBE 18, EBE 19, EBE 21, EBE 22, EBE 23 AND EBE 24 IN GRANDE RESERVE UNIT 22, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT NO. 200700018495, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,

EXCEPTING FROM LOT 3066 THE FOLLOWING DESCRIBED LAND:

#### (AMENDMENT 11)

THAT PART OF LOT 3066 IN GRANDE RESERVE UNIT 22, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRDPRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT NO. 200700018495, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GRANDE RESERVE UNIT 22 WITH THE WESTERLY RIGHT OF WAY LINE OF BISSEL DRIVE, THENCE SOUTH 01 DEGREE 38 MINUTES 17 SECONDS EAST 56.43 FEET, ALONG THE EASTERLY LINE OF SAID LOT 3066, TO A POINT OF CURVE, THENCE SOUTHEASTERLY 19.65 FEET, ALONG SAID EASTERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1 533.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 0 MINUTES 22 SECONDS EAST 19.65 FEET: THENCE SOUTH 71 DEGREES 44 MINUTES 31 SECONDS MINUTES 201.56 FEET. TO A POINT ON THE WESTERLY LINE OF SAID LOT 3066; THENCE NORTH 05 DEGREES 53 MINUTES 19 SECONDS WEST 48.95 FEET, ALONG SAID WESTERLY LINE OF LOT 3066, TO A POINT OF CURVE; THENCE NORTHWESTERLY 33.31 FEET ALONG SAID WESTERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 40 MINUTES 41 SECONDS WEST 33.31 FEET, TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY 33.92 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 3066, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 24 MINUTES 07 SECONDS EAST 31.38 FEET, TO A POINT OF TANGENCY; THENCE NORTH 68 DEGREES 16 MINUTES 24 SECOND EAST 84.06 FEET, ALONG SAID NORTHERLY LINE OF LOT 3066, TO A POINT OF CURVE; THENCE NORTHEASTERLY 78.34 FEET, ALONG SAID NORTHERLY LINE OF LOT 3066. ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 04 MINUTES 44 SECONDS EAST 78.24 FEET, TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY 43.84 FEET, ALONG SAID NORTHERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 52 MINUTES 38 SECONDS EAST 38.44 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

#### (AMENDMENT 12)

THAT PART OF LOT 3066 IN GRANDE RESERVE UNIT 22, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION II, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT NO. 200700018495, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON THE WESTERLY LINE OF SAID LOT 3066, AT THE POINT OF CURVE SHOWN WEST OF EBE 17; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 157.06 FEET, ALONG SAID WESTERLY LINE OF LOT 3066, TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 06 MINUTES 41 SECONDS EAST 97.00 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 107.00 FEET; THENCE SOUTH 84 DEGREES 06 MINUTES 41 SECONDS WEST 97.00 FEET, TO A POINT ON THE SAID WESTERLY LINE OF LOT 3066; THENCE NORTH 05 DEGREES 53 MINUTES 19 SECONDS WEST 107.00 FEET, ALONG SAID WESTERLY LINE OF LOT 3066, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### PARCEL

LOTS 3067, EBE 25, EBE 26, EBE 27, EBE 28, EBE 29, EBE 30, EBE 31 AND EBE 32 IN GRANDE RESERVE UNIT 22, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT 200700018495, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

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Td.com

11/06/20 REVISED CERTIFICATES (SHEET 4 ONLY)

10/16/20 REVISED SHEET SIZE (ADDED SHEETS 4 AND 5)

10/08/20 REVISED OUTLOTS

CONSULPTING
CONSULTING
I Surveyors | Water Resource Engineers | Water & Waste Water Eng

Y OF YORKVILLE, ILLINOIS
PLAT OF SUBDIVISION

UNITED CITY OF YORK

PROJ. MGR.: MCE
PROJ. ASSOC.: TJM

DRAWN BY: MGS

O9/01/20

SCALE: 1"=80"

SHEET 5

# GRANDE RESERVE NEIGHBORHOOD 5 FIRST RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOTS 3044 AND 3046 IN GRANDE RESERVE UNIT 15 RECORDED AS DOCUMENT 200600023729, AND PART OF LOT 3066 AND ALL OF LOT 3067 IN GRANDE RESERVE UNIT 22 RECORDED AS DOCUMENT 200700018495, ALL IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE UNITED CITY OF YORKVILLE, KENDALL

ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OT FRANCHISE AGREEMENT WITH THE UNITED CITY OF ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE S	YORKVILLE, THEIR SUCCESSORS AND
THE UNDERSIGNED FURTHER CERTIFIES THAT ALL C WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY COMMUNITY COLLEGE DISTRICT 516.	
DATED THIS DAY OF	, 2020.
GRANDE RESERVE (CHICAGO) ASLI VI, L.L.L.P. A DE	ELAWARE LIMITED LIABILITY LIMITED
PARTNERSHIP  BY: AVANTI PROPERTIES GROUP II, L.L.L.P., A DE	ELAWARE LIMITED LIABILITY LIMITED
PARTNERSHIP, ITS SOLE GENERAL PARTNER BY: AVANTI MANAGEMENT CORPORATION, A FLOR PARTNER	RIDA CORPORATION, ITS SOLE GENERAL
BY:	
PRINTED NAME AND TITLE	
OWNER'S ADDRESS  AVANTI MANAGEMENT CORPORATION	
923 NORTH PENNSYLVANIA AVENUE	
MINTER PARK, FLORIDA 32789	
NOTARY PUBLIC	
STATE OF) ) SS	
COUNTY OF)	
,AND COUNTY AFORESAID, HEREBY CERTIFY THAT	
PERSONALLY KNOW TO ME TO BE THE SAME PERS	SON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, APPEARED BEFORE ME TH DF THE ANNEXED PLAT AND ACCOMPANYING INSTR THEREIN SET FORTH AS THEIR FREE AND VOLUNTA	RUMENTS FOR THE USES AND PURPOSES
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS, 2020.	DAY OF
, 2020.	
NOTARY PUBLIC	
MORTOACEE CONSENT	
<u>MORTGAGEE CONSENT</u> WELLS FARGO NATIONAL BANK, NATIONAL ASSOCIA	ATION, HOLDER OF A MORTGAGE ON THE
PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS ABOVE AND FOREGOING PLAT OF SUBDIVISION AND APRIL 10, 2013 AS DOCUMENT NUMBER 201300007	HEREBY SUBMITS ITS MORTGAGE RECORDED
THE MORTGAGE RECORDED OCTOBER 5, 2015 AS D OFFICE OF THE RECORDER OF DEEDS, KENDALL CO THEREOF.	DOCUMENT NUMBER 201515992, IN THE
N WITNESS WHEREOF, SAID WELLS FARGO NATIONA CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS D	
AT TAMPA, FLORIDA, THIS DAY OF	, 20
DATED:,	A.D., 2020.
3Y:	
PRINTED NAME AND TITLE	MORTGAGEE'S NAME AND ADDRESS
	WELLS FARGO BANK, NATIONAL ASSOCIATION 100 ASHLEY STREET, SUITE 800
ATTEST:	TAMPA, FL 33602
PRINTED NAME AND TITLE	
WATER TO THE THEE	
MORTGAGEE NOTARY PUBLIC	
STATE OF)	
) SS COUNTY OF)	
I,PUBLIC IN AND FOR THE COUNTY AND STATE AFO	, A NOTARY ORESAID, DO HEREBY CERTIFY THAT
AND	
OF WHO AF SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOUNTY THIS DAY IN PERSON AND ACKNOWLEDGED THAT	•
INSTRUMENT AS A FREE AND VOLUNTARY ACT FO FORTH.	
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS	S DAY OF, A.D. 20
NOTARY PUBLIC	

OWNER'S CONSENT

THIS IS TO CERTIFY THAT GRANDE RESERVE (CHICAGO) ASLI VI, L.L.L.P., A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, IS THE FEE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR

THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR

SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES

HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON

COUNTY, ILLINOIS.	
SITY PLANNING AND ZONING COMMISSION CERTIFICATE	CITY ENGINEER'S CERTIFICATE
TATE OF ILLINOIS)	STATE OF ILLINOIS)
)SS OUNTY OF KENDALL)	COUNTY OF KENDALL)
PPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE NITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF, 2020.	I,, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.
HAIRMAN	DATED AT YORKVILLE, ILLINOIS THIS DAY OF, 2020.
TY COUNCIL CERTIFICATE	CITY ENGINEER
TATE OF ILLINOIS)	
)SS DUNTY OF KENDALL)	
PROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE NITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF, 2020.	CITY ADMINISTRATOR'S CERTIFICATE
	STATE OF ILLINOIS) )SS
AYOR	COUNTY OF KENDALL)  APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE
TV OLEDIZ'S CEDITISIONIE	UNITED CITY OF YORKVILLE, ILLINOIS, THIS DAY OF, 2020.
TY CLERK'S CERTIFICATE  TATE OF ILLINOIS)	
)SS DUNTY OF KENDALL)	CITY ADMINISTRATOR
PPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE	
NITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No	KENDALL COUNTY CLERK'S CERTIFICATE
	STATE OF ILLINOIS ) ) S.S.
TY CLERK	COUNTY OF KENDALL)
	I,,COUNTY CLERK OF KENDALL COUNTY, ILLINOIS,
	DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN.
	I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
	GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS,
	THISDAY OF, A.D., 2020.
	COUNTY CLERK
	SURFACE WATER STATEMENT
	STATE OF ILLINOIS )
	) S.S. COUNTY OF DuPAGE )
	COUNTY OF BUILDING Y
	TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF
	DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
	DATED THIS DAY OF, 2020.
	MAUREEN C. EGAN ILLINOIS REGISTERED PROFESSIONAL ENGINEER ILLINOIS REGISTRATION NUMBER 062-059932 LICENSE EXPIRES NOVEMBER 30, 2021
	OWNER/ATTORNEY:
	LICENSED = -
	PRINTED NAME AND TITLE PROFESSIONAL ENGINEER
	1 // INOIS

# KENDALL COUNTY RECORDER'S CERTIFICATE STATE OF ILLINOIS ) COUNTY OF KENDALL) THIS INSTRUMENT\_\_\_\_\_ \_\_\_WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS\_\_\_\_\_DAY OF\_\_\_\_\_\_ A.D., 2020, AT\_\_\_\_\_O'CLOCK\_\_\_\_.M., AND WAS RECORDED IN BOOK\_\_\_\_\_OF PLATS ON PAGE\_\_\_\_\_. KENDALL COUNTY RECORDER PERMISSION TO RECORD STATE OF ILLINOIS COUNTY OF DUPAGE ) I, TIMOTHY J. MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2021. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT. DATED THIS 6TH DAY OF NOVEMBER, A.D. 2020. ILLINOIS PROFESSION L LAND SURVEYOR NO 035-002870 LICENSE EXPIRES NOVEMBER 30, 2022

# SURVEYOR'S CERTIFICATE

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY J. MURPHY, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED PROPERTY DESCRIBED

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE AND THAT ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ILLINOIS **PROFESSIONAL** 

LAND SURVEYOR NO. 2870

I FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17093C0035H WITH AN EFFECTIVE DATE OF JANUARY 8, 2014 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (OTHER AREAS). ZONE X (OTHER AREAS IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND SAID MONUMENTS WILL BE 5/8" DIAMETER BY 24" LONG IRON RODS, UNLESS OTHERWISE NOTED, AND AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY 65 ILCS, ARTICLE 5, SECTION 11-12-6 AS AMENDED.

DATED THIS 6TH DAY OF NOVEMBER, 2020.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870 LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350 LICENSE EXPIRES APRIL 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.



RESUI

**FIRST** 

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**NEIGHBORHOOD** 

OF YORKVILLE, ILLINOIS SUBDIVISION

UNITED CITY

**ESERVE** 

PROJ. MGR.: MCE

SHEET

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

#### PARCEL 1:

LOT EBE 2 AND LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT 200600023729, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING FROM LOT 3044 THE FOLLOWING DESCRIBED LAND INCLUDED IN THE MILL CROSSINGS OF YORKVILLE CONDOMINIUM:

#### (AMENDMENT 2)

ALSO THAT PART OF LOT 3044 IN SAID GRANDE RESERVE UNIT 15. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3044: THENCE NORTH 65 DEGREES 40 MINUTES 09 SECONDS EAST. ALONG THE NORTHERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE, THENCE SOUTHEASTERLY 39.27 FEET, ALONG SAID NORTHERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 19 MINUTES 51 SECONDS EAST 35.36 FEET. TO A POINT OF TANGENCY; THENCE SOUTH 24 DEGREES 19 MINUTES 51 SECONDS EAST 106.11 FEET, ALONG THE EASTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 107.62 FEET, ALONG SAID EASTERLY LINE OF LOT 3044. ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 43 MINUTES 44 SECONDS EAST 107.38 FEET: THENCE SOUTH 78 DEGREES 52 MINUTES 22 SECONDS WEST 132.03 FEET. TO A POINT ON THE WESTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE: THENCE NORTHWESTERLY 20.76 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 57 MINUTES 30 SECONDS WEST 20.75 FEET, TO A POINT OF TANGENCY: THENCE NORTH 23 DEGREES 08 MINUTES 58 SECONDS WEST 186.97 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY. ILLINOIS,

#### (AMENDMENT 3)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 20.76 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 57 MINUTES 30 SECONDS

WEST 20.75 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 132.03 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE SOUTHEASTERLY 42.70 FEET, ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 30 MINUTES 28 SECONDS EAST 42.68 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 57.72 FEET, ALONG SAID EASTERLY LINE OF LOT 3044; THENCE SOUTH 84 DEGREES 04 MINUTES 11 SECONDS WEST 130.36 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 28.08 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO A POINT OF CURVE; THENCE NORTHWESTERLY 60.64 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 35 MINUTES 18 SECONDS WEST 60.46 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS,

### (AMENDMENT 4)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION II. AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH. RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044: THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 28.08 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING: THENCE NORTH 84 DEGREES 04 MINUTES 11 SECONDS EAST 130.36 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 100.31 FEET, ALONG SAID EASTERLY LINE OF LOT 3044: THENCE SOUTH 84 DEGREES 06 MINUTES 41 SECONDS WEST 133.33 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044: THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 100.26 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 5)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE ACCORDING THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENDING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT

3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS MINUTES 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 128.34 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 06 MINUTES 41 SECONDS EAST 133.33 FEET; TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 100.55 FEET, ALONG SAID EASTERLY LINE; THENCE SOUTH 84 DEGREES 06 MINUTES 41 SECONDS WEST 136.31 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 100.60 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 6)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 228.94 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING: THENCE NORTH 84 DEGREES 06 MINUTES 41 SECONDS EAST 136.31 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044: THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 51.63 FEET, ALONG SAID EASTERLY LINE, TO A POINT OF CURVE: THENCE SOUTHWESTERLY 79.55 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 37 MINUTES 22 SECONDS WEST 79.38 FEET: THENCE NORTH 77 DEGREES 19 MINUTES 32 SECONDS WEST 138.62 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE NORTHEASTERLY 17.48 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 0 DEGREES 51 MINUTES 06 SECONDS EAST 17.47 FEET, TO A POINT OF TANGENCY; THENCE NORTH 04 DEGREES 11 MINUTES 26 SECONDS WEST 69.06 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS

### (AMENDMENT 7)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE; THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044. ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 298.00 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, TO A POINT OF CURVE; THENCE SOUTHWESTERLY 17.48 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 0 DEGREES 51 MINUTES 06 SECONDS WEST 17.47 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 19 MINUTES 32 SECONDS EAST 138.62 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE: THENCE SOUTHWESTERLY 126.46 FEET, ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 29 MINUTES 07 SECONDS WEST 125.78 FEET; THENCE NORTH 61 DEGREES 06 MINUTES 53 SECONDS WEST 145.86 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE NORTHEASTERLY 173.30 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT; HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 17 MINUTES 12 SECONDS EAST 163.82 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 8)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART A SUBDIVISION THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3044: THENCE SOUTH 23 DEGREES 08 MINUTES 58 SECONDS EAST 186.97 FEET, ALONG THE WESTERLY LINE OF SAID LOT 3044, TO A POINT OF CURVE: THENCE SOUTHEASTERLY 81.40 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 14 MINUTES 00 SECONDS EAST 80.96 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04 DEGREES 11 MINUTES 26 SECONDS EAST 298.00 FEET, ALONG SAID WESTERLY LINE OF LOT 3044. TO A POINT OF CURVE; THENCE SOUTHWESTERLY 104.04 FEET, ALONG SAID WESTERLY LINE OF LOT 3044. ALSO BEING A CURVE TO THE RIGHT. HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 24 MINUTES 09 SECONDS WEST 102.06 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 61 DEGREES 06 MINUTES 53 SECONDS EAST 145.86 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 3044, ALSO BEING A POINT ON A CURVE; THENCE SOUTHWESTERLY 139.34 FEET, ALONG SAID EASTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES 14 MINUTES 30 SECONDS WEST 138.42 FEET: THENCE NORTH 40 DEGREES 37 MINUTES 00 SECONDS WEST 167.63 FEET, TO A POINT ON SAID WESTERLY LINE OF LOT 3044, ALSO BEING A POINT ON A

CURVE; THENCE NORTHEASTERLY 86.63 FEET, ALONG SAID WESTERLY LINE OF LOT 3044, ALSO BEING A CURVE TO THE LEFT; HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 50 MINUTES 15 SECONDS EAST 85.44 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 13)

THAT PART OF LOT 3044 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND OF THE SOUTHEAST 1/4 OF SECTION IL AND OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NUMBER 200600023729, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3044; THENCE NORTH 68 DEGREES 13 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 151.75 FEET: THENCE SOUTH 23 DEGREES 51 MINUTES 08 SECONDS EAST. 174.43 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF HERETOFORE DEDICATED BAILEY ROAD: THENCE SOUTH 71 DEGREES 20 MINUTES 53 SECONDS WEST ALONG SAID LAST DESCRIBED NORTH LINE, 154.47 FEET TO A POINT OF CURVATURE; THENCE EASTERLY CONTINUING ALONG SAID LAST DESCRIBED NORTH LINE, BEING A CURVED LINE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.19 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 61 DEGREES 27 MINUTES 15 SECONDS WEST, 36.69 FEET) TO AN INTERSECTION WITH THE EAST LINE OF 90 FOOT WIDE KENNEDY ROAD AS HERETOFORE DEDICATED PER DOCUMENT NUMBER 200600016199, BEING ALSO THE WEST LINE OF LOT 3044 AFORESAID: THENCE NORTHERLY, CONTINUING ALONG SAID LAST DESCRIBED WEST LINE OF LOT 3044, BEING A CURVED LINE, CONCAVE WEST, HAVING A RADIUS OF 5550.00 FEET, AN ARC LENGTH OF 53.06 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 14 DEGREES 31 MINUTES 42 SECONDS WEST, 53.06 FEET): THENCE NORTH 13 DEGREES 08 MINUTES 56 SECONDS WEST, CONTINUING ALONG SAID LAST DESCRIBED WEST LINE, 86.01 FEET TO THE POINT OF BEGINNING. IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

### PARCEL 2:

LOTS EBE 35, EBE 36, AND LOT 3046 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXCEPTING FROM LOT 3046 THE FOLLOWING DESCRIBED LAND:

### (AMENDMENT 9)

THAT PART OF LOT 3046 IN GRANDE RESERVE UNIT 15. BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3046; THENCE NORTH 73 DEGREES 32 MINUTES 39 SECONDS EAST 283.27 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 3046, TO THE POINT OF BEGINNING: THENCE NORTH 23 DEGREES 42 MINUTES 35 SECONDS WEST 278.17 FEET. TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3046: THENCE NORTHEASTERLY 86.67 FEET ALONG SAID NORTHERLY LINE OF LOT 3046, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 416.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 19 MINUTES 18 SECONDS EAST 86.52 FEET: THENCE SOUTH 35 DEGREES 38 MINUTES 48 SECONDS EAST 313.14 FEET. TO A POINT ON SAID SOUTHERLY LINE OF LOT 3046; THENCE SOUTH 73 DEGREES 32 MINUTES 39 SECONDS WEST 152.03 FEET, ALONG SAID SOUTHERLY LINE OF LOT 3046, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 10)

THAT PART OF LOT 3046 IN GRANDE RESERVE UNIT 15, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION IL. AND PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH. RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2006 AS DOCUMENT NO. 200600023729, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3046: THENCE NORTH 73 DEGREES 32 MINUTES 39 SECONDS EAST 435.30 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 3046, TO THE POINT OF BEGINNING; THENCE NORTH 35 DEGREES 38 MINUTES 48 SECONDS WEST 313.14 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3046; THENCE NORTHEASTERLY 78.61 FEET ALONG SAID NORTHERLY LINE OF LOT 3046, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 416.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 56 MINUTES 23 SECONDS EAST 78.49 FEET, TO THE NORTHEAST CORNER OF SAID LOT 3046; THENCE SOUTH 46 DEGREES 28 MINUTES 24 SECONDS EAST 41.95 FEET, ALONG THE EASTERLY LINE OF SAID LOT 3046; THENCE SOUTH 47 DEGREES 57 MINUTES 30 SECONDS EAST 76.30 FEET, ALONG SAID EASTERLY LINE OF LOT 3046: THENCE SOUTH 67 DEGREES 51 MINUTES 50 SECONDS EAST 74.03 FEET, ALONG SAID EASTERLY LINE OF LOT 3046; THENCE SOUTH 73 DEGREES 05 MINUTES 29 SECONDS EAST 73.70 FEET, ALONG SAID EASTERLY LINE OF LOT 3046: THENCE SOUTH 89 DEGREES 04 MINUTES 33 SECONDS EAST 71.68 FEET. ALONG SAID EASTERLY LINE OF LOT 3046: THENCE SOUTH 17 DEGREES 01 MINUTE 01 SECONDS EAST 118.93 FEET, ALONG SAID EASTERLY LINE OF LOT 3046, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 73 DEGREES 32 MINUTES 39 SECONDS WEST 218.28 FEET, ALONG SAID SOUTHERLY LINE OF LOT 3046, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### PARCEL 3:

LOT 3066, EBE 18, EBE 19, EBE 21, EBE 22, EBE 23 AND EBE 24 IN GRANDE RESERVE UNIT 22, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT NO. 200700018495, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

### EXCEPTING FROM LOT 3066 THE FOLLOWING DESCRIBED LAND:

### (AMENDMENT 11)

THAT PART OF LOT 3066 IN GRANDE RESERVE UNIT 22, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRDPRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT NO. 200700018495, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID GRANDE RESERVE UNIT 22 WITH THE WESTERLY RIGHT OF WAY LINE OF BISSEL DRIVE, THENCE SOUTH 01 DEGREE 38 MINUTES 17 SECONDS EAST 56.43 FEET. ALONG THE EASTERLY LINE OF SAID LOT 3066, TO A POINT OF CURVE, THENCE SOUTHEASTERLY 19.65 FEET, ALONG SAID EASTERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1 533.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 0 MINUTES 22 SECONDS EAST 19.65 FEET: THENCE SOUTH 71 DEGREES 44 MINUTES 31 SECONDS MINUTES 201.56 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 3066; THENCE NORTH 05 DEGREES 53 MINUTES 19 SECONDS WEST 48.95 FEET, ALONG SAID WESTERLY LINE OF LOT 3066. TO A POINT OF CURVE; THENCE NORTHWESTERLY 33.31 FEET ALONG SAID WESTERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 40 MINUTES 41 SECONDS WEST 33.31 FEET, TO A POINT OF REVERSE CURVE: THENCE NORTHEASTERLY 33.92 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 3066, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 24 MINUTES 07 SECONDS EAST 31.38 FEET, TO A POINT OF TANGENCY: THENCE NORTH 68 DEGREES 16 MINUTES 24 SECOND EAST 84.06 FEET, ALONG SAID NORTHERLY LINE OF LOT 3066, TO A POINT OF CURVE: THENCE NORTHEASTERLY 78.34 FEET, ALONG SAID NORTHERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 04 MINUTES 44 SECONDS EAST 78.24 FEET, TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY 43.84 FEET, ALONG SAID NORTHERLY LINE OF LOT 3066, ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 52 MINUTES 38 SECONDS EAST 38.44 FEET, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### (AMENDMENT 12)

THAT PART OF LOT 3066 IN GRANDE RESERVE UNIT 22, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION II, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT NO. 200700018495, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING ON THE WESTERLY LINE OF SAID LOT 3066.

AT THE POINT OF CURVE SHOWN WEST OF EBE 17; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 157.06 FEET, ALONG SAID WESTERLY LINE OF LOT 3066, TO THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 06 MINUTES 41 SECONDS EAST 97.00 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 19 SECONDS EAST 107.00 FEET; THENCE SOUTH 84 DEGREES 06 MINUTES 41 SECONDS WEST 97.00 FEET, TO A POINT ON THE SAID WESTERLY LINE OF LOT 3066; THENCE NORTH 05 DEGREES 53 MINUTES 19 SECONDS WEST 107.00 FEET, ALONG SAID WESTERLY LINE OF LOT 3066, TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

### PARCEL 4:

LOTS 3067, EBE 25, EBE 26, EBE 27, EBE 28, EBE 29, EBE 30, EBE 31 AND EBE 32 IN GRANDE RESERVE UNIT 22, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2007 AS DOCUMENT 200700018495, IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.



November 2, 2020

Ms. Krysti Barksdale-Noble Community Development Director United City of Yorkville 800 Game Farm Road Yorkville, IL 60560

Re: Grande Reserve Neighborhood 5 (Unit 15 & 22) Final Plat Review United City of Yorkville, Kendall County, Illinois

### Dear Krysti:

We are in receipt of the following items for the above referenced project:

- Final Plat for Resubdivision of Grande Reserve Neighborhood 5 First Resubdivision dated October 9, 2020 and prepared by Manhard Consulting Ltd.
- Exhibit A Legal Description
- Application for Final Plat/Replat dated October 16, 2020

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

The City's certificates need to be used. The developer should contact Mark Scheller (mscheller@eeiweb.com) with EEI to obtain.

Ms. Krysti Barksdale-Noble November 2, 2020 Page 2 of 2

The plat should be revised and resubmitted for further review. If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

Bradley P. Sanderson, P.E.

Chief Operating Officer / President

pc: Mr. Bart Olson, City Administrator (via e-mail)

Ms. Erin Willrett, Assistant City Administrator (via e-mail)

Mr. Jason Engberg, Senior Planner (via e-mail)

Mr. Eric Dhuse, Director of Public Works (via e-mail)

Mr. Pete Ratos, Building Department (via e-mail)

Ms. Dee Weinert, Admin Assistant (via e-mail)

Ms. Lisa Pickering, City Clerk (via e-mail)

Mr. Dean Edmeier, North Branch Land Company, LLC (Via e-mail)

Mr. Bruce Mellen, DR Horton (via e-mail)

Ms. Maureen Egan, Manhard Consulting, Inc. (via e-mail)

MGS, TNP, NLS EEI (Via e-mail)



Reviewed By:				
Legal Finance Engineer City Administrator Community Development Purchasing Police Public Works				
Parks and Recreation				

Agenda Item Number	
Old Business #1	
Tracking Number	
EDC 2020-32	

### **Agenda Item Summary Memo**

Title: Urban (Domesticated) Chickens					
Meeting and Date: Economic Development Committee – December 1, 2020					
Synopsis: Discussion	on regarding permitting and regulati	ing urban (domesticated) chickens in			
residenti	ally zoned districts.				
<b>Council Action Pre</b>	viously Taken:				
Date of Action:	Action Taken:				
Item Number:					
Type of Vote Requi	ired:				
Council Action Rec	quested:				
		_			
Submitted by:	Krysti J. Barksdale-Noble, AICP	Community Development			
	Name	Department			
	Agenda Item Not	tes:			
See attached memo.					



# Memorandum

To: Economic Development Committee

From: Krysti J. Barksdale-Noble, Community Development Director

CC: Jason Engberg, Senior Planner Peter Ratos, Building Code Official

Bart Olson, City Administrator

Date: September 30, 2020

Subject: Urban (Domesticated) Chickens

### **Summary:**

At the September 1st Economic Development Committee (EDC) meeting, it was recommended that staff research the existing residential subdivision's homeowners' association (HOA) declarations to determine if there are any restrictions in place prohibiting "urban/backyard" chickens which would make the proposed zoning amendment to permit chickens in residential districts moot. This is due to a significant portion of Yorkville's residentially zoned land is part of a master planned development. Additionally, staff was tasked with creating a brief web survey presented to the community about the topic of allowing chickens in residential districts.

### **Subdivision Homeowner's Association Research:**

Staff researched all residential subdivision homeowners' associations (HOA) declarations on file with the Kendall County Recorder's Office to determine if there were any restrictions to allowing backyard chickens in the City's master-planned developments. Below is a chart of the findings:

	Name of Current Development	Unit Type(s)	Covenant Record Doc. #	Date of Covenant	Restrictions/ Prohibits Chickens (Y/N)	Covenant Section & Language
1	Autumn Creek	Single Family Town Homes	#20060008954	3/27/2006	Y	Sec. 8.5 pg. 18: "No animals, livestock or poultry"
2	Blackberry Woods	Single Family	#201000012125	7/14/2010	Y	Sec. 6 Animals: "No animals, livestock, or poultry of any kind shall be raised, bred, or kept on Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose."
3	Briarwood	Single Family	#200700000625	1/5/2007	Υ	Sec. 3.2 (j) pg. 7 "No animals, livestock or poultry"
4	Bristol Bay	Single Family Duplex Town Homes Condominiums	#200600003313	1/31/2006	Y	Article VIII Sec. 1 (f) pg. 13 "No animals, reptiles, rabbits, livestock, fowl or poultry"
5	Caledonia	Single Family	#200600026078	8/21/2006	N	No language specific to pets

6	Cannonball Estates	Single Family	Not Recorded	N/A	N	N/A
7	Cimarron Ridge	Single Family Duplex	#199200921219	2/10/1992	Υ	Article III Sec. 1 pg. 2 "No poultry"
8	Country Hills	Single Family Duplex	#199509501815	3/17/1995	Y	Article III Sec. 16 (g) pg. 8 "No animals other than household pets such as cats and dogs."
9	Fox Highlands	Single Family Town Homes Duplex	#200100012188	7/10/2001	Υ	Article V Sec. 6 pg. 14 "No animals except cats or dogs"
10	Fox Hill	Single Family Town Homes Duplex	#199509500419 #199509507391 #200700032452	01/18/1995 09/13/1995 11/02/2007	Y	Article III Sec. 3.9 pg. 6 "No chickens"  Article 7 Sec. 7.6 pg 18 "No animals except cats and dogs" Article 3 Section 3.10 (f) pg 18 "No animals or any kind shall be raised, bred or kept in any Unit or in the Common Elements except for those animals assisting disabled persons or animals that are being examined or treated by a certified veterinarian who is maintaining a veterinary medicine practice in any of the Units."
11	Grande Reserve	Single Family Duplex Town Homes Apartments	#200500002378	1/25/2005	Υ	Article X Sec. 10.02 pg 42 "No poultry"
12	Greenbriar	Single Family Duplex	#199709707331	7/28/1997	N	No language specific to pets
13	Heartland Circle	Single Family	#2004000002598	1/30/2004	Y	Sec. 5.03 (a) pg. 9 "No poultry"
14	Heartland Subdivision	Single Family	#200100006495	4/19/2001	Υ	Sec. 5.03 (a) pg. 11 "No poultry"
15	Heartland Meadows	Single Family	Not Recorded	N/A	N/A	N/A

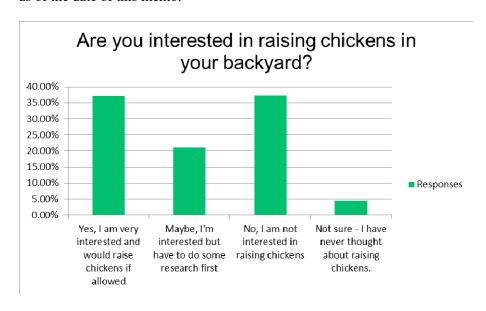
16	Kendall Marketplace	Single Family Town Homes	Not Recorded	N/A	N/A	N/A
17	Kylyn's Ridge	Single Family	200300036916	30-Sep-03	N	No language specific to pets
18	Longford Lakes	Townhomes	200400000827	12-Jan-04	N	No language specific to pets
19	Prairie Gardens	Age Restricted	200400006116	15-Mar-04	N	No language specific to pets
20	Prairie Meadows	Single Family Multi-Family	200500003507	3-Feb-05	N	No language specific to pets
21	Prestwick of Yorkville	Single Family	200700014390	2-May-07	Υ	4.3.11 Dogs and Cats: No more than a total of two (2) dogs or two (2) cats or one (1) dog and one (1) cat can be maintained, kept or housed in any residential unit whether or not such animal is the property of the owner of such residential unit. No such animal shall be allowed outside of a residential unit unless accompanied and attended at all times by an occupant of such residential unit and no dogs shall be allowed to bark as to create any type of nuisance to neighbors.
22	Raintree Village	Single Family Duplex Town Homes	201900008500	26-Jun-19	Υ	Section 8.04 Pets: No animals, livestock or poultry of any kind shall be raised, bred, or kept in the Community Area. The Board may from time to time adopt rules and regulations governing (a) the keeping of pets in Detached Home or Duplex Home, which may include prohibiting certain species of pets from being kept in a Detached Home or Duplex Home and (b) the use of the Community Area by pets.
23	River's Edge	Single Family	200100025428	31-Dec-01	N	No language specific to pets
24	Sunflower Estates	Single Family	200700019804	27-Jun-07	N	HOA Rescinded
25	Whispering Meadows	Single Family	200500011560	25-Apr-05	N	No language specific to pets
26	White Oak Estates	Single Family	198900895534	27-Sep-89	Υ	Article VII, Section 7: No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

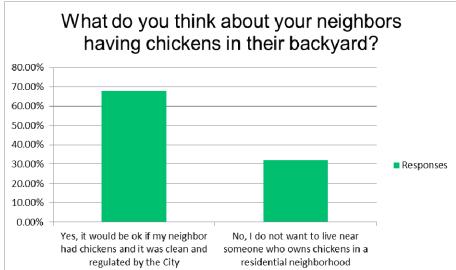
27	Wildwood	Single Family	198900891588	27-Mar-89	N	No language specific to pets
28	Windett Ridge	Single Family	200300034331	22-Mar-03	N	No language specific to pets

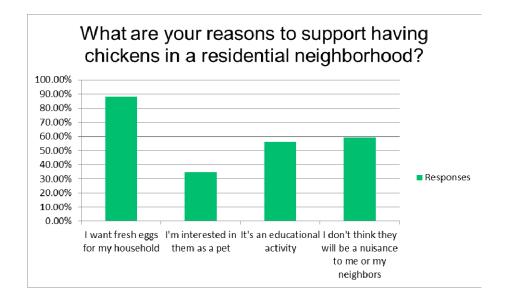
From the information in the above table, 14 of the 28 developments (50.0%) have regulations that specifically do not allow chickens within their HOA covenants. Of the remaining 14 (indicated in red in the table), 10 of the developments (35.7%) have no language specific to any pets and 4 (14.3%) have no HOA covenants recorded.

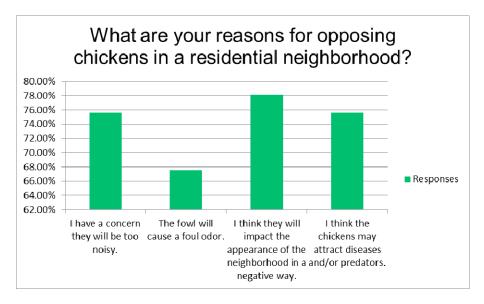
### **Urban Chicken Public Survey Results:**

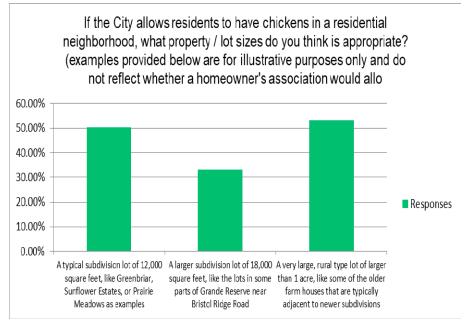
In regard to the public survey, the following summarizes the questions asked and the responses provided as of the date of this memo:

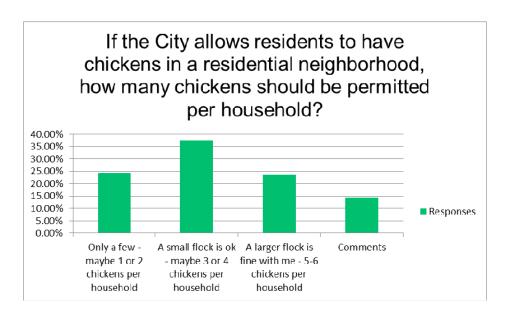












From the preliminary results of the survey, respondents are split (37% Yes to 37% No) to interest in raising chickens in their backyards, but an overwhelming percentage of respondents (68%) are okay with their neighbor having the right to raise backyard chickens if it was clean and regulated by the City.

As far as respondents in support of backyard chickens, 87% would want them for their fresh eggs, while those opposed cited the impact to appearance (78%), the noise (75%) and disease and/or predators has major concerns.

Finally, respondents preferred very large rural lots (53%) and typical subdivision lots of 12,000 square feet (50%) to raise backyard chickens and overwhelming thought a small flock of 3-4 chickens was appropriate (37%).

### **Staff Comments:**

Based upon the research of the City's HOA covenants, only 50% have specific language restricting the raising of backyard chickens. This is consistent with the resident survey responses with 50% supporting backyard chickens in residential subdivisions and 50% opposed. Therefore, staff is seeking formal direction from the Economic Development Committee (EDC) regarding the request to permit, define and regulate urban/domestic chickens within the city, and to what degree.

If it is the concurrence of the Committee to amend the City's Code, staff and the City Attorney will prepare the appropriate ordinance language per your direction and present it to the appropriate committees and/or commission at a future meeting with a recommendation to the City Council for final approval.

### **Attachments**

1. Memorandum to Economic Development Committee (EDC) from staff dated July 20, 2020 with attachments presented at the September 9, 2020 meeting.



# Memorandum

To: Economic Development Committee

From: Krysti J. Barksdale-Noble, Community Development Director

CC: Jason Engberg, Senior Planner
Peter Ratos, Building Code Official
Bart Olson, City Administrator

Date: July 20, 2020

Subject: Urban (Domesticated) Chickens

### **Summary:**

At the July Economic Development Committee (EDC) meeting, it was recommended that staff move forward with preparing policy options for permitting "urban/domesticated" chickens in single-family residentially zoned districts within the city. Since the communities' staff researched regulate urban/domesticated chickens to varying degrees, we are offering three (3) policy options: (1) permitted with limited regulation; (2) permitted with moderate regulation; and (3) permitted with substantial regulations.

### Research:

In staff's research of the decades old movement toward bringing agricultural practices into city/suburban lifestyles, the raising of non-traditional domesticated animals, such as chickens, has risen in popularity. Cities have generally responded to this trend by either banning such practices outright or permitting the practice with a wide range of regulations. Those municipalities that chose to permit the practice of raising chickens in non-agriculturally zoned districts typically focused on the following regulations:

Regulation	<b>Best Practice</b>	Reasoning
Permitted Zoning Districts	Single-Family Zoning Districts	<ul> <li>Generally, single-family dwelling units are located on larger lots, able to accommodate needed setbacks to house a coop.</li> <li>Multi-family dwelling units are limited in lot size to permit every unit to have the opportunity to keep a chicken coop.</li> </ul>
Maximum number of chickens	Typically permits a maximum of six (6) chickens.	• Chickens are stock animals which do not thrive alone, so most owners have a minimum of four (4) to maintain a proper "social order".
		<ul> <li>Allows for owners to have hens that still produce eggs and keep those hens that are still valued by the owner but can no longer lay eggs.</li> </ul>
		• Capping the number of hens to less than six (6) may lead owners who raise chickens for eggs to limit their flock to only egg producers and burden animal shelters with cast-off older hens.
Minimum lot size requirement	If specified, varies depending on Zoning Ordinance requirements (typically 2,500 - 8,000 sq. ft.).	<ul> <li>Generally, the requirement of a minimum lot size reduces the number of residentially zoning districts allowable for urban/backyard chickens (i.e., only permit in E-1 and R-1 districts and not in R-2)</li> <li>Needlessly creates obstacles to raising chickens in residential districts otherwise suited for the use.</li> </ul>

Location and/or Setback Requirements	Located only in rear yards.  Minimum of 25 ft. from any side/rear property line.	<ul> <li>Typically seen as an "accessory use" to the primary residential land use, the location is most appropriate in rear yards.</li> <li>Minimum 25 ft. setback is far enough to reduces nuisance of noise and odor, but also allows smaller properties to meet the standard.</li> </ul>
Sanitation Requirements (i.e. Performance Standards)	Requires coop and outdoor enclosure must be kept in a sanitary condition and free from offensive odors and accumulation of waste.  Prohibit feed from being scattered on the ground and requiring chickens to be fed from a trough.	<ul> <li>Typically, can be enforced through existing performance standards in Zoning Ordinance and Property Maintenance Code.</li> <li>Goal is to reduce odor, rodent and accumulation of waste without implementing stringent cleaning requirements which would be impossible to enforce.</li> </ul>
Enclosure/Coop Construction	Constructed with a covered, predator-proof roof which allows for two (2) square feet per hen.  Some ordinances provide sample construction diagram of wall/roof section and allowed materials.  Typically requires a fenced "chicken run" area or located in a fenced yard.	<ul> <li>Ensures adequate protection from natural predators (e.g. foxes, dogs, coyotes, etc.) and designed for easy access for cleaning.</li> <li>Proposed size of 2 sq. ft. per hen provides adequate space for movement but small enough to keep birds warm in winter.</li> <li>Fencing is required to allow birds to roam during cleaning but precludes chickens from running at large.</li> </ul>
Slaughtering	Prohibited	<ul> <li>Intent of ordinance is for chickens as pets or for raising of hens for eggs, not for meat.</li> <li>Addresses concerns of health/hygiene concerns related to backyard slaughtering/butchering of chickens.</li> </ul>
Roosters	Prohibited or only permitted under four (4) months of age.	Addresses concerns of noise (crowing) and are not needed for hens to produce eggs for feeding.
Permit Required	Varies by community.  Those that require a permit (\$0 - \$50), city inspection and an annual renewal requirement.  Recommended not to permit, but establish regulations, similar to regulating home occupations.	<ul> <li>Inefficient use of City staff time to require a permit/license, review plans and maintain records.</li> <li>Permit fees, especially if annual, could prove cost prohibitive for chicken owner.</li> <li>Enforcement of regulations can still occur through the property maintenance process on a complaint basis.</li> </ul>

### **Policy Proposals:**

In consideration of a policy permitting urban/domesticated chickens, staff took into account the above referenced best practices from research gathered in planning related studies, model ordinances and surrounding community zoning codes to create a tier of three (3) options with varying degrees of regulations:

	LIMITED REGULATION	MODERATE REGULATION	SUBSTANTIAL REGULATION
PERMITTED ZONING	• E-1 (4 parcels) • <u>R-1 (264 parcels)</u> Total 268 parcels	<ul> <li>E-1 (4 parcels)</li> <li>R-1 (264 parcels)</li> <li>R-2 (6,358 parcels)</li> <li>Total 6,626 parcels</li> </ul>	<ul> <li>E-1 (4 parcels)</li> <li>R-1 (264 parcels)</li> <li>R-2 (6,358 parcels)</li> <li><u>R-2D (207 parcels)</u></li> <li>Total 6,833 parcels</li> </ul>
MAX. NUMBER	Max. 8 chickens	Max. 6 chickens	Max. 4 chickens
MIN. LOT SIZE	N/A	12,000 sq. ft.	10,000 sq. ft.
LOCATION/SETBACK	Rear/Side Yard	Rear/Side Yard 25 ft. setback	Rear Yard Only 25 ft. setback
SANITATION	Performance Standards & Property Maintenance Code applies.	Performance Standards & Property Maintenance Code applies.  Prohibit feed from being scattered on the ground.	Performance Standards & Property Maintenance Code applies  Prohibit feed from being scattered on the ground and requiring chickens to be fed from a trough.
ENCLOSURE/COOP	Enclosure Required. No specifications.	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen.  Chicken run and/or yard fence required.	Enclosure constructed with a covered, predator-proof roof which allows for two (2) square feet per hen.  Built per sample construction diagram of wall/roof section and allowed materials.  Chicken run and/or yard fence required.
SLAUGHTERING	Prohibited	Prohibited	Prohibited
ROOSTERS	Permitted	Permitted up to 4 months of age	Prohibited
PERMIT REQUIRED	Not Required	Required w/o Inspection (\$25.00 one-time fee)	Required w/Inspection (\$50.00 one-time fee)

Examples of a "Limited Regulation", "Moderate Regulation" and 'Substantial Regulation" ordinances are attached to this memo.

### **Potential Code Amendments:**

Current sections of the City Code would be impacted and require amending if any measure permitting domesticated chickens and backyard coops/enclosures are allowed as accessory uses/structure. These include Chapter 2: Animals of Title 5: Police Regulations; Chapter 3: General Zoning Provisions of Title 10: Zoning; and Title 8: Building Regulations.

However, staff recommends amending the Zoning Ordinance <u>only</u> if the City Council decides to implement the "Limited Regulations" which does not require a building permit for approval. Otherwise, we recommend amendments only to the Police and Building titles of the City Code if the "moderate" and "substantial" regulations are adopted, as this in consistent with how the Beekeeping Regulations were approved.

The following are areas in each aforementioned section which would require amending, text in red is proposed to be added:

### Title 5: Police Regulations, Chapter 2: Animals

"Agricultural Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "AGRICULTURAL ANIMAL: Livestock, poultry with the exception of domesticated chickens as regulated in (insert section), and other farm animals."

"Domestic Animal" definition in Section 5-2-1: Definitions will need to be amended to read as follows: "DOMESTIC ANIMAL: Dogs, cats and any other types of animals or fowl, including domesticated chickens as regulated in (insert section), normally maintained as a household pet or guardian."

Creation of a new definition in Section 5-2-1: Definitions for "domesticated chickens" to read as follows: "DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in (insert section)."

### Title 5: Police Regulations, Section 5-2-5: Agricultural Animals

Section 5-2-5: Agricultural Animals will need to be amended to read as follows:

"Agricultural animals are prohibited within the corporate limits of the city, unless they are domesticated chickens regulated in (insert section) or are confined within an enclosure on land zoned A-1 agricultural zoning district, in accordance with title 10, chapter 9 of this code."

### Title 8: Building Regulations

Should the City Council pursue the moderate or substantial regulations, staff recommends creating a new chapter, Chapter 19: Domesticated Chickens, which will provide all regulatory requirements for permitting chickens in designated residential districts.

### Title 10: Zoning, Chapter 3: General Zoning Provisions

Should the City Council pursue the limited regulations, staff recommends creating a new section in the General Zoning Provisions, Section 10-3-15: Domesticated Chickens, which will provide all regulatory requirements for permitting chickens in designated residential districts.

Creation of a new definition in Section 10-2-3: Definitions for "domesticated chickens" to read as follows: "DOMESTICATED CHICKENS: A subspecies of the species Gallus Domesticus which

are kept in an enclosure in the rear or side yard of a residentially zoned property as permitted and regulated in (insert section)."

### **Potential Enforcement Options:**

In regard to potential enforcement options, the following options exist:

- 1. **Property Maintenance Code** existing provisions within the 2018 International Property Maintenance Code (IPMC) allows for the enforcement of public nuisances such as rodent harborage, maintenance of accessory structures, and proper rubbish and garbage containment, all which may result from unkept chicken coops.
- 2. **Animals At Large** existing provisions within 5-2-4: Domestic Animals, prohibits domestic animals from running at large, with or without a tag fastened to its collar, within the corporate limits of the city. When any domestic animal is found on any public street, sidewalk, alley or any unenclosed place it is deemed to be running at large unless firmly held on a leash or is in an enclosed vehicle. This can be an issue if chickens are let loose in a backyard without secure fencing.
- 3. **Performance Standards** located in the Zoning Ordinance, performance standards regulate noise (also regulated in Public Health and Safety ordinance the City Code) and odor which are also concerns related to permitting domestic chickens in residential districts.
- 4. **Permit Revocation** the Building Code Official has the ability to revoke any valid permit if a violation is found and not corrected.

All of the above provisions would require processing through the City's Administration Adjudication procedures which, in addition, can lead to forced compliance, but fines and/or fees.

Additionally, staff has received feedback from the Police Department which expressed concerned regarding nuisance and noise complaints, as well as conflicts between this ordinance and HOA regulations. While the proposed enforcement options address the noise and nuisance complaints, the City has no authority to enforce HOA regulations.

To ensure communication between residents and their homeowners association is made prior to application submittal, staff can require a letter or approval from the HOA board as part of the permitting process. The attached permit example from the City of Batavia is provided for reference.

### **Municipalities with Similar Ordinance Feedback**

Staff has reached out to four (4) area municipalities with existing urban (domesticated) chicken ordinances to seek their experiences administering and enforcing those regulations to share with the committee. Those communities were the cities of Naperville, Evanston, Batavia and the Village of Plainfield. Most of the communities adopted their regulations within the last 10 years and on average have had approximately twelve (12) applications during that time. None have reported any major complaints and administration of the regulations a non-issue.

### **Staff Comments:**

Staff is seeking formal direction from the Economic Development Committee (EDC) to permit, define and regulate urban/domestic chickens within the city, and to what degree. If it is the concurrence of the Committee to amend, staff and the City Attorney will prepare the appropriate ordinance language per your direction and present it to the appropriate committees and/or commission at a future meeting with a recommendation to the City Council for final approval.

### **Attachments**

- 1. Illegal Fowl: A Survey of Municipal Laws Relating to Backyard Poultry and a Model Ordinance for Regulating City Chickens, Jamie Bouvier, Environmental Law Institute, 2012.
- 2. Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens, Patricia Salkin, Zoning and Planning Law report, Vol. 34, No. 3, p. 1, March 2011.
- 3. City of Batavia Chicken and Coop Requirements (Permit Application example)
- 4. Village of Plainfield Keeping of Chickens regulations (Limited Regulation example)
- 5. City of Naperville Urban Livestock Ordinance (Moderate Regulation example)
- 6. City of Evanston Urban Livestock Ordinance (Substantial Regulation example)
- 7. Emails from residents regarding chickens

# Illegal Fowl: A Survey of Municipal Laws Relating to Backyard Poultry and a Model Ordinance for Regulating City Chickens

by Jaime Bouvier

Jaime Bouvier is Visiting Legal Writing Professor, Cleveland-Marshall College of Law.

- Summary -

As the movement toward keeping backyard chickens continues to grow, many cities are facing the decision of whether to allow residents to keep chickens and, if so, how to effectively regulate the practice. A survey of municipal ordinances in the top 100 most populous cities in the United States that concern keeping and raising chickens offers lessons that may be applied to designing a model ordinance. This survey reveals that chickens are, perhaps surprisingly, legal in the vast majority of large cities. The survey also identifies regulatory norms and some effective and less effective ways to regulate the keeping of chickens. A proposed model ordinance, based on the background information and survey results, could be adopted by a city or easily modified to fit a city's unique needs.

So much depends upon

a red wheel barrow

glazed with rain

beside the white chickens.

William Carlos Williams, 1923.

The movement toward bringing agricultural practices into the city has continued to expand during the last decade.1 As we learn more about the problems with our modern commercial agricultural practices—like keeping large numbers of animals crowded in small indoor facilities with little or no access to fresh air or sunlight and growing vast amounts of corn and soy in a monoculture environment to feed those animals<sup>2</sup>—many city-dwellers are taking it into their own hands to provide solutions.3 Community gardens are increasing in cities across the country.4 Market farms and even full-scale urban farms are popping up both in cities where the foreclosure epidemic has caused an abundance of abandoned properties and in cities where property has maintained or even increased in value.<sup>5</sup> And, farmer's markets have increased exponentially across the country—allowing smaller scale local farmers to directly link to consumers and sell their produce for far above the wholesale amounts they could get from selling through

Author's Note: I would like to thank my research assistant Hannah Markel. I would also like to thank Heidi Gorovitz Robertson and Carolyn Broering-Jacobs for their support and mentorship.

- Kimberly Hodgson et al., Urban Agriculture: Growing Healthy Sustainable Places, American Planning Association, Planning Advisory Service, Report No. 563 (Jan. 2011); Janine de la Salle & Mark Holland, Agricultural Urbanism, Handbook for Building Sustainable Food & Agricultural Systems in 21st Century Cities, 9-12 (2010).
- E.g., Food, Inc. (Magnolia Pictures 2009); Michael Pollan, The Omnivore's Dilemma: A Natural History of Four Meals (2006); Eric Schlosser, Fast Food Nation: The Dark Side of the All American Meal (2002); Marion Nestle, Food Politics: How the Food Industry Influences Nutrition and Health (2002).
- 3. E.g., Lisa Taylor, Your Farm in the City: An Urban Dweller's Guide to Growing Food and Raising Livestock (2011); Thomas J. Fox, Urban Farming: Sustainable City Living in Your Backvard, in Your Community, and in the World (2011); Kelly Coyne & Erik Knutzen, The Urban Homestead: Your Guide to Self-Sufficient Living in the Heart of the City (2010); Kurt B. Reighley, The United States of Americana: Backvard Chickens, Burlesque Beauties, and Homemade Bitters (2010).
- Jane E. Schukoske, Community Development Through Gardening: State and Local Policies Transforming Urban Open Space, 3 N.Y.U. J. LEGIS. & Pub. Pol'y 315, 354 (1999-2000).
- 5. Hodgson, supra note 1, at 3-4.

more established channels like supermarkets and convenience stores.<sup>6</sup>

Part of the greater urban agriculture movement involves urban animal husbandry—raising livestock in an urban setting.7 While many cities have allowed for bees, goats, and other livestock in the city,8 this Article will focus on how cities regulate chickens.9 Many people in urban environments are seeking to raise chickens to assert control over their food. This may be in reaction to increasing reports of how large industrial farms raise chickens in abusive and unsanitary settings—settings that not only are unhealthy for the chickens but negatively affect the health of people who live near such farms, as well as anyone who eats the eggs or meat from those chickens. 10 Many people view raising chickens and other urban agricultural practices as a way to combat a broken food system and a way to assert individual political power against the large corporations that control much of our food.<sup>11</sup>

In response to a growing demand from city-dwellers to raise their own chickens, either as part of a community

- 6. Patricia E. Salkin & Amy Lavine, Regional Foodsheds: Are Our Local Zoning and Land Use Regulations Healthy?, 22 FORDHAM ENVIL. L. REV. 599, 617 (2011); Brandon Baird, The Pending Farmer's Market Fiasco: Small-Time Farmers, Part-Time Shoppers, and a Big-Time Problem, 1 KYJEANRL 49, 49-50 (2008-2009). See also Kirk Johnson, Small Farmers Creating a New Business Model as Agriculture Goes Local, N.Y.Times, July 1, 2012, http://www.nytimes.com/2012/07/02/us/small-scale-farmers-creating-a-new-profitmodel.html?\_r=1&ref=agriculture.
- 7. Hogdson, *Supta* note 1, at 17. *See*, *e.g.*, Robert & Hannah Litt, A Chicken in Every Yard (2011); Harvey Ussery, The Small-Scale Poultry Flock: An All-Natural Approach to Raising Backyard and Urban Chickens (2011); Andy Schneider, The Chicken Whisperer's Guide to Keeping Chickens, Everything You Need to Know... and Didn't Know You Needed to Know About Raising Chickens (2011); Tara Layman Williams, The Complete Guide to Raising Chickens: Everything You Need to Know Explained Simply (2010); Jerome D. Belanger, The Complete Idiot's Guide to Raising Chickens (2010); Carlee Madigan, The Backyard Homestead (2009); Kimberly Willis & Rob Ludlow, Raising Chickens for Dummies (2009).
- 8. E.g., Heather Wooten & Amy Ackerman, Seeding the City: Land Use Policies to Promote Urban Agricultural, National Policy & Legal Analysis Network to Prevent Childhood Obesity, 34 (2011); Kailee Neuner et al., Planning to Eat: Innovative Local Government Plans and Policies to Build Healthy Food Systems in the United States, Food Systems Planning and Healthy Communities Lab, University of Buffalo, The State University of New York, 17 (2011).
- See also Patricia Salkin, Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens, 34:3 Zoning & Plan. L. Rep. 1 (2011) (briefly surveying chicken laws); Mary Wood et al., Promoting the Urban Homestead: Reform of Local Land Use Laws to Allow MicroLivestock on Residential Lots, 37 Ecology L. Currents 68 (2010).
- See, e.g., Nicholas D. Kristof, Is an Egg for Breakfast Worth This?, N.Y. Times, Apr. 11, 2012, http://www.nytimes.com/2012/04/12/opinion/kristof-is-an-egg-for-breakfast-worth-this.html; Nicholas D. Kristof, Arsenic in Our Chicken, N.Y. Times, Apr. 4, 2012, http://www.nytimes.com/2012/04/05/opinion/kristof-arsenic-in-our-chicken.html.
- 11. Hugh Bartling, A Chicken Ain't Nothing but a Bird: Local Food Production and the Politics of Land-Use Change, LOCAL ENVIRONMENT 17(a) (Jan. 2012). For a different take on the political reasons behind backyard chickens, see Shannon Hayes, Radical Homemakers: Reclaiming Domesticity From a Consumer Culture (2005) (asserting that urban farming can be a feminist response to modern urbanization).

garden, urban farm, or just in their own backyard, cities across the country are amending their ordinances to allow for and regulate backyard chickens. This Article will first provide a primer on what a city-dweller should know about chickens. This is especially targeted to city-dwellers who serve as councilpersons, mayors, or law directors and know little or nothing about chickens. Because many municipal officials lack agricultural knowledge, they lack a basis for understanding whether chickens can peacefully co-exist with their constituents in a cosmopolitan area. And, even if officials believe that residents should be able to keep chickens, they may still feel unequipped to figure out how to properly regulate chickens to head off practical concerns with noise, odor, and nuisance.

Many people may be surprised to learn that even in cities where raising chickens is illegal, many people are doing so anyway.<sup>13</sup> For instance, in a suburb of Cleveland, Jennifer,<sup>14</sup> a young mother of two boys, built a coop in her backyard and bought four chicks.<sup>15</sup> These chicks grew up to be egg-laying hens and family pets before she learned that her city outlawed chickens. The city told her that if she did not get rid of the chickens, she would be subject to continuing expensive citations for violating the city's ordinance. Because both she and her children

- 12. Sarah Grieco, Backyard Bees, Chickens, and Goats Approved, NBCSANDI-EGO, Feb. 1, 2012 http://www.nbcsandiego.com/news/local/Backyard-Bees-Chickens-Goats-Approved-138507104.html; Michael Cass, Backyard Chickens Make Gains in Nashville, THE TENNESSEAN, Jan. 5, 2012, http:// www.healthynashville.org/modules.php?op=modload&name=News&file=a rticle&sid=20163; Peter Applebome, Envisioning the End of "Don't Cluck, Don't Tell, N.Y. Times, Apr. 30, 2009, http://www.nytimes.com/2009/4/30/ nyregions/30town??; Jessica Bennet, The New Coop de Ville, the Craze for Urban Poultry Farming, NEWSWEEK, Nov. 16, 2008, http://www.thedailybeast.com/newsweek/2008/11/16/the-new-coop-de-ville.img.jpg. And this movement is not just in the United States; Australia, Canada, and Europe also are experiencing a surge in the number of people keeping backyard hens. See, e.g., Surge in Backyard Poultry Numbers, British Free Range EGG PRODUCERS ASSOCIATION (Jan. 9, 2011), http://www.theranger.co.uk/ news/Surge-in-backyard-poultry-numbers\_21660.html (last visited Feb. 24, 2012); Backyard Chickens in Toronto, Ontario, http://torontochickens.com/Toronto\_Chickens/Blog/Blog.html (last visited Feb. 22, 2012) (advocacy group seeking to legalize chickens in Toronto); Chris Mayberry & Peter Thomson, Keeping Chickens in the Backyard, DEPARTMENT OF AG-RICULTURE AND FOOD, GOVERNMENT OF WESTERN AUSTRALIA (Aug. 2004), http://www.agric.wa.gov.au/content/aap/pou/man/gn2004\_022.pdf (last visited Feb. 22, 2012); Andrea Gaynor, Harvest of the Suburbs: An Environmental History of Growing Food in Australian Cities (2006); Catharine Higginson, Living in France-Keeping Chickens, LIVING France, http://www.livingfrance.com/real-life-living-and-working-livingin-france-keeping-chickens-94936 (last visited Feb. 22, 2012).
- 13. See, e.g., Where Chickens Are Outlawed Only Outlaws Will Have Chickens, BACKYARDCHICKENS.COM, http://www.backyardchickens.com/t/616955/where-chickens-are-outlawed-only-outlaws-will-have-chickens-t-shirt (last visited Feb. 15, 2012) (forum for people who own chickens illegally); Heather Cann et al., Urban Livestock: Barriers and Opportunities Faces by Homesteaders in the City of Waterloo, Dec. 6, 2011, http://www.wrfoodsystem.ca/studentresearch (last visited Feb. 22, 2012) (interviewing several people who own chickens illegally in the Waterloo region of Canada).
- 14. Not her real name.
- 15. Interview with Jennifer, July 18, 2011 (on file with author).

had grown close to the hens, they did not want to simply dispose of them or give them away. Instead, Jennifer moved to a neighboring city that had recently passed an ordinance legalizing backyard hens and started a chicken cooperative. Now, a group of neighbors take turns caring for the chickens and share the eggs. Neither in the suburb where she started raising the chicks nor in the city where she started the cooperative did neighbors complain about odor, noise, or any other potential nuisance. And the suburb, by prohibiting chickens, lost the opportunity Jennifer was willing to provide to build strong community ties with her neighbors. 17

Instead of moving away, others are seeking to change the law to raise chickens in the city where they already live. For instance, Cherise Walker has been advocating for a new ordinance in her community.<sup>18</sup> Ms. Walker is a veteran of the Iraq war who became interested in hens when she read that keeping chickens can help relieve post-traumatic stress disorder.<sup>19</sup> She subscribes to Backyard Poultry—a magazine dedicated to backyard chickens<sup>20</sup>; she became certified in hen-keeping by the Ohio State University Extension; and, she began assembling the materials to build a coop in her yard. But, she soon learned that her city outlaws hens as dangerous animals, placing them in the same category as lions, tigers, bears, and sharks.<sup>21</sup> Unwilling to become an outlaw hen-keeper, she, like countless others across the country, is attempting to lobby her mayor and city council-people to educate them about chickens and encourage them to adopt a more chicken-friendly ordinance.<sup>22</sup>

Because of the growing popularity of keeping backyard chickens, cities can benefit from well-thought-out ordinances that avert possible nuisance and make it easy and clear for would-be chicken owners to find out what they need to do to comply with the law.

Changing these ordinances, however, is often a contentious issue.<sup>23</sup> It has caused one mayor in Minnesota to say, "there is a lot of anger around this issue for some reason.

More so than the war by far."<sup>24</sup> City leaders are understandably concerned that chickens may cause nuisances.<sup>25</sup> They have raised such concerns as decreasing property values<sup>26</sup> and increasing greenhouse emissions,<sup>27</sup> as well as concerns about excessive clucking and overwhelming odors bothering the neighbors.<sup>28</sup> Some express the belief that chickens, and other agricultural practices, simply do not belong in cities.<sup>29</sup> The controversy over backyard chicken regulation has been so contentious that at least one law review article uses it as a case study for the Coase theorem to illustrate how we unnecessarily inflate the costs of processes related to legal change.<sup>30</sup>

In Part I, this Article will discuss the benefits of backyard chickens. Part II will investigate concerns that many people have with keeping chickens in the city. Part III will provide some background about chickens and chicken behavior that municipalities should understand before crafting any ordinance. Part IV will survey ordinances related to keeping chickens in the 100 most populous cities in the United States, identifying regulatory norms and particularly effective and ineffective means of regulation. Finally, Part V will put forward a model ordinance that regulates keeping chickens in an urban setting while providing sufficient regulation to abate nuisance concerns.

<sup>16.</sup> Cleveland, Ohio, Codified Ordinances §\$205.04, 347.02 (2011).

<sup>17.</sup> See infra Part I.E. (discussing how participating in urban agriculture can increase social connections and civic responsibility).

<sup>18.</sup> Interview with Jennifer, July 18, 2011 (on file with author).

<sup>19.</sup> Megan Zotterelli, Veterans Farming, THE LEAFLET: NEWSLETTER OF THE CENTRAL COAST CHAPTER OF CALIFORNIA RARE FRUIT GROWERS (July/Aug. 2011), http://centralcoastfoodie.com/2011/08/veterans-farming/(noting that the Farmer Veterans Coalition that seeks to link veterans with farming has done so not only to provide veterans with economic opportunities, but because "the nurturing environment of a greenhouse or a hatchery has helped these veterans make impressive strides in their recovery and transition").

Backyard Poultry Magazine has been published since 2006 by Countryside Publications, Inc. It currently has a circulation of approximately 75,000 readers. See ADVERTISING INFORMATION FOR BACKYARD POULTRY, http:// www.backyardpoultrymag.com/advertise.html (last visited Feb. 22, 2012).

<sup>21.</sup> Lakewood Mun. Ordinance §505.18.

<sup>22.</sup> Interview with Cherise Walker, Mar. 18, 2012 (on file with author).

<sup>23.</sup> Barak Y. Orbach & Frances R. Sjoberg, *Debating Over Backyard Chickens*, Arizona Legal Studies, Discussion Paper No. 11-02 (Feb. 2012) (listing conflicts in dozens of cities where people were seeking to change ordinances to either legalize or ban chickens); *see also* Salkin, *supra* note 9, at 1 (describing criticism of efforts to allow chickens in neighborhoods as including "worry that property values will plummet, that chickens will create foul odors and noise, and that they will attract coyotes, foxes, and other pests").

<sup>24.</sup> Orbach & Sjoberg, supra note 23, at 24.

P.J. Huffstutter, Backyard Chickens on the Rise, Despite the Neighbor's Clucks, L.A. Times, June 15, 2009, http://articles.latimes.com/2009/jun/15/ nation/na-chicken-economy15.

Tiara Hodges, Cary: No Chickens Yet, INDYWEEK.COM, Feb. 10, 2012, http://www.indyweek.com/BigBite/archives/2012/02/10/cary-no-chickens yet (last visited Feb. 17, 2012); Backyard Chickens: Good or Bad Idea, KVAL. COM, Mar. 3, 2009, http://www.kval.com/news/40648802.html (last visited Feb. 17, 2012).

Valerie Taylor, Chickens for Montgomery (2009), http://www.scribd.com/ doc/16509728/Changing-Your-Citys-Chicken-Laws (last visited Feb. 17, 2012) (addressing a concern that Montgomery council people voiced about greenhouse gases).

Josie Garthwaite, Urban Garden? Check. Now, Chickens, N.Y. Times, Feb. 7, 2012, http://green.blogs.nytimes.com/2012/02/07/urban-garden-check-now-chickens/

<sup>29.</sup> Orbach & Sjoberg, supra note 23, at 19 (citing one mayor from Franklington, Louisiana, as stating the "city has changed and grown so much since the original ordinance. We are trying to look to the future. You can't raise animals or livestock (in the city)."); Barry Y. Orbach & Frances R. Sjoberg, Excessive Speech, Civility Norms, and the Clucking Theorem, 44 Conn. L. Rev. 1 (2011) (stating that an alderman in Chicago was seeking to ban chickens in part because, "[a]ll things considered, I think chickens should be raised on a farm"); Jerry Kaufman & Martin Bailkey, Farming Inside Cities, 13 LANDLINES 1 (2001).

<sup>30.</sup> See Orbach & Sjoberg, supra note 29.

### I. The Benefits of Backyard Chickens

In 1920, an elementary school textbook recommended that every family in America keep a small flock of backyard chickens.<sup>31</sup> The textbook provided that "every family is better off for having a few chickens, provided they are kept out of the garden and at a suitable distance from any house."32 It noted that of the millions of dollars worth of eggs that were sold each year at that time, comparatively little came from large poultry farms, but came instead "from the hundreds and thousands of farms and town lots where a few chickens and other fowls are kept in order that they may turn to profit food materials that otherwise would be wasted."33 The textbook asserted that chickens were a good value because, as scavengers and omnivores, it was relatively cheap to feed them scraps and receive in return fresh eggs. Also, the textbook championed city flocks because chickens eat insects and thus prevent the increase of insect pests.<sup>34</sup>

The U.S. government was in agreement with the text-book's advice. During World War I, the United States exhorted every person in America to raise chickens. The U.S. Department of Agriculture (USDA) issued posters with titles like "Uncle Sam Expects You to Keep Hens and Raise Chickens." One such poster encourages chicken ownership by exhorting that "even the smallest backyard has room for a flock large enough to supply the house with eggs." The poster goes on to say that because chickens eat table scraps and require little care, every household should contribute to a bumper crop of poultry and eggs in 1918.

These recommendations are still valid today, as many are reevaluating the suburbanization of America that occurred after World War II and reincorporating agricultural practices into daily life.<sup>38</sup> Keeping domesticated fowl has been a part of human existence for millennia,<sup>39</sup> and only in the last century has been seen as something that should be kept separate from the family and the home.<sup>40</sup> While humanity has long understood the benefits of keeping domesticated chickens, many city-dwellers have lost touch with what



USDA Poster from Scott Doyon, Chickens: WWI Solution to Almost Everything, Better Cities & Towns, Nov. 4, 2011, http://bettercities.net/news-opinion/blogs/scott-doyon/15562/backyard-chickens-wwi-erasolution-almost-everything (last visited Feb. 15, 2012).

chickens have to offer. There continue to be many benefits to raising hens. Some of the benefits are apparent—like getting fresh free eggs. Some are less apparent—like hen manure being a surprisingly pricey and effective fertilizer and research findings that urban agricultural practices in general raise property values and strengthen the social fabric of a community. The benefits of keeping hens will be discussed more thoroughly below.

### A. Chickens Are a Source of Fresh Nutritious Eggs

The most obvious benefit of keeping chickens in the backyard is the eggs. A hen will generally lay eggs for the first five to six years of her life, with peak production in the first two years. Hens lay more during the spring and summer months when they are exposed to more light because of the longer days. Hens also lay far more eggs when they are younger, starting off with between 150 to 300 eggs per year depending on the breed and dwindling down by about 20% each year. Young hens or pullets often start out lay-

<sup>31.</sup> WILLIAM THOMPSON SKILLING, NATURE-STUDY AGRICULTURE (World Book Co. 1920).

<sup>32.</sup> Id. at 296.

<sup>33.</sup> *Id*.

<sup>34.</sup> Id.

Scott Doyon, Chickens: WWI Solution to Almost Everything, BETTER CITIES & TOWNS, Nov. 4, 2011, http://bettercities.net/news-opinion/blogs/scott-doyon/15562/backyard-chickens-wwi-era-solution-almost-everything (last visited Feb. 15, 2012).

<sup>36.</sup> Id.

<sup>37.</sup> Id

<sup>38.</sup> Hodgson, *supra* note 1, at 11-12. *See, e.g.*, ROBERT M. FOGELSON, BOURGEOIS NIGHTMARES 168-81 (2005) (noting that backyard poultry-keeping went from being universal and encouraged to being banned as a nuisance when newly developed suburbs aimed toward attracting wealthy residents began instituting policies to ban all household pets in an effort to distinguish themselves from both the urban and rural lower class).

Barbara West & Ben-Xiong Zhou, Did Chickens Go North? New Evidence for Domestication, 44 World's Poultry Sci. J. 205-18 (1999). Christine Heinrichs, How to Raise Chickens: Everything You Need to Know (2007)

<sup>40.</sup> See, e.g., Andrea Gaynor, Harvest of the Suburbs 133 (2006); Janine De La Salle & Mark Holland, Agricultural Urbanism: Handbook for Building Sustainable Food & Agriculture Systems in 21st Century Cities 23 (2010).

<sup>41.</sup> Litt, supra note 7, at 168-69.

<sup>42.</sup> *Id.* at 169.

<sup>43.</sup> Id.

ing abnormal-looking or even double-yolked eggs, but as they mature begin laying more uniform eggs.<sup>44</sup> Although hens can live up to 15 or even 20 years, the average hen's lifespan is between four to eight years, so most hens will lay eggs during most of their life—but production will drop off considerably as they age.<sup>45</sup>

Although some have argued that raising backyard chickens will save money that would have been used to buy eggs over time, this claim is dubious.<sup>46</sup> It would take many years to recoup the cost of the chickens, the chicken feed, and the coops.<sup>47</sup> But cost is only part of the equation.

Eggs from backyard hens have been scientifically shown to taste better. 48 First, they taste better because they are fresher. 49 Most eggs bought in a grocery store are weeks if not months old before they reach the point of sale. 50 Recent studies in agriculture science, moreover, demonstrate that if a chicken is allowed to forage for fresh clover and grass, eat insects, and is fed oyster shells for calcium, her eggs will have a deeper colored yolk, ranging from rich gold to bright orange, and the taste of the egg will be significantly fresher. 51

Next, eggs from backyard hens are more nutritious.<sup>52</sup> Poultry scientists have long known that a hen's diet will affect the nutrient value of her eggs.<sup>53</sup> Thus, most commercial hens are subjected to a standardized diet that provides essential nutrients; but even with this knowledge, large-scale operations cannot provide chickens with an optimal diet under optimal conditions.<sup>54</sup> Tests have found that eggs from small-flock pasture-raised hens actually have a remarkably different nutritional content than your typical store-bought egg—even those certified organic.<sup>55</sup> This is because backyard chickens can forage for fresh grass and other greens and get access to insects and other more natural chicken food.<sup>56</sup> The nutritional differences may also be attributed to the fact that hens are less stressed because

44. Bernal R. Weimer, A Peculiar Egg Abnormality, 2-4:10 POULTRY Sci. 78-79 (July 1918).

- 49. Litt, *supra* note 7, at 17.
- 50. *Id*.
- 51. Horsted et al., *supra* note 48.
- 52. LITT, supra note 7, at 179 (citing Cheryl Long & Tabitha Alterman, Meet Real Free-Range Eggs, MOTHER EARTH NEWS, Oct./Nov. 2007, http://www.motherearthnews.com/Real-Food/2007-10-01/Tests-Reveal-Healthier-Eggs. aspx; Artemis P. Simopoulos & Norman Salem Jr., Egg Yolk: A Source of Long-Chain Polyunsaturated Fats in Infant Feeding, 4 Am. J. CLINICAL NUTRITION 411 (1992) (finding a significant increase in nutrition and significant decrease in harmful fats in small-flock free-range eggs).
- WILLIAM J. STADELMAN & OWEN J. COTTERILL, EGG SCIENCE & TECHNOL-OGY 185 (1995).
- 54. *Id*.
- 55. Litt, supra note 7, at 17.
- 56. Id.; Simopoulos & Salem Jr., supra note 52.

they are kept in a more natural environment with exposure to sun, weather, and adequate companionship.<sup>57</sup> Scientific nutritional analyses have proven that eggs from hens that are kept in small flocks and allowed to forage, when compared with store-bought eggs, have

- 1/3 less cholesterol
- 1/4 less saturated fat
- 2/3 more vitamin A
- 2 times more omega-3 fatty acids
- 3 times more vitamin E
- 7 times more beta-carotene.<sup>58</sup>

Thus, four to six hens can easily provide enough eggs for a typical household and sometimes enough for the neighbors as well. And, the eggs are more nutritious, fresher, and tastier than those available in stores.

### B. Chickens Provide Companionship as Pets

Many people who own a small flock of chickens consider their chickens to be pets and a part of their family—just like a dog or a cat.<sup>59</sup> Chickens have personalities, and many people and children bond with them just like any other pet.<sup>60</sup> Several forums exist on the Internet where people can trade stories about hen antics<sup>61</sup> or debate what breed of chicken is best for children.<sup>62</sup> Chicken owners tend to name their hens, and many can easily describe each hen's temperament and personality.<sup>63</sup>

Perhaps recognizing this, many cities, as shown below, actually regulate chickens as pets—and place no further burden on chicken owners than it would on dog or cat owners.<sup>64</sup>

# C. Chicken Manure Is a Surprisingly Valuable Fertilizer

Chicken manure is an excellent and surprisingly valuable fertilizer. Currently, 20-pound bags of organic chicken manure fertilizer can fetch a price of between \$10 and

<sup>45.</sup> Litt, *supra* note 7, at 173.

Gail Damerow, Backyard Homestead Guide to Raising Chickens (2011).

<sup>47.</sup> Lttt, supra note 7, at 16. William Neuman, Keeping Their Eggs in Their Backyard Nests, N.Y. Times, Aug. 3, 2009, http://www.nytimes.com/2009/08/04/business/04chickens.html?pagewanted=all (acknowledging that backyard chicken enthusiasts do not typically save money by not buying eggs).

Klaus Horsted et al., Effect of Grass Clover Forage and Whole-Wheat Feeding on the Sensory Quality of Eggs, 90:2 J. Sci. Food & Agric. 343-48 (Jan. 2010).

<sup>57.</sup> Id.

<sup>58.</sup> Litt, *supra* note 7, at 179.

<sup>59.</sup> *Id.* at 4-10

<sup>60.</sup> See, e.g., Carolyn Bush, A Chicken Christmas Tale, BACKYARD POULTRY MAG., Jan. 2010, http://www.backyardpoultrymag.com/issues/5/5-6/a\_chicken\_christmas\_tale.html (describing her pet chickens and mourning one of their deaths); Chickenvideo.com, http://www.chickenvideo.com/outlawchickens.html (last visited July 2, 2012) (collecting stories from people who keep chickens as pets despite their illegality).

<sup>61.</sup> Funny, Funny Chicken Antics, Backyardchickens.com, http://www.back-yardchickens.com/forum/viewtopic.php?id=380593 (last visited July 2, 2012)

<sup>62.</sup> What Breeds Are Best for Children to Show in 4-H?, Backyardchickens.com, http://www.backyardchickens.com/forum/viewtopic.php?pid=5726813 (last visited July 2, 2012).

<sup>63.</sup> LITT, *supra* note 7, at 4.

<sup>64.</sup> See infra Part IV.C.1.

\$20.65 Poultry waste has long been used as a fertilizer—it provides necessary nutrients for plants and works well as an addition to compost.66 Large amounts of uncomposted chicken manure applied directly to a garden will overwhelm or burn the plants, because its nitrogen content is too high.67 But, the amount of manure that a backyard flock of four to six hens would produce is not enough to harm the plants and can be beneficial to a home garden, even without first being composted.68

A small flock of chickens, moreover, does not actually produce much manure. A fully grown four-pound laying hen produces approximately a quarter-pound of manure per day. <sup>69</sup> In comparison, an average dog produces three-quarters of a pound per day, or three times as much waste as one hen. <sup>70</sup> As cities have been able to deal with waste from other pets like dogs and cats with proper regulation, even though there is no market for their waste, cities should be confident that the city and chicken owners can properly manage chicken waste.

### D. Chickens Eat Insects

Chickens, like other birds, eat insects such as ants, spiders, ticks, fleas, slugs, roaches, and beetles.<sup>71</sup> Chickens also occasionally eat worms, small snakes, and small mice.<sup>72</sup> Insects provide protein that the chickens need to lay nutritionally dense eggs.<sup>73</sup> Small flocks of chickens are recommended as a way to eliminate weeds, although a chicken does not discriminate between weeds and plants and, if left in a garden for too long, will eat the garden plants as well.<sup>74</sup> But, because chickens like to eat insects and other garden pests, allowing the chicken occasional and limited access

65. Black Gold Compost Chicken Fertilizer sold for \$13.43 for 20 pounds on Amazon. Amazon.com, http://www.amazon.com/Black-Compost-Chick-Manure-60217/dp/B00292YAQC (last visited July 2, 2012). Chicketydoo-doo sold for \$47.75 for 40 pounds on EBay. EBay, http://www.ebay. com/itm/ws/eBayISAPI.dll?ViewItem&item=260889160166&hlp=false (last visited Jan. 6, 2012). to a garden can eliminate a need to use chemicals or other insecticides and prevent insect infestations.<sup>75</sup>

### E. Chickens Help Build Community

Several studies have found that urban agriculture can increase social connections and civic engagement in the community. Agricultural projects can provide a centerpiece around which communities can organize and, by doing so, become more resilient. Building a sense of community is often especially valuable for more marginalized groups—like recent immigrants and impoverished innercity areas.

Keeping chickens easily fits into the community-building benefit of urban agriculture. Because chickens lay more eggs in the spring and summer, an owner often has more eggs than he can use: neighbors, thus, become the beneficiaries of the excess eggs. Because chickens are still seen as a novelty in many communities, many chicken owners help to educate their neighbors and their communities by inviting them over for a visit and letting neighbors see the coops and interact with the chickens.<sup>79</sup> Finally, like the example of Jennifer above, keeping chickens can become a community endeavor; many people have formed chicken cooperatives where neighbors band together to share in the work of tending the hens and also share in the eggs.<sup>80</sup>

### II. Cities' Concerns With Backyard Hens

Never mind what you think.
The old man did not rush
Recklessly into the coop at the last minute.
The chickens hardly stirred
For the easy way he sang to them.

Bruce Weigl, Killing Chickens, 1999.

Adam A. Hady & Ron Kean, Poultry for Small Farms and Backyard, UW COOPERATIVE EXTENSION, http://learning store.uwex.edu/assets/pdfs/ A3908-03.

<sup>67.</sup> Litt, supra note 7, at 9.

<sup>68.</sup> Id.

Ohio Livestock Manure Management Guide, Ohio State University Ex-TENSION, Bulletin 604-06, p. 3, T. 1 2006, http://ohioline.osu.edu/b604/ (providing that a four-pound laying hen produces 0.26 of a pound per day of manure).

<sup>70.</sup> Leah Nemiroff & Judith Patterson, *Design, Testing and Implementation of a Large-Scale Urban Dog Waste Composting Program*, 15:4 Compost Sci. & Utilization 237-42 (2007) ("On average, a dog produces 0.34 [kilograms (kg)] (0.75 lbs) of feces per day.").

<sup>71.</sup> Simopoulos & Salem Jr., supra note 52, at 412. Schneider, supra note 8, at 15.

<sup>72.</sup> *Id*.

<sup>73.</sup> Id

<sup>74.</sup> John P. Bishop, Chickens: Improving Small-Scale Production, Echo technical note, ECHO.NET, 1995, http://www.google.com/url?sa=t&rct=j&q=&esrc=s &source=web&cd=1&ved=0CFMQFjAA&url=http%3A%2F%2Fwww.echocommunity.org%2Fresource%2Fcollection%2FE66CDFDB-0A0D-4DDE-8AB1-74D9D8C3EDD4%2FChickens.pdf&ei=39zxT41Sh7etAd SUmY8C&usg=AFQjCNHh0\_bkG\_5sVmlovgngOXD53AJagA&sig2=\_cgyLnv7jDV7hGIVZty89g (last visited July 2, 2012).

Tara Layman Williams, The Complete Guide to Raising Chickens: Everything You Need to Know 95 (2011).

Hodgson, *supra* note 1, at 3 (citing Lorraine Johnson, City Farmer: Adventures in Urban Food Growing (2010), and Patricia Hynes, A Patch of Eden: America's Inner City Gardeners (1996)).

<sup>77.</sup> Hodgson, supra note 1, at 94.

<sup>78.</sup> Id. See also Iowa Concentrated Animal Feeding Operations Air Quality Study, Final Report, Iowa State University and the University of Iowa Study Group 148, Feb. 2002, http://www.ehsrc.uiowa.edu/cafo\_air\_quality\_study.html (finding that in rural areas communities where farms were smaller, were owner-operated, and used the labor of the operating family, the community "had a richer civic and social fabric: residents of all social classes were more involved in community affairs, more community organizations served people of both middle and working class background, and there were more local businesses and more retail activity").

<sup>79.</sup> LITT, supra note 7, at 12-13. See, e.g., Jeff S. Sharp & Molly B. Smith, Social Capital and Farming at the Rural-Urban Interface: The Importance of Nonfarmer and Farmer Relations, 76 AGRIC. Sys. 913-27 (2003) (finding that communities benefit and agricultural uses have more support when farmers develop social relationships with non-farmers).

<sup>80.</sup> E.g., Abby Quillen, How to Share a Chicken or Two, SHAREABLE: CITIES (Nov. 22, 2009), http://shareable.net/blog/how-to-share-a-chicken (last visited Feb. 12, 2012).

### A. Noise

The most frequently expressed concern is that hens will be noisy. This may come from associating roosters with hens. Roosters are noisy. Hens are not particularly noisy. While they will cluck, the clucking is neither loud nor frequent. The clucking of hens is commonly compared to human conversation—both register around 65 decibels. By contrast, the barking of a single dog can reach levels well over 100 decibels.

It should also be noted that chickens have a homing instinct to roost and sleep at night. A hen will return to her coop at night and generally fall asleep before or at sundown. 85 Thus, there should be little concern with clucking hens disturbing a neighborhood at night.

### B. Odor

Many people are concerned that chicken droppings will cause odors that reach neighbors and perhaps even affect the neighborhood. These concerns may stem from publicized reports of odors from large poultry operations. <sup>86</sup> While it is no doubt true that the odors coming from these intensive commercial-scale chicken farms is overwhelming and harmful, <sup>87</sup> these operations often have hundreds of thousands of chickens in very small spaces. <sup>88</sup>

Most of the odor that people may associate with poultry is actually ammonia. Ammonia, however, is a product of a poorly ventilated and moist coop. <sup>89</sup> Coop designs for backyard hens should take this into account and allow for proper ventilation. And, if coops are regularly cleaned, there should be little to no odor associated with the hens. <sup>90</sup>

### C. Diseases

Two diseases are frequently raised in discussions of backyard hens: avian flu and salmonella. For different reasons, neither justifies a ban on backyard hens.<sup>91</sup>

First, with the attention that avian flu has received in the past few years, some have expressed a concern that allowing backyard chickens could provide a transition point for an avian virus to infect humans. While no one can predict whether this virus will cross over to cause widespread illness or how it might do so, it is important to note that avian flu, right now, would have to mutate for it to become an illness that can spread from person to person. Even the H5N1 strain of the virus, a highly pathogenic form that garnered news in the early 2000s because it infected humans, is very difficult for humans to catch and has not been shown to spread from person to person. And that strain of the virus does not exist in the United States—it has not been found in birds, wild or domestic, in North or South America.

Encouraging a return to more small-scale agriculture, moreover, may prevent such a mutation from occurring. Many world and national governmental health organizations that are concerned with the possible mutation of avian flu link the increased risks of disease to the intensification of the processes for raising animals for food—in other words, large-scale factory farms.96 For instance, the Centers for Disease Control and Prevention (CDC) blamed "the intensification of food-animal production" in part on the increasing threat.<sup>97</sup> The Council for Agricultural Science and Technology, an industry-funded group, created a task force including experts from the World Health Organization, the World Organization for Animal Health, and the USDA, and issued a report in 2006 finding that modern intensive animal farming techniques increase the risk of new virulent diseases.98 The report stated "a major impact of modern intensive production systems is that they allow the rapid selection and amplification of pathogens that arise from a virulent ancestor (frequently by

<sup>81.</sup> Management of Noise on Poultry Farms, Poultry Fact Sheet, British Columbia, Ministry of Agriculture and Food (Aug. 1999), http://www.agf.gov.bc.ca/poultry/publications/documents/noise.pdf.

<sup>82.</sup> Id

<sup>83.</sup> Protecting Against Noise, NATIONAL AG SAFETY DATABASE, THE OHIO STATE UNIVERSITY EXTENSION, http://nasdonline.org/document/1744/d001721/protecting-against-noise.html (last visited Feb. 22, 2012) (explaining that a chicken coop and human conversation are both about 65 decibels).

<sup>84.</sup> Crista L. Coppola et al., *Noise in the Animal Shelter Environment: Building Design and the Effects of Daily Noise Exposure*, 9(l) J. APPLIED ANIMAL WELFARE SCI. 1-7 (2006).

<sup>85.</sup> Williams, supra note 75, at 92. Robert Plamondon, Range Poultry Housing, ATTRA 11 (June 2003).

E.g., William Neuman, Clean Living in the Henhouse, N.Y. Times, Oct. 6, 2010, http://www.nytimes.com/2010/10/07/business/07eggfarm.html?scp=2&sq=large%20chicken%20farms%20and%20odor&st=cse.

<sup>87.</sup> Doug Gurian Sherman, CAFOS Uncovered, The Untold Costs of Animal Feeding Operations, Union of Concerned Scientists, Apr. 2008, http://www.ucsusa.org/assets/documents/food\_and\_agriculture/cafos-uncovered.pdf; Iowa Concentrated Animal Feeding Operations and Air Quality Study, Final Report, Iowa State University and the University of Iowa Study Group (Feb. 2002) (finding extensive literature documenting acute and chronic respiratory diseases and dysfunction among poultry workers exposed to complex mixtures of particulates, gases, and vapors within CAFO units).

<sup>88.</sup> Id.

<sup>89.</sup> Id

<sup>90.</sup> GAIL DAMEROW, THE BACKYARD HOMESTEAD GUIDE TO RAISING FARM ANIMALS 35 (2011) ("A chicken coop that smells like manure or has the pungent odor of ammonia is mismanaged. These problems are easily avoided by keeping litter dry, adding fresh litter as needed to absorb droppings, and periodically removing the old litter and replacing it with a fresh batch.").

<sup>91.</sup> Sue L. Pollock et al., Raising Chickens in City Backyards: The Public Health Role, J. Community Health, DOI: 10.1007/s10900-011-9504-1 (2011) (finding that public health concerns about infectious diseases and other nuisances that might be caused by keeping hens in an urban setting cannot be supported by literature specific to the urban agriculture context and recommending that public health practitioners approach this issue in a manner analogous to concerns over keeping domestic pets).

<sup>92.</sup> E.g., Orbach & Sjoberg, supra note 23, at 29.

<sup>93.</sup> Avian Influenza, USDA, http://www.ars.usda.gov/News/docs.htm?docid= 11244 (last visited July 2, 2012).

<sup>94.</sup> Avian Influenza, Questions & Answers, FOOD AND AGRIC. ORG. OF THE UNITED NATIONS, http://www.fao.org/avianflu/en/qanda.html (last visited July 26, 2012).

<sup>95.</sup> Id.

Michael Greger, Bird Flu, A Virus of Our Own Hatching, BIRDFLUBOOK. Сом (2006-2008), http://birdflubook.com/a.php?id=50 (last visited Feb. 21, 2012) (finding that the Food and Agriculture Organization of the United Nations, the World Health Organization, and the World Organization for Animal Health attribute risk factors for the emergence of new diseases from animals to the increasing demand for animal protein).

<sup>97.</sup> Id

Id. (citing Global Risks of Infectious Animal Diseases, Council for Agric. Sci. and Tech., Issue Paper No. 28, 2005).

subtle mutation), thus, there is increasing risk for disease entrance and/or dissemination."<sup>99</sup> The report concludes by stating, "because of the Livestock Revolution, global risks of disease are increasing."<sup>100</sup> It is for this reason that many believe that the movement toward backyard chickens and diverse small-scale poultry farming, rather than being a problem, is a solution to concerns about mutating avian viruses.<sup>101</sup>

Another theory for how an avian flu mutation may occur is that it will first occur in wild birds that could pass it on to domesticated birds. <sup>102</sup> In this case, backyard hens could provide a transition point. For this reason the USDA, rather than advocating a ban on backyard hens, has instead offered some simple-to-follow precautionary procedures for small flock owners: the USDA counsels backyard bird enthusiasts to separate domesticated birds from other birds by enclosing coops and runs, to clean the coops regularly, and to wash their hands before and after touching the birds. <sup>103</sup>

Another illness that causes concern because it can be transferred to humans is salmonella. Chickens, like other common household pets—including dogs, turtles, and caged birds—can carry salmonella. For this reason, the CDC counsels that people should wash their hands after touching poultry, should supervise young children around poultry, and make sure that young children wash their hands after touching chicks or other live poultry. 106

Chickens, like other pets, can get sick and carry disease. But public health scholars have found that there is no evidence that the incidence of disease in small flocks of backyard hens merits banning hens in the city and counsel city officials to regulate backyard hens like they would any other pet.<sup>107</sup>

### D. Property Values

Another common concern is that keeping backyard chickens will reduce surrounding property values. <sup>108</sup> Several studies, however, have found that agricultural uses within the city actually increase property values. <sup>109</sup> Community gardens increase neighboring property values by as much as 9.4% when the garden is first implemented. <sup>110</sup> The property value continues to increase as the gardens become more integrated into the neighborhood. <sup>111</sup> The poorest neighborhoods, moreover, showed the greatest increase in property values. <sup>112</sup> Studies have also found that rent increased and the rates of home ownership increased in areas surrounding a newly opened community garden. <sup>113</sup>

Studies concerning pets, moreover, find that apartment owners can charge higher rent for concessions such as allowing pets.<sup>114</sup> Thus, accommodating pets has been shown to raise property values.

As of yet, no studies have been done on how backyard chickens in particular affect property values, but given that communities express little concern that other pets, such as dogs or cats, reduce property values, and given research showing that pets and urban agricultural practices can increase them, there is little reason to believe that allowing backyard chickens will negatively affect them.<sup>115</sup>

### E. Slaughter

Some people are concerned that chicken owners will kill chickens in the backyard. 116 People are concerned that it may be harmful to children in the neighborhood to watch a chicken being killed and prepared for a meal. 117 Others are concerned that backyard slaughtering may be unsanitary. 118

First, many who raise chickens keep the hens only for the eggs. 119 Most egg-laying breeds do not make for tasty meat. 120 Many people become attached to their chickens, as they would a cat or a dog, and treat a death

<sup>99.</sup> *Id*.

<sup>100.</sup> Id.

<sup>101.</sup> Ben Block, U.S. City Dwellers Flock to Raising Chickens, WORLDWATCH INSTITUTE, http://www.worldwatch.org/node/5900 (last visited Feb. 22, 2012); Fowl Play, the Poultry Industry's Central Role in the Bird Flu Crisis, GRAIN, http://www.grain.org/article/entries/22-fowl-play-the-poultry-industry-scentral-role-in-the-bird-flu-crisis (last visited Feb. 22, 2012); Putting Meat on the Table: Industrial Farm Animal Production in America, A REPORT OF THE PEW COMMISSION ON INDUSTRIAL FARM ANIMAL PRODUCTION (2006), http://www.ncifap.org/ (last visited Feb. 21, 2012).

<sup>102.</sup> Rachel Dennis, CAFOs and Public Health: Risks Associated With Welfare Friendly Farming, Purdue Univ. Extension, Aug. 2007, https://mdc.itap. purdue.edu/item.asp?itemID=18335#.T\_Hjd3CZOOU.

<sup>103.</sup> Backyard Biosecurity, 6 Ways to Prevent Poultry Disease, USDA, May 2004, http://www.aphis.usda.gov/animal\_health/birdbiosecurity/biosecurity/basicspoultry.htm (last visited Feb. 21, 2012).

<sup>104.</sup> Keeping Live Poultry, CDC, http://www.cdc.gov/features/SalmonellaPoultry/ (last visited Feb. 21, 2012).

<sup>105.</sup> See Shaohua Zhao, Characterization of Salmonella Enterica Serotype Newport Isolated From Humans and Food Animals, 41 J. CLINICAL MICROBIOLOGY, No. 12, 5367 (2003) (stating that dogs and pigeons, as well as chickens, can carry salmonella); J. Hidalgo-Villa, Salmonella in Free Living Terrestrial and Aquatic Turtles, 119:2-4 VETERINARY MICROBIOLOGY 311-15 (Jan. 2007).

<sup>106.</sup> Keeping Live Poultry, CDC, http://www.cdc.gov/features/SalmonellaPoultry/ (last visited Feb. 21, 2012).

<sup>107.</sup> Sue L. Pollock et al., Raising Chickens in City Backyards: The Public Health Role, J. COMMUNITY HEALTH, DOI: 10.1007/s10900-011-9504-1 (2011).

<sup>108.</sup> Salkin, supra note 9, at 1.

<sup>109.</sup> Hodgson, supra note 1, at 21.

<sup>110.</sup> Id.

<sup>111.</sup> Id.

<sup>112.</sup> *Id*.

<sup>114.</sup> G. Stacy Sirmans & C.F. Sirmans, Rental Concessions and Property Values, 5:1 J. Real Estate Res. 141-51(1990); C.A. Smith, Apartment Rents—Is There a "Complex" Effect, 66:3 Appraisal J. (1998) (finding that average apartment unit commands \$50 more rent per unit by allowing pets).

<sup>115.</sup> Michael Broadway, Growing Urban Agriculture in North American Cities:

The Example of Milwaukee, 52:3-4 Focus on Geography 23-30 (Dec. 2009)

<sup>116.</sup> NEIGHBORS OPPOSED TO BACKYARD SLAUGHTER, http://noslaughter.org (last visited Feb. 22, 2012).

<sup>117.</sup> *Id*.

<sup>118.</sup> Id.

<sup>119.</sup> Lttt, supra note 7, at 3 (stating that "the vast majority of backyard chicken keepers regard their chickens as pets and find it unsettling—if not outright upsetting—to consider eating them").

<sup>120.</sup> JAY ROSSIER, LIVING WITH CHICKENS: EVERYTHING YOU NEED TO KNOW TO RAISE YOUR OWN BACKYARD FLOCK 4 (2002).

similarly.<sup>121</sup> Veterinarians, moreover, have avenues for disposing of dead animals that are generally accepted in most communities.<sup>122</sup>

But, if a person did want to use her chickens for meat, there are other methods for butchering a chicken rather than doing so in the backyard. As part of the local food movement, small-scale butchers have made a comeback in the last few years, and many are particularly interested in locally raised animals. Thus, legalizing backyard chickens does not necessarily mean that a city must also legalize backyard chicken slaughtering.

### F. Greenhouse Gases

Although worries that chickens will increase greenhouse gases appears to be a bit over the top, at least one city raised this as a concern when contemplating allowing chickens. In Montgomery, Ohio, at least one city council member was fearful that allowing chickens to be raised in the city might contribute to global warming.<sup>125</sup>

While chickens do produce methane as a natural byproduct of digestion just like any other animal (including humans), the amount they produce is negligible in comparison to other livestock. Methane production is a concern largely confined to ruminant animals, such as cows, goats, and buffaloes. <sup>126</sup> These animals produce a large amount of methane every year because of the way in which they digest carbohydrates. <sup>127</sup> Cows produce an average of 55 kilograms (kg) per year per cow. <sup>128</sup> A goat will produce 5 kg per year, a pig 1.5, and a human 0.05. <sup>129</sup> Chickens, because they are nonruminant animals, and because they are much smaller than humans, produce less than 0.05 kg per year per chicken. <sup>130</sup>

Finally, there is no reason to believe that an urban chicken would cause a net increase in the production of methane. A person who gets her eggs from her pet hen will likely be buying fewer eggs from the supermarket. Thus, there is unlikely to be a net increase in egg consumption, so there is unlikely to be a net increase in chickens. Thus, any

121. Jose Linares, *Urban Chickens*, Am. Veterinary Med. Ass'n Welfare Focus, Apr. 2011, http://www.avma.org/issues/animal\_welfare/AWFocus/110404/urban\_chickens.asp.

increase in methane production caused by urban chickens is not only negligible, but also likely offset by a decrease in rural chickens.<sup>131</sup>

### G. Winter Weather

Northern cities may be concerned that their climate is not suitable for chickens. Chickens, however, were bred to thrive in certain climates. There are breeds of chicken that are more suited to warm or even hot climates. And, there are chickens that were bred specifically to thrive in colder weather, such as Rhode Island Reds or Plymouth Rocks.<sup>132</sup>

While even cold-hardy breeds can be susceptible to frostbite in extreme winter weather, a sturdy coop with some extra insulation and perhaps a hot water bottle on frigid nights can protect the birds from harm.<sup>133</sup>

### H. Running Wild

Of all of the chicken ordinances that this Article will later discuss, it appears that one of the most popular regulations is to prohibit chickens running wild in the streets. 134 Chickens, like dogs and cats, sometimes escape their enclosures. While it would be irresponsible to presume that no chicken will ever escape its enclosure, city officials can rest assured that chicken keepers do not want to see their hens escape any more than city officials want to see hens running loose on the streets.

For this reason, and also to protect against predators, cities should ensure that chickens are kept in an enclosure at all times.

# III. Some Necessary Background on Hens for Developing Urban Hen-Keeping Ordinances

His comb was finest coral red and tall, And battlemented like a castle wall. His bill was black and like the jet it glowed, His legs and toes like azure when he strode. His nails were whiter than the lilies bloom, Like burnished gold the color of his plume.

> Geoffrey Chaucer, The Canterbury Tales, The Nun's Priest's Tale<sup>135</sup>

<sup>122.</sup> *Id*.

Elizabeth Keyser, The Butcher's Back, Conn. Mag., Apr. 2011, http://www.connecticutmag.com/Connecticut-Magazine/April-2011/The-Butcher-039s-Back/.

<sup>124.</sup> But see Simon v. Cleveland Heights, 188 N.E. 308, 310 (Ohio Ct. App. 1933) (holding that a ban on poultry slaughtering applied to a small business butcher violated the Ohio Constitution because it prohibited the conduct of a lawful business).

<sup>125.</sup> Valerie Taylor, CHICKENS FOR MONTGOMERY (June 2009) http://www.scribd.com/doc/16509728/Changing-Your-Citys-Chicken-Laws (last visited July 2, 2012) (responding to city's concerns about increase in greenhouse gases).

<sup>126.</sup> See Methane, Sources, and Emissions, U.S. EPA, http://www.epa.gov/methane/sources.html (last visited July 2, 2012).

<sup>127.</sup> *Id*.

Paul J. Crutzen et al., Methane Production by Domestic Animals, Wild Ruminants, Other Herbivorous Fauna and Humans, 38B Tellus B. 271-74 (July-Sept. 1986).

<sup>129.</sup> *Id*.

<sup>130.</sup> Id.

<sup>131.</sup> Letter from Brian Woodruff, Environmental Planner Department of Natural Resources, to Cameron Gloss (June 12, 2008), http://www.scribd.com/doc/16509728/Changing-Your-Citys-Chicken-Laws.

<sup>132.</sup> Litt, supra note 7, at 119.

<sup>133</sup> Ia

<sup>134.</sup> See infra Part IV.C.5.a.

<sup>135.</sup> Ronald Ecker trans., Hodge & Braddock Publishers 1993.

### A. Hens Are Social Animals

Chickens are social animals and do better if they are kept in flocks.<sup>136</sup> Chickens can recognize one another and can remember up to 50 or 60 other chickens.<sup>137</sup> Because of this, large flocks of chickens, like those found in most intensive farming operations, are socially unstable and can cause aggressive behavior.<sup>138</sup> In the wild, most flocks form subgroups of between four to six chickens.<sup>139</sup>

Chickens show affiliative behavior, eating together, preening together, gathering together in small groups if they are given space to do so, and sleeping at the same time. Also Chickens also learn behaviors from one another—for instance, chickens that watch another trained chicken peck a key to obtain food will learn this task more quickly than other chickens that are not exposed to the behavior.

Because chickens are flock animals, a chicken left alone generally will not thrive. An isolated hen will often exhibit disturbed and self-destructive behaviors, like chasing its own tail and exhibiting excessive aggression. Because eating is social behavior, there are some reports that single chickens stop eating or eat less. While scientific studies have yet to prove that a hen feels loneliness, ackyard hen enthusiasts are well aware that an isolated hen will often appear depressed or ill. 146

### B. The Pecking Order

We often use the term pecking order to describe a hierarchy in a community. The term comes from the tendency for chickens to peck at one another and display aggressive behavior until a hierarchy is established.<sup>147</sup> Once the hier-

- 136. Michael C. Appleby et al., Poultry Behavior and Welfare 35, 77-82 (2004); Heinrichs, *supra* note 39, at 11 (2007).
- Nicolas Lampkin, Organic Poultry Production, Welsh Inst. of Rural Studies 20 (Mar. 1997), available at http://orgprints.org/9975/1/Organic\_Poulty\_ Production.pdf.
- 138. APPLEBY ET AL., *supra* note 136 (noting that chickens have increased aggression and increased growth of adrenal glands when they come in contact with other chickens they do not know and also noting that chickens are stressed by being kept in large flocks because it is unlikely that birds in large flocks can form a hierarchy: they are instead "in a constant state of trying to establish a hierarchy but never achieving it").
- 139. Id. at 71; Lampkin, supra note 137, at 20.
- 140. Appleby et al., *supra* note 136, at 77-79.
- 141. Id. at 79.
- 142. Ian J.H. Duncan & Penny Hawkins, The Welfare of Domestic Fowl & Other Captive Birds 68-69 (2010).
- 143. D.G.M. Wood-Gush, The Behavior of the Domestic Fowl 124 (1971)
- 144. D.W. Rajecki et al., Social Factors in the Facilitation of Feeding in Chickens: Effects of Imitation, Arousal, or Disinhibition?, 32 J. Personality & Soc. Psychol. 510-18 (Sept. 1975). Martine Adret-Hausberger & Robin B. Cumming, Social Experience and Selection of Diet in Domestic Chickens, 7 Bird Behavior 37-43 (1987) (finding that isolated young broilers had lower growth rates than those placed with other birds).
- 145. Appleby et al., *supra* note 136, at 142 (suggesting that poultry may suffer from loneliness and boredom and that "[c]onsidering the barrenness of many husbandry systems, boredom would seem to be a good candidate for further studies")
- 146. See, e.g., Do Chickens Get Lonely, BACKYARD POULTRY FORUM (Friday, Feb. 13, 2009), http://forum.backyardpoultry.com/viewtopic.php?f=5&t=7970419&start=0 (last visited Mar. 4, 2012).
- 147. Alphaeus M. Guhl, Social Behavior of the Domestic Fowl, 71 Transactions Kan. Acad. Sci. (1968). Gladwyn K. Noble, The Role of Dominance in the

archy is established, the aggressive behavior will lessen or even abate until new birds are added to the flock or until a hen mounts a challenge to someone above her in the pecking order.<sup>148</sup>

Studies have shown, however, that incidence of pecking is greatly reduced when hens are kept in lower densities.<sup>149</sup> (Feather pecking is often a problem in large-scale chicken farms.)<sup>150</sup> When densities were approximately six or fewer birds per 10 square feet, pecking behaviors abated or were significantly reduced.<sup>151</sup>

Because a new introduction into the flock will upset the pecking order, some farmers advocate for introducing at least two chicks at a time.<sup>152</sup> This will help spread out the abuse that could be laid on a solitary young hen. It will also more fully upset the pecking order, so that the birds are forced to find a new hierarchy that will include the new birds instead of leaving one isolated hen at the bottom of the flock.<sup>153</sup>

For these reasons, chicken owners should always be allowed to keep, at a minimum, four chickens. This ensures that city regulations do not stand in the way of good flock management: if any hens are lost through injury, illness, or old age, the chicken owner can ensure that the flock never goes below two hens before seeking to add new hens. This will also allow the owner to introduce new hens into the flock two at a time.

### C. Chickens and Predators

Backyard hens in a metropolitan area may, in some ways, be better protected from predators than their rural counterparts, because there are fewer predators in the city. The more prevalent chicken predators in the United States—foxes, coyotes, and bobcats—are found less often in the city than they are in more rural areas. <sup>154</sup> Other predators, however, such as hawks and raccoons, are frequently found in the city. <sup>155</sup>

These predators are one reason why chickens must have sturdy coops that are designed to protect hens from assault. Chickens have an instinct to return to their coop each night. 156 And most predators are more active at night when

Social Life of Birds, 56 THE AUK 263 (July 1939).

<sup>148.</sup> LITT, supra note 7, at 122. Alphaeus M. Guhl et al., Mating Behavior and the Social Hierarchy in Small Flocks of White Leghorns, 18 Physiological Zoology 365-68 (Oct. 1945).

<sup>149.</sup> B. Huber-Eicher & L. Audigé, Analysis of Risk Factors for the Occurrence of Feather Pecking Among Laying Hen Growers, 40 British Poultry Sci. 599-604 (1999) (demonstrating through a study of commercial hen farms in Switzerland that hens were far less likely to feather peck if they were kept in low-density environments and if they had access to elevated perches).

<sup>150.</sup> Id.

<sup>151.</sup> *Id*.

<sup>152.</sup> Litt, supra note 7, at 122-23.

<sup>153.</sup> Ia

<sup>154.</sup> See, e.g., Stanley D. Gehrt et al., Home Range and Landscape Use of Coyotes in a Metropolitan Landscape: Conflict or Coexistence, J. MAMMALOGY, 1053-55 (2009); Seth P.D. Riley, Spatial Ecology of Bobcats and Gray Foxes in Urban and Rural Zones of a National Park, 70(5) J. WILDLIFE MGMT. 1425-35 (2006).

<sup>155.</sup> WILLIAMS, *supra* note 75, at 88-89.

<sup>156.</sup> Litt, *supra* note 7, at 71.

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the chickens are sleeping in their coops.<sup>157</sup> While there is no guarantee that predators will not find a way to prey on chickens, ensuring that coops are sturdily built with the intention to keep out predators can help ameliorate concerns with predators.<sup>158</sup>

### D. Roosters Like to Crow

Even city-dwellers who have never met a rooster know that roosters crow. But the popular belief, passed on in children's cartoons, that roosters crow in the morning like an alarm clock to welcome the rising sun is largely a myth. Roosters may crow in the morning, but they also crow in the afternoon or evening or, basically, whenever they feel like it.<sup>159</sup> While the frequency of crowing depends on the breed and the individual rooster, many roosters crow a lot.<sup>160</sup> In fact, because domestic roosters crow so much more frequently than their wild kin, one theory postulates that they were bred over many centuries for loud, long, and frequent crowing because such crowing played an important role in Zoroastrian religious ceremonies.<sup>161</sup>

Because roosters are noisy and frequently so, cities that have more dense urban environments should consider banning them—at least on smaller lot sizes. Some cities have allowed an exception for "decrowed" roosters<sup>162</sup>: some veterinarians used to offer a "decrowing" procedure that would remove the rooster's voicebox. Because of its high mortality rate—over 50%—veterinarians no longer offer this procedure.<sup>163</sup> Because this procedure is dangerous and cruel to the rooster, cities that have such an exception should consider amending it so as not to encourage mistreatment of roosters.

### E. Hens Don't Need Roosters to Lay Eggs

A common myth is that hens will not lay eggs without a rooster around. This is simply not true; hens do not need roosters to lay eggs. <sup>164</sup> In fact, it is likely that every egg you have ever eaten was produced by a hen that never met a rooster. <sup>165</sup>

The only reason that hens require roosters is to fertilize the eggs, so that the eggs will hatch chicks. 166 Because this can be an easier way to propagate a flock, rather than sending away for mail-order chicks, some chicken owners would like to keep a rooster around or at least allow it to visit. To address this concern, at least one city that bans roosters allows "conjugal visits." Hopewell Town-

ship, New Jersey, allows roosters that are certified disease-free to visit a hen flock for 10 days out of every year. Although news about the township's policy garnered national attention for its quirkiness, it may work as a solution for hen owners seeking to add to their flock without having to buy new chicks. 168

### IV. The Current State of Municipal Ordinances Governing Backyard Chickens

Such a fine pullet ought to go All coiffured to a winter show, And be exhibited, and win. The answer is this one has been—

And come with all her honors home. Her golden leg, her coral comb, Her fluff of plumage, white as chalk, Her style, were all the fancy's talk

Robert Frost, A Blue Ribbon at Amesbury (1916).

### A. Introduction

To determine the current state of chicken legislation in the United States, the laws of the top 100 cities by population, according to the 2000 census are surveyed in this Article. Currently, 94% of these cities allow for chickens in some manner. While many cities impose various restrictions

<sup>157.</sup> Gehrt, supra note 154, at 1053.

<sup>158.</sup> WILLIAMS, *supra* note 75, at 88-89.

<sup>159.</sup> Heinrichs, supra note 39, at 16.

<sup>160.</sup> Id.

<sup>161.</sup> Appleby et al., supra note 136, at 36-37.

<sup>162.</sup> See, e.g., Phoenix, Ariz., City Code §8-7(c) (2011).

<sup>163.</sup> Small and Backyard Flocks, Ky. U. Ext., http://www.ca.uky.edu/smallflocks/faq.html#Q31 (last visited Feb. 17, 2012).

<sup>164.</sup> Snall and Backyard Flocks, Ky. U. Ext., http://www.ca.uky.edu/smallflocks/faq.html#Q11 (last visited Feb. 17, 2012).

<sup>165.</sup> Id

<sup>166.</sup> *Id*.

<sup>167.</sup> NJ Town Limits Conjugal Visits Between Roosters & Hens, Huffington Post, Apr. 27, 2011, http://www.huffingtonpost.com/2011/04/28/nj-limits-chickenmating\_n\_854404.html.

<sup>168.</sup> Because chick hatcheries have been a source of salmonella, some backyard hen keepers may prefer to propagate their own flock. *See, e.g., Serena Gordon, They're Cute, But Baby Chicks Can Harbor Salmonella, U.S. News & World Report, May 30, 2012, http://health.usnews.com/health-news/news/articles/2012/05/30/theyre-cute-but-baby-chicks-can-harbor-salmonella.* 

<sup>169.</sup> Cities With 100,000 or More Population in 2000 Ranked by Population, 2000 in Rank Order, U.S. Census, http://www.census.gov/statab/ccdb/cit1020r.txt (last visited Jan. 26, 2012).

<sup>170.</sup> Akron, Ohio, Code of Ordinances §92-18 (2011); Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011); Anaheim, Cal., Mun. Code §18.38.030 (2011); Anchorage, Alaska, Code of Ordinances tit. 17, 21 (2011); Arlington, Tex., Ordinances Governing Animals \$5.02 (2010); Atlanta, Ga., Code of Ordinances \$18-7 (2011); Augus-TA-RICHMOND, GA., CODE OF ORDINANCES tit. 4, art. 2 (2007); AURORA, Colo., Code of Ordinances §14-8 (2011); Austin, Tex., Code of Ordi-NANCES tit. III, ch. 3.1.1 (2011); BALTIMORE, Md., HEALTH CODE \$10-312 (2011); Bakersfield, Cal., Mun. Code §6.08.10 (2011); Baton Rouge, La., Code of Ordinances §14:224 (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Bos., Mass., Code of Ordinances §16-1.8A (2010); Buffalo, N.Y., City Code §341-11 (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Chesapeake, Va., Code of Ordi-NANCES ch. 10 (2011); id. Zoning art. 3; Chi., Ill., Code of Ordinances \$17-12-300 (2011); CINCINNATI, OHIO, CODE OF ORDINANCES ch. 701 (2011); Cleveland, Ohio, Codified Ordinances §205.04, 347.02 (2011); Colorado Springs, Colo., City Code §6.7.106(D) (2011); Co-LUMBUS, OHIO, CITY CODE tit. III, ch. 221 (2011); CORPUS CHRISTI, TEX., Code of Ordinances §\$6-153, 6-154 (2011); Dallas, Tex., Code of Ordinances §7-1.1 (2011); Denver, Colo., Mun. Code §8-91 (2011); DES MOINES, IOWA, CODE OF ORDINANCES §18-4 (2011); EL PASO, TEX., Mun. Code §7.24.020 (2011); Fort Worth, Tex., Code of Ordinances \$11A-22 (2011); Fremont, Cal., Mun. Code \$3-5803 (2011); Fresno, Cal., Mun. Code \$\$10.201-10.205 (2011); Garland, Tex., Code of

on keeping chickens through zoning, setbacks, and permitting requirements, only three of the top 100 cities have ordinances that clearly ban the keeping of chickens within city limits: Detroit, Aurora, and Yonkers.<sup>171</sup> Three others have unclear ordinances that city officials have interpreted as banning backyard chickens: Grand Rapids, Fort Wayne, and Lubbock.<sup>172</sup> An additional 10 cities, while allowing for chickens, restrict them to either very large lots or only to

Ordinances §22.14 (2011); Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010); Glendale, Cal., Mun. Code §6.04.130 (2011); Greens-Boro, N.C., Code of Ordinances §30-8-11.3 (2011); Hialeah, Fla., Code of Ordinances §§10.1, 10.2 (2011); Honolulu, Haw., Rev. Or-DINANCES \$7-2.5(d) (1990); HOUSTON, TEX., CODE OF ORDINANCES ch. 6, art. II (2010); Indianapolis, Ind., Rev. Code tit. III, ch. 531 (2011); IRVING, Tex., Code of Ordinances 6-1 (2011) (not regulating chickens at all); Jacksonville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011); Jersey City, N.J., Code of Ordinances §90-6 (2011); Kan-SAS CITY, MONT., CODE OF ORDINANCES \$14-15 (2011); LAS VEGAS, NEV., Mun. Code §7.38.050 (2011); Lexington-Fayette, Ky., Code of Or-Dinances \$4-10 (2011); Lincoln, Neb., Mun. Code \$6.04.040 (2011); Long Beach, Cal., Mun. Code §6.20.020 (2011); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011); Louisville, Ky., Metro Code ch. 91 (2011); MADISON, WIS., CODE OF ORDINANCES ch. 28 (no date listed); id. §7.29; id. §9.52; Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Mesa, Ariz., City Code §8-6-21 (2011); Miami, Fla., Code of Ordi-NANCES §6-1(b) (2011); MILWAUKEE, WIS., CODE OF ORDINANCES §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances \$70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Montgomery, Ala., Code of Ordinances ch. 4, art. I (2011); id. app. C, art. VII; Nashville-Davidson, Tenn., Mun. Code §§8-12-020, 17-16-330 (2011); New Or-LEANS, LA., CODE OF ORDINANCES pt. II, ch. 18, art. VI (2011); N.Y.C., Mun. Code \$65-23 (1990); Newark, N.J., General Ordinances \$6:2-30 (2010); Norfolk, Va., Code of Ordinances §\$4-05, 6.1-7 (2011); OAKLAND, CAL., CODE OF ORDINANCES \$6-04-320 (2011); OKLAHOMA City, Okla., Mun. Code tit. 8, 59 (2011); Omaha, Neb., Code of Or-DINANCES \$6-266 (2011); PHILA., PA., CODE \$10-112 (2011); PHOENIX, Ariz., City Code §\$8-7, 8-10 (2011); Pittsburgh, Pa., Code of Ordi-NANCES §\$635.02, 911.04.A.2 (2011); Plano, Tex., Code of Ordinances \$4-184 (2011); PORTLAND, OR., CITY CODE \$13.05.015 (2011); RALEIGH, N.C., Code of Ordinances §\$12-3001, 12-3004 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Riverside, Cal., Code of Ordinances \$6.04.20 (2011); id. tit. 17; Rochester, N.Y., City Ordi-NANCES \$\$30-12, 30-19 (no date listed); SACREMENTO, CAL., CITY CODE §9-44-340 (2011); St. Louis, Mo., Code of Ordinances §10.20.015 (2010); St. Paul, Minn., §198.02 (2011); St. Petersburg, Fla., Code of Ordinances §4-31 (2011); San Antonio, Tex., Code of Ordinances \$5-109 (2011); SAN DIEGO, CAL., MUN. CODE \$42.0709 (2011); SAN Francisco, Cal., Health Code §37 (2011); San Jose, Cal., Code of Ordinances tit. 7 (2007); Santa Ana, Cal., Code of Ordinances §5.6 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Seattle, Wash., Mun. Code \$23.42.052 (2011); Shreveport, La., Code of Ordi-NANCES Ch. 106 (2011); SPOKANE, WASH., MUN. CODE \$17C.310.010 (no date listed); STOCKTON, CAL., MUN. CODE §§6.04.420, 16.80.060 (2011); TACOMA, WASH., MUN. CODE \$5.30.010 (2011); TAMPA, FLA., CODE OF Ordinances \$19.76 (2008); Tucson, Ariz., Code of Ordinances ch. 4, art. VI (2011); Toledo, Ohio, Mun. Code §§505.07(a)(4), 1705.07 (2011); Tulsa, Okla., Code of Ordinances \$200(d)(e) (2011); Wash., D.C., Mun. Regulations for Animal Control \$902.1 (no date listed); Wichita, Kan., Code of Ordinances §6.04.157 (2011).

171. Aurora, Colo., Code of Ordinances §14-8 (2011); Detroit, Mich., City Code §6-1-3 (2010); Yonkers, N.Y.C., Mun. Code §65-23 (1990). agriculturally zoned land.<sup>173</sup> Because such restrictions will exclude most people within the city from being able to keep hens, if such restrictions are interpreted to be a ban on chickens, then 84% of cities can be considered to allow for chickens.

Within that 84%, there is a wide range of how cities regulate chickens—ranging from no regulation<sup>174</sup> to a great deal of very specific ordinances governing where chickens can be located,<sup>175</sup> how coops must be built,<sup>176</sup> and how often chickens must be fed and coops must be cleaned.<sup>177</sup> Some of these cities also have restrictive setbacks or other regulations that will prohibit some residents from owning chickens—especially residents in multi-family dwellings or who live on small lots in a dense area of the city. 178 As described more fully below, there is no uniformity in the ways that cities regulate chickens; each city's ordinance is unique. Regulations are placed in different areas of a city's codified ordinances. Some regulations are spread throughout the code, making it difficult for a chicken owner to determine how to comply with the city's ordinances. Some cities regulate through zoning, others through animal regulations, and others through the health code.<sup>179</sup> Some cities simply define chickens as pets and provide no regulations at all. 180 Each of these methods of regulation will be explored in more detail below.

Although other surveys of urban chicken laws have been done, no basis was given for the choice of the cities sur-

<sup>172.</sup> Fort Wayne, Ind., Code of Ordinances §157.104 (2011) (banning live-stock within the city, even though chickens are not listed in the definition of livestock, the animal control department says that the city interprets chicken as livestock); Grand Rapids, Mich., Code of Ordinances §8.582 (2010) ("No farm animal shall be kept or allowed to be kept within any dwelling or dwelling unit or within one hundred (100) feet of any dwelling, dwelling unit, well, spring, stream, drainage ditch or drain."); Lubbock, Tex., City Ordinance §4.07.001 (2011) (permitting chickens "in those areas appropriately permitted by the zoning ordinances of the city" when zoning ordinances are silent).

<sup>173.</sup> BIRMINGHAM, ALA., ZONING ORDINANCE \$2.4.1 (2007) (restricting chickens to land zoned for agricultural use); Chesapeake, Va., Code of Ordi-NANCES ch. 10 (2011); id. ZONING art. 3 (restricting to low-density zones and restricting to properties of one acre or more); HIALEAH, FLA., CODE OF ORDINANCES §\$10.1, 10.2 (2011) (restricting chickens to land zoned for agricultural use); JACKSONVILLE, FLA., ORDINANCE CODE tit. XIII, ch. 462, tit. XVII, ch. 656 (2011) (restricting chickens to agricultural or lowdensity residential zones); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); id. app. C, art. VII (restricting chickens to agricultural or low-density residential zones); NORFOLK, VA., CODE OF ORDINANCES, app. A, art. II, §4-0.5 (2011) (restricting chickens to properties of five acres or more); Oklahoma City, Okla., Mun. Code tit. 8, 59 (2011) (restricting chickens to properties with one acre or more); PHILA., PA., CODE OF ORDI-NANCES §10-112 (2011) (restricting chickens to properties with three acres or more); RICHMOND, Va., CODE OF ORDINANCES §10-88 (2011) (restricting chickens to properties with one acre or more); VIRGINIA BEACH, VA., CITY CODE \$5-545, app. A (2011) (restricting chickens to land zoned for agricultural use).

<sup>174.</sup> E.g., N.Y.C., Mun. Code §65-23 (1990) (only regulating chickens if they are kept for sale: "A person who holds a permit to keep for sale or sell live rabbits or poultry shall keep them in coops and runwasy and prevent them from being at large."); CHI., ILL., Code of Ordinances §17-12-300 (2011) ("No person shall own keep, or otherwise possess, or slaughter any ... poultry, rabbit, dog, cat, or any other animal intending to use such animal for food purposes.") Chicago's ordinance has been interpreted to allow keeping chickens for eggs. Kara Spak, Raising Chickens Legal in Chicago, and People Are Crowing About It, CHI. Sun Times, Aug. 13, 2011, http://www.suntimes.com/news/metro/6942644-418/city-of-chicken-coops.html; Irving, Tex., Code of Ordinances 6-1 (2011) (not regulating chickens).

<sup>175.</sup> See infra V.C.2

<sup>176.</sup> See infra V.C.5.c.

<sup>177.</sup> See infra V.C.5.b.

<sup>178.</sup> See infra V.C.4. 179. See infra V.B.

<sup>180.</sup> See infra V.A.

veyed181 and the survey sizes were far smaller.182 By choosing the largest cities in the United States by population, this survey is meant to give a snapshot of what kind of laws govern the most densely populated urban areas. An understanding of how large cosmopolitan areas approach backyard chickens can help smaller cities determine the best way to fashion an ordinance.<sup>183</sup>

Several aspects of these ordinances will be examined. First, the area within the codified ordinances that the city chooses to regulate chickens will be discussed.<sup>184</sup> Next, regulations based on space requirements, zoning requirements, and setbacks will be examined.<sup>185</sup> After that, the different sorts of sanitation requirements that cities impose will be examined, including looking at how specific or general those requirements are. 186 Then, the coop construction requirements, including how much space a city requires per chicken, will be examined.<sup>187</sup> Next, cities' use of permits to regulate chickens will be evaluated.<sup>188</sup> The Article will then discuss anti-slaughter laws. 189 Finally, the prevalence of banning roosters will be discussed, while noting

that quite a few cities do expressly allow roosters. 190 Examining each aspect of the ordinance piecemeal is designed to provide a thorough overview of ordinances regulating backyard chickens and classification of common concerns. Through this review, regulatory norms will be identified and especially effective, novel, or eccentric regulations will

Norms and effective regulations will be taken into account in constructing a model ordinance. The most thoughtful, effective, and popular regulations from each of these ordinances will be incorporated into these recommendations. Also, data discussed in the first part of this Article about chickens, chicken behavior, and chickenkeeping will inform the model ordinance.

But, before delving into each of these aspects of the ordinances, some more general impressions from this analysis will be discussed. These more general impressions will include identifying some themes in these regulations based on population size and region.

### ١. The More Populous the City, the More Likely It Is to Allow for Backyard Chickens

When reviewing the overall results of the survey concerning whether a city allows chickens or bans them, a pattern emerges based on population size. At least among the top 100 cities by population, the smaller the city, the greater the chance that the city will ban chickens. Of the top 10 cities by population, all of them allow for chickens in some way. 191 Of those top 10 cities, however, Philadelphia has fairly strict zoning restrictions that only allows chickens in lots of three acres or larger. 192 And, of the top 50 cities by population, only one city bans chickens outright: Detroit. 193

But in the last 20 of the top 100 cities, four of them ban chickens: Yonkers, Grand Rapids, Fort Wayne, and Lubbock. 194 So, within that subset, only 80% of the cit-

<sup>181.</sup> See Orbach & Sjoberg, Debating Backyard Chickens; Sarah Schindler, Of Backyard Chickens and Front Yard Garden: The Conflict Between Local Government and Locavores, 87 Tul. L. Rev. (forthcoming Nov. 2, 2012); Patricia Salkin, Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens, 34:3 ZONING & PLAN. L. REP. 1 (Mar. 2011); Kieran Miller, Backyard Chicken Policy: Lessons From Vancouver, Seattle, and Niagara Falls, QSPACE AT QUEENS U. (2011), http://qspace.library.queensu.ca/handle/1974/6521; Katherine T. Labadie, Residential Urban Keeping: An Examination of 25 Cities, U.N.M. RESEARCH PAPER (2008) http://www.google. com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CE0QFjAA &url=http%3A%2F%2F66.147.242.185%2F~urbanch5%2Fwp-content %2Fuploads%2F2012%2F02%2FOrdinance-research-paper.pdf&ei=f\_ T5T8jOLcrjqgGP5NGKCQ&usg=AFQjCNE-ArE\_uYe4XcKDfhMrwS a4mOLfQw&sig2=UcWfdU1smpoifnqTiE\_wvA; Jennifer Blecha, Urban Life With Livestock: Performing Alternative Imaginaries Through Small Stock Urban Livestock Agriculture in the United States, Proquest Information AND LEARNING COMPANY (2007). See also Chicken L.O.R.E Project: Chicken Laws and Ordinances and Your Rights and Entitlements, BACKYARD CHICKhttp://www.backyardchickens.com/t/310268/chicken-loreproject-find-submit-local-chicken-laws-ordinances (last visited Feb. 20, 2012) (providing an extensive community-created database of municipal chicken laws).

<sup>182.</sup> Poultry 2010, Reference of the Health and Management of Chicken Stocks in Urban Settings in Four U.S. Cities, USDA, May 2011 (studying the urban chicken population in Denver, Los Angeles, Miami, and New York City).

<sup>183.</sup> Also, this survey is necessarily frozen in time for publicly accessible ordinances as of December of 2011. This is because at least two cities have already changed their ordinances to allow for more comprehensive and permissive livestock regulations-Pittsburgh and San Diego. Diana Nelson-Jones, Pittsburgh Urban Chicken Coop Tour to Be Held on Sunday, PITTSBURGH POST-GAZETTE, June 9, 2011, http://www.post-gazette.com/ pg/11160/1152234-34.stm (stating that Pittsburgh had amended its ordinances to allow for 3 chickens for every 2,000 square feet of property); Adrian Florino, San Diego City Council Approves Backyard Chickens, Goats, and Bees, KPBS, Feb. 1, 2012, http://www.kpbs.org/news/2012/feb/01/ san-diego-city-council-approves-backyard-chickens-/. These ordinances, however, have not yet been codified within the cities code and, thus, are not yet publicly accessible. Although this Article intends to use the most recent ordinances, because of the size of the sample, and because of the scattered news coverage and the significant lag time in updating city codes, the author cannot be sure that other cities have not amended their ordinances. Thus, this study can do no more than provide a snapshot in time for these ordinances.

<sup>184.</sup> Infra V.B.

<sup>185.</sup> Infra V.C.1-4. 186. Infra V.C.5

<sup>187.</sup> Infra V.C.5 188. Infra V.C.6.

<sup>189.</sup> Infra V.C.7.

<sup>190.</sup> Infra V.C.8.

<sup>191.</sup> The top 10 cities by population from most populous to least populous: N.Y.C., Mun. Code §65-23 (1990); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011); Phila., Pa., Code §10-112 (2011); Chi., Ill., Code OF ORDINANCES \$17-12-300 (2011); PHOENIX, ARIZ., CITY CODE \$8-7, 8-10 (2011); SAN DIEGO, CAL., MUN. CODE \$42.0709 (2011); DALLAS, Tex., Code of Ordinances §7-1.1 (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); Houston, Tex., Code of Ordinances ch. 6, art. II (2010).

<sup>192.</sup> Phila., Pa., Code \$10-112 (2011).

<sup>193.</sup> Detroit, Mich., City Code §6-1-3 (2010).

<sup>194.</sup> The last 20 of the top 100 cities from most populous to least populous: GLENDALE, ARIZ., CODE OF ORDINANCES pt. II, art. 5 (2010); AKRON, Ohio, Code of Ordinances §92-18 (2011); Garland, Tex., Code of Ordinances \$22.14 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); id. §7.29; id. §9.52; FORT WAYNE, IND., CODE OF OR-DINANCES \$157.104 (2011); FREMONT, CAL., MUN. CODE \$3-5803 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Montgom-ERY, ALA., CODE OF ORDINANCES ch. 4 art. I (2011); id. app. C, art. VII; SHREVEPORT, La., CODE OF ORDINANCES ch. 106 (2011); LUBBOCK, TEX., City Code §4.07.001 (2011); Chesapeake, Va., Code of Ordinances ch. 10 (2011); id. Zoning art. 3; Mobile, Ala., Code of Ordinances §7-102 (2011); DES MOINES, IOWA, CODE OF ORDINANCES §18-4 (2011); Grand Rapids, Mich., Code of Ordinances \$8.582 (2010); Richmond, Va., Code of Ordinances §10-88 (2011); Yonkers, N.Y., §65-23 (1990); SPOKANE, WASH., MUN. CODE \$17C.310.100 (no date listed); Augusta-

ies allow for chickens. This may go against popular belief that chickens would be more prevalent in bucolic suburbs and less popular in densely populated cosmopolitan areas. Because this survey only includes large urban areas, the percentage of smaller cities, suburbs, and exurbs that allow for chickens is not known. But, based on this limited survey, it appears that more populous cities have largely accepted chickens, and the pursuit of more chicken-friendly legislation has moved to smaller cities and the suburbs.

### 2. Some Regional Observations

Although it is difficult to draw regional distinctions from a limited set of data, it does appear that the states in what is colloquially called the Rustbelt are more likely to ban chickens. In Michigan, both cities within the top 100, Detroit and Grand Rapids, ban chickens. <sup>195</sup> And in Pennsylvania, similarly, both of its most populated cities, for the most part, ban chickens. <sup>196</sup> Philadelphia only allows chickens on lots of three acres or more—far more than the average lot size in Philadelphia. <sup>197</sup> Pittsburgh, although it recently amended its ordinances, <sup>198</sup> used to allow chickens only on parcels of five acres or more. <sup>199</sup> In either event, in both cities, keeping chickens is limited to property sizes that are far larger than the average for an urban area.

Within the Rustbelt states, Ohio stands out for legalizing chickens. All five of its major cities currently allow for chickens: Akron, Cincinnati, Cleveland, Columbus, and Toledo. Columbus and Akron have far more restrictive

RICHMOND, Ga., CODE OF ORDINANCES tit. 4, art. 2 (2007); GLENDALE, CAL., MUN. CODE §6.04 (2011); TACOMA, WASH., MUN. CODE §5.30.010 (2011); IRVING, TEX., CODE OF ORDINANCES pt. II, ch. 6 (2011).

ordinances, however. Columbus requires a permit to keep chickens and allows its Health Commissioner discretion over granting and revoking that permit.<sup>201</sup> Akron requires chickens to be kept at least 100 feet from any dwelling, which will restrict owners of small parcels in densely populated areas from raising chickens.<sup>202</sup>

In 2009, Cleveland passed a comprehensive ordinance legalizing chickens and bees.<sup>203</sup> Cleveland allows for one chicken per 800 square feet, which would allow up to six chickens on a standard residential lot.<sup>204</sup> Cleveland also has minimal setbacks and detailed coop requirements.<sup>205</sup> And Cincinnati and Toledo have even more liberal ordinances, allowing for chickens as long as they do not create a nuisance.<sup>206</sup>

Virginia also stands out for restricting chickens. All four of Virginia's cities within the top 100 cities by population—Chesapeake, Norfolk, Richmond, and Virginia Beach—restrict chickens to large lots or to lands zoned agricultural.<sup>207</sup>

# B. Where Regulations Concerning Chickens Are Placed Within a City's Codified Ordinances

The survey reveals that there is little consistency in where cities choose to locate chicken regulations within their codified ordinances. Most cities regulate chickens in sections devoted to animals, zoning, health, or nuisances. Each method of regulation will be examined for how often it is used and how effective it is.

### 201. Columbus §221.05:

The Health Commissioner may grant permission only after it is determined that the keeping of such animals: (1) creates no adverse environmental or health effects; (2) is in compliance with all other sections of this chapter; and (3) in the judgment of the Health Commissioner, after consultation with the staff of the Health Department and with the surrounding occupants of the place of keeping such animals, and considering the nature of the community (i.e., residential or commercial single or multiple dwellings, etc.), is reasonably inoffensive. The health commissioner may revoke such permission at any time for violation of this chapter or nay other just cause.

202. Akron \$92-18.

203. Cleveland \$\$347.02 & 205.04.

204. Id.

205. *Id*.

<sup>195.</sup> Detroit, Mich., City Code §6-1-3 (2010) (prohibits owning farm animals and defines chickens as farm animals); Grand Rapids, Mich., Code of Ordinances §8.582 (2010) (prohibiting farm animals within 100 ft. of any dwelling unit, well, spring, stream, drainage ditch, or drain. City officials have interpreted this to ban chickens.); but see Ann Arbor, Mich., Code of Ordinances tit. IX, ch. 107, §9:42 (allowing up to four chickens in single-family or two-family dwellings if a permit is secured and regulations are followed).

<sup>196.</sup> Phila. §10-112; Pittsburgh, Pa., Code of Ordinances §\$635.02, 911.04.A.2 (2011).

<sup>197.</sup> Susan Wachter, The Determinants of Neighborhood Transformations in Philadelphia Identification and Analysis: The New Kensington Pilot Study, Spring 2005, The Wharton School, http://www.google.com/url?sa=t&rct=j&q=&csrc=s&source=web&cd=1&ved=0CCMQFjAA&url=http %3A%2F%2Fkabaffiliates.org%2FuploadedFiles%2FKAB\_Affiliates.org %2FWharton%2520Study%2520NK%2520final.pdf&ei=X40hT56\_OOjCsQLogpyhCQ&usg=AFQjCNH-DYO3ImfVNsESWy6QZ9-79aW 87A&sig2=C2IvyXmR7twhy4K5RZYk-A (last visited Jan. 26, 2012) (finding that the average lot size within the New Kensington area of Philadelphia was just over 1,000 square feet).

<sup>198.</sup> Diana Nelson-Jones, *Pittsburgh Urban Chicken Coop Tour to Be Held on Sunday*, Pittsburgh Post-Gazette, June 9, 2011, http://www.post-gazette.com/pg/11160/1152234-34.stm (stating that Pittsburgh had amended its ordinances to allow for three chickens for every 2,000 square feet of property).

<sup>199.</sup> Pittsburgh, Pa., Code of Ordinances §911.04(A)(2) (2011).

<sup>200.</sup> Akron, Ohio, Code of Ordinances \$92-18 (2011); Cincinnati, Ohio, Code of Ordinances ch. 701 (2011); Cleveland, Ohio, Codified Ordinances \$\$205.04, 347.02 (2011); Columbus, Ohio, City Code tit. III, ch. 221 (2011); Toledo, Ohio, Mun. Code \$\$505.07(a)(4), 1705.07 (2011).

<sup>206.</sup> CINCINNATI \$701-17; id. \$00053-11 ("No live geese, hens, chickens, pigeons, ducks, hogs, goats, cows, mules, horses, dogs, cats, other fowl or any other domestic or non-domestic animals shall be kept in the city so as to create a nuisance, foul odors, or be a menace to the health of occupants or neighboring individuals."); Toledo \$\$1705.05 & 505.07 ("No person shall keep or harbor any animal or fowl in the City so as to create noxious or offensive odors or unsanitary conditions which are a menace to the health, comfort or safety of the public.").

<sup>207.</sup> Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3 (restricting to low-density zones and restricting to properties of one acre or more); Norfolk, Va., Code of Ordinances, app. A, art. II §4-0.5 (2011) (restricting chickens to properties of five acres or more); Richmond, Va., Code of Ordinances §10-88 (2011) (restricting chickens to properties with one acre or more); Virginia Beach, Va., City Code §5-545, app. A (2011) (restricting chickens to land zoned for agricultural use).

#### I. Animal Control Regulations

Seventy-one of the cities regulate chickens under their animal control ordinances. <sup>208</sup> This makes sense, because chickens are animals and this is the natural place for would-be chicken owners to look to make sure that they won't get into legal trouble. Regulating chickens under animal control also leads to fairly easy-to-follow ordinances. Chickens are either allowed, or they are not. And, if there are further regulations concerning lot size, setbacks, or coop requirements, they are usually all in one place.

#### 2. Zoning Regulations

Fourteen cities regulate chickens primarily under their zoning laws.<sup>209</sup> These cities are much more likely to substantially restrict raising hens.210 It also makes it much more difficult for a resident to determine whether he can legally raise chickens. Such a resident must not only determine in what zone chickens may be raised, but he must also determine whether his property falls within that zone. These laws also tend to sow unnecessary confusion. For instance, Lubbock Texas' law on paper would seem to allow for hens, but the city has exploited its vagaries to ban backyard chickens. Lubbock creates a loop within its ordinances by providing within the animal section of its code that chickens are allowed if the zoning ordinance permits it,<sup>211</sup> and then providing in its zoning ordinance that chickens are allowed if the animal code permits it.<sup>212</sup> The Lubbock city clerk resolved the loop by stating that the city interprets these provisions to entirely ban chickens within the city.<sup>213</sup>

Finally, cities that regulate chickens primarily through zoning laws do so, presumptively, because they want to restrict raising chickens to certain zones. This, however, can cause unnecessary complications. Raising chickens is not only for residential backyards. Because of declining population and urban renewal projects in many cities, urban farms, market gardens, and community gardens are located in other zones, including business, commercial, and even industrial zones. Each time these farms or gardens would like to add a few chickens, they would have to petition the city for a zoning variance or seek a change in the law. This is not an efficient use of a city's limited resources.<sup>214</sup>

In addition, other regulations pertaining to chickens, such as setbacks, coop construction, or sanitary requirements, can get lost among the many building regulations within the zoning code. Zoning codes are generally written for an expert audience of businesses, builders, and developers, and not for the lay audience that would comprise

<sup>208.</sup> Akron, Ohio, Code of Ordinances §92-18 (2011); Anchorage, Alaska, Code of Ordinances tit. 17, 21 (2011); Augusta-Richmond, Ga., Code of Ordinances tit. 4, art. 2 (2007); Aurora, Colo., Code of Ordinances §14-8 (2011); Austin, Tex., Code of Ordinances tit. III, ch. 3.1.1 (2011); Atlanta, Ga., Code of Ordinances §18-7 (2011); Ba-Kersfield, Cal., Mun. Code §6.08.10 (2011); Baltimore, Md., Health Code §10-312 (2011); Baton Rouge, La., Code of Ordinances §14:224 (2011); Charlotte, N.C., Code of Ordinances §3-102 (2010); Cincin-NATI, OHIO, CODE OF ORDINANCES ch. 701 (2011); COLORADO SPRINGS, Colo., City Code §6.7.106(D) (2011); Corpus Christi, Tex., Code OF ORDINANCES §§6-153, 6-154 (2011); DALLAS, TEX., CODE OF ORDI-NANCES §7-1.1 (2011); DENVER, COLO., MUN. CODE §8-91 (2011); DES Moines, Iowa, Code of Ordinances §18-4 (2011); Detroit, Mich., CITY CODE §6-1-3 (2010); EL PASO, TEX., MUN. CODE §7.24.020 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Garland, Tex., Code of Ordinances §22.14 (2011); Glendale, Ariz., Code of Ordinances pt. II, art. 5 (2010); Glendale, Cal., Mun. Code §6.04 (2011); Grand Rapids, Mich., Code of Ordinances §8.582 (2010); Hialeah, Fla., Code of Ordinances \$\$10.1, 10.2 (2011); Honolulu, Haw., Rev. Or-DINANCES §7-2.5(d) (1990); HOUSTON, TEX., CODE OF ORDINANCES ch. 6, art. II (2010); INDIANAPOLIS, IND., REV. CODE tit. III, ch. 531 (2011); IRVING, Tex., Code of Ordinances 6-1 (2011); Jersey City, N.J., Code OF ORDINANCES \$90-6 (2011); KANSAS CITY, Mo., CODE OF ORDINANCES \$14-15 (2011); Las Vegas, Nev., Mun. Code \$7.38.050 (2011); Lex-INGTON-FAYETTE, KY., CODE OF ORDINANCES §4-10 (2011); LINCOLN, Neb., Mun. Code \$6.04.040 (2011); Long Beach, Cal., Mun. Code \$6.20.020 (2011); Louisville, Ky., Metro Code ch. 91 (2011); Mem-Phis, Tenn., Code of Ordinances §8-8-1 (2009); Miami, Fla., Code OF ORDINANCES §6-1(b) (2011); MILWAUKEE, WIS., CODE OF ORDINANCES §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Mont-Gomery, Ala., Code of Ordinances ch. 4, art. I (2011); id. app. C, art. VII; NEWARK, N.J., GEN. ORDINANCES \$6:2-29 (2010); NEW ORLEANS, La., Code of Ordinances pt. II, ch. 18, art. VI (2011); N.Y.C., Mun. Code \$65-23 (1990); Norfolk, Va., Code of Ordinances \$\$4-05, 6.1-7 (2011); OAKLAND, CAL., CODE OF ORDINANCES §6-04-320 (2011); OKLA-Homa City, Okla., Mun. Code tit. 8, 59 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Phila., Pa., Code §10-112 (2011); Phoenix, Ariz., City Code §\$8-7, 8-10 (2011); Pittsburgh, Pa., Code of Ordi-NANCES §\$635.02, 911.04.A.2 (2011); Plano, Tex., Code of Ordinances \$4-184 (2011); PORTLAND, OR., CITY CODE \$13.05.015 (2011); RALEIGH, N.C., Code of Ordinances §\$12-3001, 12-3004 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Rochester, N.Y., City Or-DINANCES §30-12, 30-19 (no date listed); SACREMENTO, CAL., CITY CODE \$9-44-340 (2011); St. Louis, Mo., Code of Ordinances \$10.20.015 (2010); St. Petersburg, Fla., Code of Ordinances §4-31 (2011); St. Paul, Minn., \$198.02 (2011); San Antonio, Tex., Code of Ordinances \$5-109 (2011); SAN JOSE, CAL., CODE OF ORDINANCES tit. 7 (2007); SANTA Ana, Cal., Code of Ordinances §5.6 (2011); Scottsdale, Ariz., Code OF ORDINANCES \$4-17 (2011); STOCKTON, CAL., MUN. CODE \$\$6.04.420, 16.80.060 (2011); Toledo, Ohio, Mun. Code \$505.07(a)(4); Tucson, Ariz., Code of Ordinances ch. 4, art. VI (2011); Tulsa, Okla., Code of Ordinances \$200(d)(e) (2011); Virginia Beach, Va., City Code \$5-545, app. A (2011); Wash., D.C., Mun. Regulations for Animal Control \$902.1 (no date listed); WICHITA, KAN., CODE OF ORDINANCES \$6.04.157 (2011); Yonkers, N.Y., \$65-23 (1990).

<sup>209.</sup> Anaheim, Cal., Mun. Code §18.38.030 (2011); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning att. 3; Fresno, Cal., Mun. Code §\$12-205.1-12-207.5 (2011); Glendale, Cal., Mun. Code §6.04 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011); Jackson-Ville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011); L.A., Cal., Mun. Code §\$12.01, 12.05-12.09 (2011); Lubbock, Tex., City Code §4.07.001 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); *id.* §7.29; Seattle, Wash., Mun. Code §23.42.052; Wash., Mun. Code of Ordinances 6.04.20 (2011); *id.* tit. 17; *id.* §9.52; Shreveport, La., Code of Ordinances ch. 106 (2011); Spokane, Wash., Mun. Code §17C.310.100.

<sup>210.</sup> Anaheim, Birmingham, Jacksonville, and Lubbock either ban hens altogether or restrict hens to certain zones. *See* Anaheim §18.38.030; Birmingham §2.4.1; Jacksonville tit. XVIII, ch. 462, tit. XVII, ch. 656; Lubbock §4.07.001.

<sup>211.</sup> Lubbock §4.07.001.

<sup>212.</sup> *Id.* §40.03.3103.

<sup>213.</sup> See Interview with Lubbock city clerk (on file with author).

<sup>214.</sup> E.g., Schindler, *supra* note 181, 68-71 (arguing that the movement toward urban agriculture should cause cities to reconsider Euclidean zoning because such zoning no longer serves the needs of the cities and its residents).

chicken owners.<sup>215</sup> If cities are concerned about raising chickens too near businesses or neighbors, other regulations like setbacks from the street and neighboring properties can ameliorate this concern without having to include the regulation in the zoning code.

Regulations placed within the animal code, as described above, are generally in one place and often within a single ordinance. This leads to a better understanding of the law for chicken owners and, thus, easier enforcement for city officials. Unless the zoning regulations have a subsection devoted specifically to animals, like the ones in Spokane<sup>216</sup> or Greensboro,<sup>217</sup> the most sensible place for regulating chickens is within the animal code.

#### 3. Health Code

Another popular place within a municipality's code to regulate chickens is within the health code. Seven cities regulate chickens primarily within the health code. Many of these, however, have a separate section concerning animals or animal-related businesses within the health code. Again, unless the code has such a separate section concerning animals, the better place to regulate is within the animal code.

#### 4. Other

Of the remaining cities, there is very little uniformity. Two, Boston and Columbus, regulate through permit sections within their codified ordinances. Because these cities require permits to keep chickens and give a great deal of discretion to city officials to grant or deny permits on a case-by-case basis, locating a chicken regulation within the permit section of the codified ordinance makes sense for those cities. But, as argued later, allowing such discretion is neither a good use of city resources nor a fair and consistent way to regulate chickens.

The only other pattern within these ordinances is that two other cities—Buffalo and Tampa—regulate chickens

under the property maintenance area of the code.<sup>221</sup> This is not an ideal place to locate such an ordinance, because potential chicken owners are unlikely to look for chicken regulations there.

Finally, one city—Arlington, Texas—places its chicken regulations in a section of the code entitled sale and breeding of animals.<sup>222</sup> Because backyard chicken owners generally do not raise their chickens for sale, and also likely do not consider themselves to be breeders, this area of the code is not well-suited to this regulation.

#### C. How Cities Regulate Chickens

#### Chickens Are Defined as Pets or Domestic Animals

Seven cities—Dallas, Indianapolis, Jacksonville, New Orleans, Plano, Raleigh, and Spokane—define chickens as domestic animals or pets, and thus subject them to the same enclosure and nuisance regulations as other domestic animals like cats and dogs. 223 These cities' ordinances appear to be long-standing and were not recently modified in response to the backyard chicken movement.<sup>224</sup> While many cities may want to more explicitly regulate chickens, this is a workable approach. General nuisance laws already regulate things like odor and noise.<sup>225</sup> While many regulations particular to chickens duplicate nuisance ordinances, it is unclear whether such duplication actually reduces nuisances. More precise requirements on sanitation, coop standards, setbacks, and permits may signal to chicken owners that the city is serious about regulating chickens, protecting neighbors, and protecting the health and well-being of chickens. But, as chickens regain prevalence in urban areas, cities that regulate chickens as pets or domestic animals may find that—through inertia—they have taken the most efficient approach, both in terms of preserving city resources and curbing potential nuisances.

#### 2. Space Requirements

Of the 94 cities that allow for raising chickens, 31 of them impose restrictions based upon how big the property is, either explicitly through lot size requirements, or implicitly through zoning requirements. <sup>226</sup> Of those, 16 cities restrict

<sup>215.</sup> See Lea S. VanderVelde, Local Knowledge, Legal Knowledge, and Zoning Law, Iowa L. Rev., May 1990, at 1057 (describing zoning law as "arcane"). Also, the sheer number of law treatises for zoning laws demonstrates that zoning laws require expertise to navigate. E.g., Patricia Salkin, American Law of Zoning (5th ed. 2012); Julian Conrad Juergensmeyer & Thomas E. Roberts, Land Use Planning and Development Regulation Law (2d ed. 2003); Edward H. Ziegler Jr., Rathkopf's the Law of Zoning and Planning (4th ed. 2012).

<sup>216.</sup> Spokane, Wash., Mun. Code tit. 17C Land Use Standards, ch. 17C.310 Animal Keeping (no date listed).

<sup>217.</sup> Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011).

<sup>218.</sup> Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011); Cleveland, Ohio, Codified Ordinances §\$205.04, 347.02 (2011); Columbus, Ohio, City Code tit. III, ch. 221 (2011); Mesa, Ariz., City Code §8-6-21 (2011); San Diego, Cal., Mun. Code §42.0709 (2011); San Francisco, Cal., Health Code §37 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011).

<sup>219.</sup> E.g., San Diego \$42.0709; Cleveland \$\$204.04, 347.02; Tacoma \$5.3.010.

<sup>220.</sup> Bos., Mass., Code of Ordinances \$16-1.8A (2010); Columbus tit. III, ch. 221.

Buffalo, N.Y., City Code §341-11 (2009); Tampa, Fla., Code of Ordinances §19.76 (2008).

<sup>222.</sup> Arlington, Tex., Ordinances Governing Animals §5.02 (2010).

<sup>223.</sup> Dallas, Tex., Code of Ordinances §7-1.1 (2011); Indianapolis, Ind., Rev. Code tit. III, ch. 531.101 (2011); Jacksonville, Fla., Ordinance Code §656.1601 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Raleigh, N.C., Code of Ordinances §12-3001 (2011); Plano, Tex., Code of Ordinances §4-184 (2011); Spokane, Wash., Mun. Code §17C.310.100 (no date listed).

<sup>224.</sup> Supra note 223.

<sup>225.</sup> Every city surveyed had general nuisance provisions in its code regulating odor and noise.

<sup>226.</sup> Cities that impose lot size requirements: Anaheim, Cleveland, Fort Wayne, Fremont, Garland, Greensboro, Nashville, Norfolk, Oklahoma, Philadelphia, Phoenix, Pittsburgh, Richmond, Rochester, Stockton, and Tampa. Anaheim, Cal., Mun. Code §18.38.030 (2011); Cleveland, Ohio,

based on lot size and 17 restrict based on zoning. This adds up to 33, rather than 31, because two cities restrict based on both lot size and zoning. These restrictions range from draconian, practically banning chickens in most of the city by restricting chickens to extremely large lots, 228 to extremely liberal, allowing up to 30 chickens per 240 square feet—or 30 chickens in an area approximately the size of a large bedroom. 229 As discussed below, an additional 10 cities should be considered unfriendly to keeping hens because, while they do allow chickens under some circumstances, those circumstances are restricted to very large lots or agriculturally zoned land. 230

#### a. Lot Size Requirements

Of the 15 cities that restrict based on lot size only, six of them restrict chickens to property that is one acre or more: Nashville, Norfolk, Oklahoma City, Philadelphia, Pittsburgh, and Richmond.<sup>231</sup> Nashville, Norfolk, and Pittsburgh appear to limit chickens to property of more than five acres, which in any urban area is a practical ban.

Codified Ordinances §347.02 (2011); Fort Wayne, Ind., Code of Ordinances \$157.104 (2011); Fremont, Cal., Mun. Code \$3-5803 (2011); Garland, Tex., Code of Ordinances §22.14 (2011); Greens-Boro, N.C., Code of Ordinances §30-8-11.3 (2011); Nashville-Davidson, Tenn., Mun. Code \$17-16-330 (2011); Norfolk, Va., Code of Ordinances §\$4-05, 6.1-7 (2011); Oklahoma City, Okla., Mun. Code \$59-9350(c) (2011); Phila., Pa., Code \$10-112 (2011); Phoenix, Ariz., City Code §8-10 (2011); Pittsburgh, Pa., Code of Ordinances \$\$635.02, 911.04.A.2 (2011); RICHMOND, VA., CODE OF ORDINANCES \$10-88 (2011); ROCHESTER, N.Y., CITY ORDINANCES \$\$30-12, 30-19 (no date listed); STOCKTON, CAL., MUN. CODE \$16.80.060 (2011); TAMPA, FLA., CODE OF ORDINANCES §19.76 (2008). Cities that impose zoning restrictions: Bakersfield, Birmingham, Chesapeake, Dallas, Fresno, Glendale, Arizona, Greensboro, Hialeah, Jacksonville, Los Angeles, Madison, Memphis, Montgomery, San Diego, Shreveport, Stockton, and Virginia Beach. Bakersfield, Cal., Mun. Code tit. 17 (2011); Birmingham, Ala., Zon-ING ORDINANCE §2.4.1 (2007); CHESAPEAKE, VA., CODE OF ORDINANCES ZONING art. 3 (2011); Dallas, Tex., Code of Ordinances §7-1.1 (2011); Fresno, Cal., Mun. Code ch. 12 (2011); Glendale, Ariz., Code of Or-Dinances §\$5.132 & 5.212 (2011); Greensboro, N.C., Code of Ordi-NANCES §30-8-11.3 (2011); HIALEAH, FLA., CODE OF ORDINANCES ch. 98 (2011); Jacksonville, Fla., Ordinance Code ch. 656 (2011); L.A., Cal., Mun. Code §\$12.01, 12.05-12.09 (2011); Madison, Wis., Code of Or-DINANCES ch. 28 (no date listed); MEMPHIS, TENN., CODE OF ORDINANCES tit. 16 (2009); Montgomery, Ala., Code of Ordinances, app. C, art. VII (2011); SAN DIEGO, CAL., MUN. CODE §42.0709 (2011); SHREVEPORT, La., Code of Ordinances ch. 106 (2011); Stockton, Cal., Mun. Code \$\$6.04.420, 16.80.060 (2011); VIRGINIA BEACH, VA., CITY CODE \$5-545, app. A (2011).

- 227. GREENSBORO, N.C., CODE OF ORDINANCES §30-8-11.3 (2011); STOCKTON, CAL., MUN. CODE §\$6.04.420 & 16.80.060 (2011).
- 228. Eg., NASHVILLE-DAVIDSON, TENN., MUN. CODE §§8-12-020, 17-16-330 (2011); PHILA., PA., CODE §10-112 (2011)
- 229. See Rochester, N.Y., City Ordinances §§30-12, 30-19 (no date listed).
- 230. Birmingham, Ala., Zoning Ordinance §2.4.1 (2007); Chesapeake, Va., Code of Ordinances ch. 10 (2011); Hialeah, Fla., Code of Ordinances §\$10.1, 10.2 (2011); Jacksonville, Fla., Ordinance Code §656.331(2011); Montgomery, Ala., Code of Ordinances ch. 4, att. I (2011); id. app. C, att. VII; Norfolk, Va., Code of Ordinances, app. A, att. II §4-0.5 (2011); Oklahoma City, Okla., Mun. Code §59-9350 (2011); Phila., Pa., Code §10-112 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Virginia Beach, Va., City Code §5-545, app. A (2011).
- 231. Nashville-Davidson, Tenn., Mun. Code §17-16-330(b) (2011); Pittsburgh, Pa., Code of Ordinances §\$635.02, 911.04.A.2 (2011); Phila., Pa., Code §10-112 (2011); Oklahoma City, Okla., Mun. Code §59-9350 (2011); Richmond, Va., Code of Ordinances §10-88 (2011).

Norfolk appears to allow for an exception to the five-acre minimum<sup>232</sup> by allowing a would-be chicken owner to procure a permit to keep hens,<sup>233</sup> but in practice, the city will not issue this permit to chicken hobbyists.<sup>234</sup> But, as discussed below, Nashville and Pittsburgh have interpreted their restrictive ordinances to allow for chickens on much smaller parcels of property.

In Nashville, the zoning code conflicts with the health code, and the health code apparently won out. The zoning ordinance limits "common domestic farm animals" to a lot size of five acres or more, but the ordinance does not define what qualifies as a common domestic farm animal. <sup>235</sup> Nashville's health code, by contrast, specifically allows for chickens, as long as they do not create a nuisance. <sup>236</sup> Nashville issued a memorandum in 2009 providing that the Board of Zoning Appeals held that the health code takes precedence over the zoning code. <sup>237</sup> In so holding, the Board allowed a property owner to keep her chickens, because their owner considered them to be pets and the chickens did not create a nuisance. <sup>238</sup>

In Pittsburgh, while agricultural uses were limited to property of five acres or more, like Nashville, the code did not specifically define whether raising chickens was considered an agricultural use.<sup>239</sup> Pittsburgh, thus, would allow chicken keepers to seek a variance for raising chickens on property of less than five acres.<sup>240</sup> Apparently, though it is not yet codified, Pittsburgh recently made it much easier to raise chickens, and also bees, by allowing up to three hens and two beehives on property of 2,000 square feet or more.<sup>241</sup>

So, both Nashville and Pittsburgh, while appearing to ban chickens, have become chicken-friendly.

The next most restrictive ordinance is in Philadelphia. Philadelphia restricts chickens to property of three acres or more. Philadelphia, however, apparently means it. In Philadelphia, the code specifically defines poultry as a farm animal, <sup>242</sup> and only allows farm animals on a parcel of property of three acres or more. <sup>243</sup>

- 235. Nashville-Davidson \$17.16.330(b).
- 236. Id. §8.12.020.
- 237. Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author).
- 238. *Id*.
- 239. Pittsburgh §911.04.
- 240. Diana Nelson Jones, *Ordinance Changes Bother Keepers of Bees and Chickens*, PITTSBURGH POST GAZETTE, Feb. 8, 2010, http://www.post-gazette.com/pg/10039/1034293-53.stm.
- 241. Diana Nelson Jones, Pittsburgh Urban Coop Tour to Be Held Sunday, PITTSBURGH POST GAZETTE, June 9, 2011, http://www.post-gazette.com/ pg/11160/1152234-34.stm.
- 242. Phila. §10-100.
- 243. Id. §10-112.

<sup>232.</sup> Norfolk, Va., Code of Ordinances, Zoning Ordinance, app. A, §4-05 (2011) ("Except as otherwise noted, there shall be no raising or keeping of . . . poultry, fowl, . . . on less than five acres.").

<sup>233.</sup> NORFOLK, VA., CODE OF ORDINANCES §6.1-7 (2011) (allowing for a person wishing to raise poultry to procure a permit issued by the department of public health).

<sup>234.</sup> Amelia Baker, Backyard Chickens: Now You're Clucking, ALTDAILY, June 2, 2010, http://www.altdaily.com/features/food/backyard-chickens-now-youre-clucking.html (providing that the city will only issue permits for sentinel chickens that the city has on surveillance to check for mosquito-borne diseases).

Oklahoma City and Richmond both require at least one acre. Oklahoma City restricts raising chickens to property that is at least one acre, but apparently if the property owner has one acre, there is no restriction on how many chickens can be kept on that acre.<sup>244</sup> Richmond requires 50,000 square feet, or slightly more square footage than the 43,560 square feet in an acre.<sup>245</sup>

After these, the lot sizes are far more lenient. Two cities, Garland and Stockton, require at least ½ acre. Late Three cities, Fremont, Greensboro, and Phoenix, require between 6,000 and 10,000 square feet, or between a little less than 1/8 to a little less than 1/4 acre. Late And four cities, Anaheim, Cleveland, Rochester, and Tampa, require between 240 to 1,800 square feet, or from not much larger than a shed to about the size of a modern master bedroom. So, out of the 15 cities that restrict based on lot size, the majority of them allow most residents to raise backyard chickens.

#### b. Zoning Requirements

Seventeen cities restrict chickens to certain zones. Of these, three of the cities restrict chickens only to land zoned for agricultural use: Birmingham, Hialeah, and Virginia Beach. <sup>249</sup> Three more cities restrict chickens to agricultural or very low-density residential zones: Chesapeake, Jackson-ville, and Montgomery. <sup>250</sup> Thus, six of the 17 cities confine chickens to so few zones that it excludes the possibility of raising chickens for most families.

The remaining eleven cities, however, while still restricting chickens to certain zones, allow chickens in many or most residential zones.<sup>251</sup> Dallas only applies zoning

244. OKLAHOMA CITY \$59-8150 (definitions); *id.* \$59-9350 (confining to one acre).

requirements if chickens are being raised for commercial purposes.<sup>252</sup> Memphis merely applies different building restrictions for coops depending on the zone.<sup>253</sup> And two cities employ zoning laws to augment the area where chickens are allowed: Cleveland and Stockton specifically allow raising chickens in industrially zoned areas.<sup>254</sup>

#### c. Multi-Family Units

Two cities, Minneapolis and Newark, specifically regulate multi-family dwellings such as apartments. Both of these cities require permits, but will not grant one to certain multi-family dwellings. Minneapolis will not grant a permit to someone who lives in a multi-family home with four or more dwelling units.<sup>255</sup> Newark will not grant one to anyone living in any multi-family home.<sup>256</sup>

# d. Using Lot Size to Determine the Number of Chickens

Many other cities do not restrict chickens to certain lot sizes, but use lot size to determine how many chickens a property can have. There is no uniformity to these ordinances. Some ordinances set a maximum number of chickens for property of a certain size and under, and then allow for more chickens as the property size increases. For instance, Seattle allows up to eight chickens for lots under 10,000 square, and one more chicken for each additional 1,000 square feet. Fremont has an intricate step system, with four chickens for at least 6,000 square feet, six for at least 8,000 square feet, 10 for at least 10,000, 20 for at least ½ acre, and 25 for more than one acre. Riverside allows for up to four chickens on property between 7,200 and 40,000 square feet and up to 12 on property 40,000 square feet or more in residentially zoned areas.

Some cities decide the number of chickens based on zoning. El Paso allows for up to six chickens on land not zoned agricultural.<sup>260</sup> Tulsa allows up to six adults and 14 chicks under eight weeks of age on land not zoned agricul-

<sup>245.</sup> RICHMOND, Va., CODE OF ORDINANCES §10-88(b) (2011).

<sup>246.</sup> Garland, Tex., Code of Ordinances 22.14 (2011); Stockton, Cal., Mun. Code 16.80.060 (2011).

<sup>247.</sup> Fremont, Cal., Mun. Code §3-5803 (2011) (6,000 sq. ft.); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011) (7,000 sq. ft.); Phoenix, Ariz., City Code §8-7(b) (2011) (10,000 sq. ft.).

<sup>248.</sup> Anaheim, Cal., Mun. Code \$18.38.030 (2011) (1,800 sq. ft); Cleveland, Ohio, Codified Ordinances \$347.02 (2011) (800 sq. ft. for residential, and 400 for commercial); Rochester, N.Y., City Ordinances \$30-12, 30-19 (no date listed) (240 sq. ft.); Tampa, Fla., Code of Ordinances \$19.76 (2008) (1,000 sq. ft.).

<sup>249.</sup> Birmingham, Ala., Zoning Ordinance \$2.4.1 (2007); Hialeah, Fla., Code of Ordinances \$\$10.1 & 10.2 (2011); Virginia Beach, Va., City Code \$5-545 app. A (2011).

<sup>250.</sup> Chesapeake, Va., Code of Ordinances ch. 10 (2011); *id.* Zoning art. 3; Jacksonville, Fla., Ordinance Code tit. XIII, ch. 462, tit. XVII, ch. 656 (2011); Montgomery, Ala., Code of Ordinances app. C, art. VII (2011).

<sup>251.</sup> Bakersfield, Cal., Mun. Code §§17.12.010-RS & 17.32.020 (2011) (permitting chickens in agriculture and residential suburban areas); Dallas, Tex., Code of Ordinances §7-1.1 (2011) (requiring chickens that are raised for commercial purposes to be on agriculturally zoned land, otherwise chickens are regulated as pets); Fresno, Cal., Mun. Code §§12-204.11-12-207.5 (2011) (providing different setbacks depending on zone); Glendale, Ariz., Code of Ordinances §§5.132 & 5.212 (2011) (restricting poultry to rural residential and suburban residential zones); Greensboro, N.C., Code of Ordinances §30-8-11.3 (2011) (allowing chickens as an accessory on single-family detached dwellings on R-3, E-5, R-7, RM-9, RM-12, and RM-18 districts); L.A., Cal., Mun. Code §§12.01, 12.05-12.09 (2011) (allowing chickens in agricultural and

residential districts including districts zoned A1, A2, RA, RE, RS R1, and RMP); Madison, Wis., Code of Ordinances ch. 28 (no date listed); id. §7.29; id. §9.52 (allowing chickens in both residential and commercial districts); Memphis, Tenn., Code of Ordinances tit. 16, app. A (2009) (applying complex zoning requirements for outbuildings to chicken coops); San Diego, Cal., Mun. Code §42.0709 (2011) (using zoning to define different kinds of setbacks, but allowing chickens in most zones); Shreveport, La., Code of Ordinances ch. 106 (2011) (allowing poultry raising in residential and agricultural districts by right, and in most other zones through a special exception from the zoning board) Stockton, Cal., Mun. Code §§6.04.420, 16.80.060 (2011) (allowing chickens in residential and industrially zoned areas).

<sup>252.</sup> Dallas, Tex., Code of Ordinances §7-1.1 (2011).

<sup>253.</sup> Memphis, Tenn., Code of Ordinances tit. 16 (2009).

<sup>254.</sup> Cleveland, Ohio, Codified Ordinances \$347.02 (2011); Stockton, Cal., Mun. Code \$16.80.060 (2011).

<sup>255.</sup> Minneapolis, Minn., Code of Ordinances \$70.10(c) (2011).

<sup>256.</sup> Newark, N.J., General Ordinances \$6:2-33 (2010).

<sup>257.</sup> Seattle, Wash., Mun. Code \$23.42.052(C) (2011).

<sup>258.</sup> Fremont, Cal., Mun. Code §3-5803 (2011).

<sup>259.</sup> Riverside, Cal., Code of Ordinances \$17.24 (2011). 260. El Paso, Tex., Mun. Code \$7.24.020(B) (2011).

tural.<sup>261</sup> Neither city restricts the amount of chickens on agriculturally zoned land.<sup>262</sup>

Instead of using square footage or zoning, many cities divide by acre. These ordinances range between four to 12 chickens for property under ½ acre. For instance, Fort Worth allows for no more than 12 chickens on lots under ½ acre, no more than 20 on lots between ½ and one acre, and no more than 50 on lots of one acre or more. Mesa City allows for 10 rodents or fowl on ½ acre or less, and an additional 10 for each ½ acre, but no longer limits the number of chickens after 2 ½ acres. Louisville allows for five chickens on property of less than ½ acre, and no limit above that. Hington provides for four on less than ½ acre, 10 for lots between ½ and one acre, and 25 for lots over one acre. And, Charlotte requires a permit and restricts chickens to 20 per acre.

Des Moines' ordinance employs a similar step system but provides for a mix of other livestock. It allows for no more than 30 of any two species for property less than one acre. For property greater than one acre, one can have a total of 50 animals divided among up to six species.<sup>268</sup>

Lincoln, Nebraska, has one of the more unique chicken ordinances when it comes to limiting the number, in that it not only provides for a maximum number of chickens, but also a minimum. It also specifies the weight of the chickens. So, for property under one acre, with a permit, a person can have seven to 30 chickens under three pounds, three to 20 chickens between three and five pounds, and two to five chickens between five and 20 pounds.<sup>269</sup> It allows chicken owners to double the number for each additional acre. Lincoln's ordinance should be applauded for recognizing that chickens are flock animals and thus require, at least, a minimum of two. It should also be applauded for not penalizing an owner for keeping less than two and only making it unlawful to keep numbers greater than the maximum.<sup>270</sup> After all, if it penalized keeping less than a minimum number of chickens, Lincoln might be unique among cities for making it unlawful not to keep chickens.

More problematic are cities that do not allow owners to own a minimum number of four chickens. Several cities allow one chicken per a certain square footage area. Greensboro provides for one chicken for every 3,000 square feet, as long as the area is greater than 7,000 square feet. Anaheim allows one chicken for each 1,800 square feet, but it does provide that if the calculation results in more than half an animal, the owner can round up to the next whole

animal.<sup>272</sup> Tampa provides five per 5,000 square feet. And, Cleveland allows for one chicken for each 800 square feet if residential and each 400 square feet if commercial or industrial.<sup>273</sup> Cleveland, at least, has stated in its ordinance that these square feet requirements are meant to allow six chickens on an average-sized Cleveland lot. While many of these cities provide a small enough chicken to square foot ratio that the average single-family home should be able to accommodate four or more chickens, this method still leaves open the possibility that a chicken owner would be restricted to one or two chickens. An ordinance that allows only one chicken per a certain area does not take into account that chickens are flock animals that do not thrive when left alone.

#### 3. Limit Number of Chickens

Many other cities limit the number of chickens any household can keep, no matter the size of the property. Thirty cities place a simple limit on the number of chickens. <sup>274</sup> Of those cities that simply limit the number of chickens, the average number they allow is 12, the median number is nine, and the most popular number is a tie between four and 25. <sup>275</sup> The lowest number is Garland and Honolulu with two. <sup>276</sup> Somewhat surprisingly, the highest number comes from Jersey City—with 50. <sup>277</sup> Jersey City collapses ducks and pigeons within the restriction of 50 fowl. <sup>278</sup> Jersey City also requires a permit to keep chickens. <sup>279</sup>

At least four cities set a maximum number of chickens that can be owned before it is necessary to procure a per-

<sup>261.</sup> Tulsa, Okla., Code of Ordinances §200(E) (2011).

<sup>262.</sup> El Paso, Tex., Mun. Code §7.24.020(B); Tulsa, Okla., Code of Ordinances §200(A).

<sup>263.</sup> Fort Worth, Tex., Code of Ordinances \$11A-22(c), (d), (e) (2011).

<sup>264.</sup> Mesa, Ariz., City Code §8-6-21(A) (2011).

<sup>265.</sup> Louisville/Jefferson County Metro Code §91.011 Restraint (8)

<sup>266.</sup> Arlington, Tex., Ordinances Governing Animals §5.02 (2010).

<sup>267.</sup> Charlotte, N.C., Code of Ordinances §3-102(c)(1), (g) (2010).

<sup>268.</sup> Des Moines, Iowa, Code of Ordinances §18-4 (2011). Des Moines also allows up to two fowl to be kept as pets. *Id.* §18-136.

<sup>269.</sup> Lincoln, Neb., Mun. Code tbl. 6.04.040 (2011).

<sup>270.</sup> Id. §6.04.040(b)(1).

<sup>271.</sup> Greensboro, N.C., Code of Ordinances §30-8-11.3(B) (2011).

<sup>272.</sup> Anaheim, Cal., Mun. Code §18.38.030.050 (2011).

<sup>273.</sup> CLEVELAND, OHIO, CODIFIED ORDINANCES §347.02(b)(2) (2011).

<sup>274.</sup> From lowest to highest: Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (two); Garland, Tex., Code of Ordinances §22.14 (2011) (two); Portland, Or., City Code \$13.05.015(b) & (e) (2011) (three); Sacramento, Cal., City Code §9.44.860(A)(1) (2011) (three); Wichita, KAN., CODE OF ORDINANCES §6.04.157 (2011) (three); SAN FRANCISCO, Cal., Health Code §37 (2011) (four); Milwaukee, Wis., Code of Ordi-NANCES §78-6.5(3) (2011) (four); St. Louis, Mo., Code of Ordinances \$10.20.015 (2010) (four); Santa Ana, Cal., Code of Ordinances \$5.6 (2011) (four); MADISON, WIS., CODE OF ORDINANCES ch. 28 (no date listed); id. §7.29; id. §9.52 (four); Buffalo, N.Y., City Code §341-11 (2009) (five); SAN JOSE, CAL., CODE OF ORDINANCES \$7.60.815 (2007) (six); El Paso, Tex., Mun. Code \$7.24.020 (2011) (six); Corpus Christi, Tex., Code of Ordinances §6-154 (2011) (six); Houston, Tex., Code OF ORDINANCES ch. 6, art. II (2010) (seven); Austin, Tex., Code of Ordi-NANCES tit. III, ch. 3.1.1 (2011) (nine); COLORADO SPRINGS, COLO., CITY Code §6.7.106(D) (2011) (10); Plano, Tex., Code of Ordinances §4-184 (2011) (10); GLENDALE, CAL., MUN. CODE §6.04.130 (2011) (12); Albuquerque, N.M., Code of Ordinances §9-2-4-3 (2011) (15); Kan-SAS CITY, Mo., CODE OF ORDINANCES §14-15(f) (2011) (15); MIAMI, FLA., Code of Ordinances §6-1(b) (2011) (15); Long Beach, Cal., Mun. Code §6.20.020 (2011) (20); Tucson, Ariz., Code of Ordinances §4-56 (2011) (24); Fremont, Cal., Mun. Code §3-5803 (2011) (25); San Diego, Cal., Mun. Code §42.0708 (2011) (25); Bos., Mass., Code of Ordinances §16-1.8A (2010) (25); Birmingham, Ala., Zoning Ordi-NANCE §2.4.1 (2007) (25); Mobile, Ala., Code of Ordinances §7-103 (2011) (25); Jersey City, N.J., Code of Ordinances §90-6 (2011) (50).

<sup>275.</sup> Supra note 274 and accompanying text.

<sup>276.</sup> Garland, Tex., Code of Ordinances \$22.14 (2011) (two); Honolulu, Haw., Rev. Ordinances \$7-2.5(d) (1990) (two).

<sup>277.</sup> Jersey City, N.J., Code of Ordinances \$90-6 (2011).

<sup>278.</sup> Id.

<sup>279.</sup> Id.

mit.<sup>280</sup> Wichita allows three chickens, Santa Ana allows four, and San Jose and El Paso both allow up to six. 281 This appears to be the most workable system, because it takes into account that there are different levels of chicken-keeping in an urban agriculture context. It provides a brightline rule for people who want small backyard flocks, while still allowing owners of market gardens, urban farms, or chicken cooperatives the opportunity to expand their operations without seeking to change the ordinance. It also conserves city resources by not forcing every would-be chicken owner to procure a permit. Finally, because there is no permit, it saves the city from any obligations to monitor the backyard operation. If any problem arises with a small backyard flock, the city can rely on its nuisance laws, or other setback or coop requirements within the statute to resolve the problem.

Some cities always require a permit, but set a relatively high number of chickens allowed. As noted earlier, with a permit, Jersey City allows up to 50,<sup>282</sup> and Boston and Mobile allow up to 25.<sup>283</sup> According to several Bostonians who want chickens, however, Boston does not easily grant this permit.<sup>284</sup> Miami allows up to 15 hens with a permit.<sup>285</sup>

Some cities take a belt-and-suspenders approach and require both a permit and restrict hens to a small number. With a permit, Milwaukee only allows four, <sup>286</sup> and Sacramento, three. <sup>287</sup>

Several other cities, perhaps understanding that the hens may occasionally be used to produce more chickens, allow considerably more chicks than full-grown chickens. Both Miami and Kansas City allow only 15 grown hens, but Miami allows 30 chicks,<sup>288</sup> and Kansas City allows 50.<sup>289</sup> Tulsa allows seven adults and 14 chicks.<sup>290</sup> Colorado Springs allows 10 hens and an unlimited number of chicks.<sup>291</sup> And Garland, even though it allows only two hens, does not limit the number of chicks less than one-month old.<sup>292</sup>

And for pure eccentricity, Houston has the most interesting restriction on the number of chickens. Houston allows up to seven hens if a person can present a written certification from a licensed physician that the person needs "fresh unfertilized chicken eggs for serious reasons

pertaining to said person's health."293 This ordinance was passed in 2010,<sup>294</sup> presumably because Houstonites were able to show that fresh eggs help alleviate certain medical ailments.

#### 4. Setbacks

Setbacks are, by far, the most popular way to regulate chickens. Sixty-three cities have some sort of setback requirement in their ordinances. The most popular setback is a setback from a neighboring dwelling: 56 cities require that chickens and chickens coops be kept a certain distance from other residences.<sup>295</sup> The next most popular is a setback

<sup>280.</sup> Wichita, Kan., Code of Ordinances §6.04.157(a) (2011); Santa Ana, Cal., Code of Ordinances §5.6 (2011); San Jose, Cal., Code of Ordinances tit. 7 (2007); El Paso, Tex., Mun. Code §7.24.020 (2011).

<sup>281.</sup> *See supra* note 280.

<sup>282.</sup> Jersey City, N.J., Code of Ordinances §90-7 (2011).

<sup>283.</sup> Bos., Mass., Code of Ordinances §16-1.8A, Zoning art. 8 No. 75 (2010); Mobile, Ala., Code of Ordinances §7-103 (2011).

<sup>284.</sup> See, e.g., Legalize Chickens in Boston, http://legalizechickensinboston. org/ (last visited July 5, 2012) (stating that the city of Boston denies chicken permits and seeking a more reasonable legislative solution to regulate chickens in Boston).

<sup>285.</sup> Miami, Fla., Code of Ordinances §6-1(b) (2011).

<sup>286.</sup> Milwaukee, Wis., Code of Ordinances §78-6.5 (2011).

<sup>287.</sup> Sacramento, Cal., City Code \$9.44.860(a)(1) (2011).

<sup>288.</sup> MIAMI, FLA., CODE OF ORDINANCES §6-1(b) (2011). 289. KANSAS CITY, MO., CODE OF ORDINANCES §14-15(f) (2011).

<sup>290.</sup> Tulsa, Okla., Code of Ordinances \$200(d), (e) (2011).

<sup>291.</sup> Colorado Springs, Colo., City Code  $\S6.7.106(D)$  (2011).

<sup>292.</sup> Garland, Tex., Code of Ordinances §22.14 (2011).

<sup>293.</sup> Houston, Tex., Code of Ordinances §6-38 (2010).

<sup>294.</sup> Id.

<sup>295.</sup> Akron, Ohio, Code of Ordinances \$92-18 (2011) (100 ft.); Anaheim, Cal., Mun. Code §18.38.030.0202 (2011) (50 ft.); Anchorage, Alaska, Code of Ordinances \$\$21.40.060 & 21.40.080 (2011) (25-100 ft); Arlington, Tex., Ordinances Governing Animals §5.02 (2010) (50 ft.); Atlanta, Ga., Code of Ordinances §18-7 (2011) (50 ft.); Aus-TIN, TEX., CODE OF ORDINANCES §3.2.16 (2011) (50 ft.); BAKERSFIELD, Cal., Mun. Code \$17.12.010 R-S (2011) (50 ft.); Baton Rouge, La., Code of Ordinances §14-224 (c)(1)(b) (2011) (50 ft.); Birmingham, Ala., Zoning Ordinance \$2.4.1 (2007) (300 ft. from residence or 100 ft. from any residential structure); Bos., Mass., Code of Ordinances \$16-1.8A, ZONING, art. 8, No. 75 (2010) (100 ft.); Buffalo, N.Y., City CODE §341-11.3 (2009) (20 ft. from door or window); CORPUS CHRISTI, Tex., Code of Ordinances §6-154 (2011) (100 ft. if not enclosed); Des Moines, Iowa, Code of Ordinances §18-4 (2011) (25 ft.); El Paso, Tex., Mun. Code §7.24.030 (2011) (30 ft.); Fort Worth, Tex., Code of Ordinances §11A-22(b) & (f) (2011) (50 ft.); Fresno, Cal., Mun. Code \$12.207.5 (2011) (40 ft.); Garland, Tex., Code of Ordinances \$22.14 (2011) (30 ft.); Glendale, Cal., Mun. Code §6.04.030 (2011) (50 ft. from dwelling or 100 ft. from school or hospital); GLENDALE, ARIZ., CODE of Ordinances pt. II, art. 5 (2010) (100 ft.); Grand Rapids, Mich., CODE OF ORDINANCES §8.582 (2010) (100 ft. from any dwelling unit, well, spring, stream, drainage ditch, or drain); Greensboro, N.C., Code OF ORDINANCES \$30-8-11.3(B) (2011) (50 ft.); HIALEAH, FLA., CODE OF Ordinances §10.4 (2011) (100 ft.); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (300 ft.); Houston, Tex., Code of Ordinances §6-31 (2010) (100 ft.); Jersey City, N.J., Code of Ordinances §90-6 (2011) (25 ft.); Kansas City, Mo., Code of Ordinances \$14-15 (2011) (100 ft.); Lincoln, Neb., Mun. Code §6.04.040 (2011) (50 ft.); Long Beach, Cal., Mun. Code §6.20.030 (2011) (50 ft.); L.A., Cal., Mun. Code §\$53.58 & 53.59 (2011) (Department of Animal Services promulgated regulations that require chicken coops to be 35 ft. from neighbor's dwelling and 20 ft. from owner's dwelling); Madison, Wis., Code of Ordinances ch. 28 (no date listed) (25 ft.); Mesa, Ariz., City Code §8-6-21(g) & (h) (2011) (40 ft.); Miami, Fla., Code of Ordinances §6-1(b) (2011) (100 ft.); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(g)-(j) (2011) (25 ft.); Mobile, Ala., Code of Ordinances §\$7-88 & 7-103 (2011) (150 ft. if not grandfathered in); Nashville-Davidson, Tenn., Mun. Code \$17-16-330(B) (2011) (250 ft.); N.Y.C., Mun. Code \$161.09 (1990) (25 ft.); Newark, N.J., General Ordinances \$6:2-35 (2010) (20 ft.); Oak-LAND, CAL., CODE OF ORDINANCES §6-04-320 (2011) (20 ft.); OKLAHOMA City, Okla., Mun. Code 59-9350 (2011) (200 ft.); Phoenix, Ariz., City Code §8-7 (2011) (80 ft.); Richmond, Va., Code of Ordinances §10-88 (2011) (500 ft.); RIVERSIDE, CAL., CODE OF ORDINANCES §6.04.20 (2011); id. tit. 17 (50 ft.); Rochester, N.Y., City Ordinances §30-19(H) (no date listed) (25 ft.); SACRAMENTO, CAL., CITY CODE \$9.44.860 (2011) (20 ft.); SAN ANTONIO, TEX., CODE OF ORDINANCES \$5-109(c) (2011) (100 ft. or 50 ft. with permit); San Diego, Cal., Mun. Code §42.0709 (2011) (50 ft.); SAN FRANCISCO, CAL., HEALTH CODE \$37(b) (2011) (20 ft. from door or window); San Jose, Cal., Code of Ordinances §7.60.815 (2007) (20 ft. but more if have more chickens); Santa Ana, Cal., Code of Ordinances 5-18 (2011) (100 ft.); Seattle, Wash., Mun. Code 23.42.052(c)(3)(2011) (10 ft.); St. Petersburg, Fla., Code of Ordinances §4-31 (2011) (100 ft. unless have permission from neighbors); STOCKTON, CAL., MUN. Code §§6.04.420, 16.80.060 (2011) (50 ft.); Тасома, Wash., Mun. Code \$5.30.010 (2011) (50 ft. unless have permission from neighbors); TAMPA, Fla., Code of Ordinances \$19.76 (2008) (200 ft.); Tucson, Ariz., Code

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from the property line: 20 cities require chickens to be kept away from the neighbor's property, even if the neighbor's actual house is much further away.<sup>296</sup> Three cities require a setback from the street.<sup>297</sup> Six cities ban chickens from the front yard.<sup>298</sup> This adds up to more than 63, because several cities employ more than one kind of setback. Finally, several cities have unique setback requirements that will be discussed later.

#### a. Setbacks From Neighboring Buildings

Of the 56 cities that require that chickens be kept a certain distance away from neighboring residences, <sup>299</sup> the setbacks range from 10<sup>300</sup> to 500 feet. <sup>301</sup> The average of all of the setbacks is 80 feet, <sup>302</sup> although only one city, Phoenix, actually has a setback of 80 feet. <sup>303</sup> The median and the mode are both 50 feet. <sup>304</sup> The average is higher than both the median and the mode, because several cities that also require large lots, or agriculturally zoned land, also have very large setbacks. <sup>305</sup> The mode, the most common set-

OF ORDINANCES §4-57 (2011) (50 ft.); WASH., D.C., MUN. REGULATIONS FOR ANIMAL CONTROL §902.7(a) & (b) (no date listed) (50 ft.).

- 296. Anaheim, Cal., Mun. Code \$18.38.030.0202 (2011) (20 ft. from property line); Baton Rouge, La., Code of Ordinances \$14-224(c)(1)(b) (2011) (10 ft. from property line); BIRMINGHAM, ALA., ZONING ORDINANCE §2.4.1 (2007) (100 ft. from property line); Buffalo, N.Y., City Code §341-11.3 (2009) (18 inches from rear lot); CHARLOTTE, N.C., CODE OF ORDINANCES \$3-102(c) (2010) (25 ft. from property line); Chesapeake, Va., Code of Ordinances ch. 10 (2011) (20 ft. from property line); Cleveland, Ohio, CODIFIED ORDINANCES §347.02(b)(1)(B) (2011) (5 ft. from side yard and 18 inches from rear yard); Fresno, Cal., Mun. Code §12-206.1 (2011) (100 ft. from property line); Greensboro, N.C., Code of Ordinances \$30-8-11.3 (2011) (25 ft. from property line); Jacksonville, Fla., Ordi-NANCE CODE \$656.401 (2011) (50 ft. from property line); Kansas City, Mo., Code of Ordinances \$14-15(f) (2011) (25 ft. from property line); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); id. app. C, art. VII (200 ft. from property line); Plano, Tex., Code of Ordinances \$3-204 (2011) (5 ft. from property line); PORTLAND, OR., CITY CODE \$13.05.015(b) & (e) (2011) (50 ft. from residence or business where food is prepared); Riverside, Cal., Code of Ordinances §6.04.20 (2011) (20 ft. from property line); Seattle, Wash., Mun. Code \$23.42.052(c)(3) (2011) (10 ft. from property line); TAMPA, FLA., CODE OF ORDINANCES §19.76 (2008) (200 ft. from property line); Tulsa, Okla., Code of Ordinances \$200(d) & (e) (2011) (50 ft., but 100 ft. if zoned agricultural); WASH., D.C., Mun. Regulations for Animal Control §902.7(a) & (b) (no date listed) (250 ft. unless have neighbor's consent).
- 297. Bakersfield, Cal., Mun. Code §17.12.010-RS (2011) (100 ft.); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (300 ft.); Bos., Mass., Code of Ordinances §16-1.8A, Zoning, art. 8, No. 75 (2010) (100 ft.).
- 298. Buffalo, N.Y., City Code §341-11.3 (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(B) (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(g)-(j) (2011); Phoenix, Ariz., City Code §8-7 (2011); Sacramento, Cal., City Code §9.44.860 (2011).
- 299. See supra note 295.
- 300. SEATTLE, WASH., MUN. CODE \$23.42.052(c)(3) (2011).
- 301. RICHMOND, VA., CODE OF ORDINANCES §10-88 (2011). Since Richmond also requires an acre of land to even own chickens, this setback doesn't exclude any additional would-be chicken owners.
- 302. See supra note 295.
- 303. PHOENIX, ARIZ., CITY CODE §8-10 (2011) (80 ft. unless have permission from neighbor).
- 304. See supra note 295.
- 305. Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (300 ft.); Honolulu, Haw., Rev. Ordinances §7-2.5(d) (1990) (300 ft.); and Richmond, Va., Code of Ordinances §10-88 (2011) (500 ft.).

back, comprises 17 cities.<sup>306</sup> After that, the most popular setbacks are the following:

- Fifteen cities have setbacks of less than 30 feet, with two at 30 feet,<sup>307</sup> seven at 25 feet,<sup>308</sup> six at 20 feet,<sup>309</sup> and one at 10 feet.<sup>310</sup>
- Thirteen cities have setbacks of 100 feet.<sup>311</sup> Of those, three of them allow for smaller setback under certain conditions: St. Petersburg will allow for a smaller setback if the owner seeks permission from neighboring property owners; San Antonio will allow for a smaller setback with a permit; and Corpus Christi will allow for a smaller setback if the coop is enclosed.<sup>312</sup>
- Seven cities have setbacks of more than 100 feet.<sup>313</sup> Of those, Mobile, Alabama, has a 150-foot setback, but allows chicken coops that were built before the ordinance passed to be grandfathered in.<sup>314</sup> Oklahoma City has a 200-foot setback and, puzzlingly, will waive these setbacks from horses, mules, donkeys, and pigs, but not for chickens.<sup>315</sup> Oklahoma City also has an additional 400-foot setback for roosters.<sup>316</sup>

Several cities will shrink their setbacks under certain conditions. In what appears to be a thoughtful approach to requiring a neighbor's consent, four cities provide a standard setback, but provide relief from the setback if the owner gets permission from his neighbors to keep chickens.<sup>317</sup> And one city, San Antonio, as mentioned

- 306. Anaheim; Arlington; Austin; Bakersfield; Baton Rouge; Fort Worth; Glendale, California; Greensboro; Lincoln; Long Beach (but 20 if just had one chicken); Portland; Riverside; San Diego; Stockton; Tacoma; Tucson; Washington.
- 307. EL Paso, Tex., Mun. Code \$7.24.030 (2011) (30 ft., but only 20 ft. if separated by a fence that is at least six ft.); Garland, Tex., Code of Ordinances \$22.14(A) (2011).
- 308. Anchorage, Alaska, Code of Ordinances \$\$21.40.060 & 21.40.080 (2011); Des Moines, Iowa, Code of Ordinances \$18-4(h)(1) (2011); Jersey City, N.J., Code of Ordinances \$90-6 (2011); Madison, Wis., Code of Ordinances ch. 28 (no date listed); Milwaukee, Wis., Code of Ordinances \$78-6.5 (2011); N.Y.C., Mun. Code \$161.09 (1990) (for poultry market coops only—poultry not intended for sale is not regulated); Rochester, N.Y., City Ordinances \$30-19(H) (no date listed).
- 309. Buffalo, N.Y., City Code §341-11.3 (2009); Newark, N.J., General Ordinances §6:2-35 (2010); Oakland, Cal., Code of Ordinances §6-04-320 (2011); Sacramento, Cal., City Code §9.44.860 (2011); San Francisco, Cal., Health Code §37 (2011); San Jose, Cal., Code of Ordinances §7.60.815 (2007) (applying setback to all small animals, not just chickens).
- 310. Seattle, Wash., Mun. Code \$23.42.052(C) (2011).
- 311. Akron, Atlanta, Boston, Corpus Christi, Glendale, Grand Rapids, Hialeah, Houston, Kansas City, Miami, San Antonio, Santa Ana, St. Petersburg.
- 312. St. Petersburg, Fla., Code of Ordinances \$4-31 (2011) (100 ft. unless have permission from neighbors); San Antonio, Tex., Code of Ordinances \$5-109(c) (2011) (100 ft. or 50 ft. with permit); Corpus Christi, Tex., Code of Ordinances \$6-154 (2011) (100 ft. if not enclosed).
- 313. Mobile, Oklahoma, Tampa, Nashville, Birmingham, Honolulu, Richmond.
- 314. MOBILE, ALA., CODE OF ORDINANCES \$7-88(d) (2011) (150 ft. if not grandfathered in), *but see id.* \$7-103(d) (allowing for 20 ft. from the property line in a residential area).
- 315. Oklahoma City, Okla., Mun. Code \$59-9350(F) & (I) (2011).
- 316. Id. §59-9350(H).
- 317. Las Vegas, Nev., Mun. Code \$7.38.050 (2011) (300 ft. without permission); Phoenix, Ariz., City Code \$8-10 (2011) (80 ft. without permission); St. Petersburg, Fla., Code of Ordinances \$4-31(d) (2011) (100 ft. without permission); Tacoma, Wash., Mun. Code \$\$5.30.010 & 5.30.030 (2011) (50 ft. without permission).

above, will shrink its 100-foot setback to 50 feet if a permit is secured.<sup>318</sup>

Two cities do not frame the setback as from a neighboring residence or building, but more specifically to a door or a window of the building. Both Buffalo and San Francisco have a 20-foot setback from any door or window of a building.<sup>319</sup>

Several cities define the setback more broadly than a neighboring dwelling, and include schools, hospitals, and other businesses within the setback. Grand Rapids, Michigan, however, goes further; it has a 100-foot setback from any "dwelling unit, well, spring, stream, drainage ditch or drain." This, in effect, bans all chickens within the city.

#### b. Setbacks From Property Line

Twenty cities mandate setbacks from the property line;<sup>322</sup> those setbacks range from 18 inches<sup>323</sup> to 250 feet.<sup>324</sup> The average setback is 59 feet, but no city actually has such a setback. The closest are Jacksonville and Tulsa, which both have a setback of 50 feet.<sup>325</sup> Again, a few cities with very large setbacks are raising the average.<sup>326</sup> The median set-

318. San Antonio, Tex., Code of Ordinances \$5-109 (2011).

back is 25 feet.<sup>327</sup> And the mode, or most popular, setback is tied at either 20<sup>328</sup> or 25 feet.<sup>329</sup>

Washington, D.C., which has the largest setback at 250 feet, allows relief from this setback if the owner has his neighbor's consent to keep chickens.<sup>330</sup>

#### c. Setbacks From the Street

Three cities require chickens to be kept away from the street: Bakersfield, Birmingham, and Boston. <sup>331</sup> All of these setbacks are relatively large, ranging from 100 to 300 feet. Presumably, this is to stop chickens from being kept in the front yard or on a corner lot from a vantage point where passersby can easily see the coop. Bakersfield, provides a specific setback for corner lots, requiring that chicken coops be kept at least 10 feet away from the street side of a corner lot. <sup>332</sup> Another way that cities do this, perhaps more effectively, is by simply barring chickens from front yards, as six cities do. <sup>333</sup>

#### d. Other Kinds of Setbacks

While many ordinances exclude the owner's house from the definition of a dwelling,<sup>334</sup> two cities provide a separate setback requirement for an owner's own dwelling. Atlanta requires chickens to be kept at least five feet away from an owner's own house,<sup>335</sup> and Los Angeles requires that the chickens be kept at least 20 feet away from the owner's house.<sup>336</sup>

Three cities do not provide for explicit setbacks, but leave each setback up to some city official's discretion. In Wichita, the chief of police can examine the property and determine the setback.<sup>337</sup> In St. Paul, it is up to the Health Inspector's discretion.<sup>338</sup> And, in Fremont, it is the Animal Services Supervisor who has discretion.<sup>339</sup>

<sup>319.</sup> Buffalo, N.Y., CITY CODE §341-11 (2009); SAN FRANCISCO, CAL., Health Code §37 (2011).

<sup>320.</sup> E.g., Fort Worth, Tex., Code of Ordinances \$11A-22 (2011); Glendale, Cal., Mun. Code \$6.04.130 (2011).

<sup>321.</sup> Grand Rapids, Mich., Code of Ordinances §8.582(2) (2010).

<sup>322.</sup> Anaheim, Cal., Mun. Code \$18.38.030.0202 (2011) (20 ft. from property line); Baton Rouge, La., Code of Ordinances \$14-224(c)(1)(b) (2011) (10 ft. from property line); Birmingham, Ala., Zoning Ordinance §2.4.1 (2007) (100 ft. from property line); Buffalo, N.Y., City Code §341-11.3 (2009) (18 inches from rear lot); Charlotte, N.C., Code of Ordinances \$3-102(c) (2010) (25 ft. from property line); Chesapeake, Va., Code of Ordinances ch. 10 (2011) (20 ft. from property line); Cleveland, Ohio, CODIFIED ORDINANCES §347.02(b)(1)(B) (2011) (5 ft. from side yard and 18 inches from rear yard); Fresno, Cal., Mun. Code \$12-206.1 (2011) (100 ft. from property line); Greensboro, N.C., Code of Ordinances \$30-8-11.3 (2011) (25 ft. from property line); Jacksonville, Fla., Ordi-NANCE CODE \$656.401 (2011) (50 ft. from property line); Kansas City, Mo., Code of Ordinances §14-15(f) (2011) (25 ft. from property line); Montgomery, Ala., Code of Ordinances ch. 4 art. I (2011); id. at app. C, art. VII (200 ft. from property line); Plano, Tex., Code of Ordinanc-ES §3-204 (2011) (5 ft. from property line); PORTLAND, OR., CITY CODE \$13.05.015(b) & (e) (2011) (50 ft. from residence or business where food is prepared); Riverside, Cal., Code of Ordinances §6.04.20 (2011) (20 ft. from property line); Seattle, Wash., Mun. Code \$23.42.052(c)(3) (2011) (10 ft. from property line); Tampa, Fla., Code of Ordinances §19.76 (2008) (200 ft. from property line); Tulsa, Okla., Code of Ordinances \$200(d) & (e) (2011) (50 ft., but 100 ft. if zoned agricultural); WASH., D.C., Mun. Regulations for Animal Control \$902.7(a) & (b) (no date listed) (250 ft. unless have neighbor's consent).

<sup>323.</sup> Cleveland, Ohio, Codified Ordinances §347.02 (2011); Buffalo, N.Y., City Code §341-11.3 (2009).

<sup>324.</sup> Wash., D.C., Mun. Regulations for Animal Control §902.7 (no date listed) (250 ft. setback without consent of neighbors).

<sup>325.</sup> Jacksonville, Fla., Ordinance Code §656.401 (2011) (50 ft. from property line); Tulsa, Okla., Code of Ordinances §200(d), (e) (2011).

<sup>326.</sup> Tulsa, Okla., Code of Ordinances \$200(d), (e) (2011) (200 ft.); Tampa, Fla., Code of Ordinances \$19.76 (2008) (200 ft.); Wash., D.C., Mun. Regulations for Animal Control \$902.7(a) & (b) (no date listed) (250 ft.).

<sup>327.</sup> Charlotte, N.C., Code of Ordinances \$3-102(c)(1), (f) (2010); Greensboro, N.C., Code of Ordinances \$30-8-11.3 (2011); Kansas City, Mo., Code of Ordinances \$14-15 (2011).

<sup>328.</sup> Anaheim, Cal., Mun. Code §18.38.030.0202 (2011); Chesapeake, Va., Code of Ordinances ch. 10 (2011); Riverside, Cal., Code of Ordinances §6.04.20 & tit. 17(2011).

<sup>329.</sup> See supra note 327.

<sup>330.</sup> Wash., D.C., Mun. Regulations for Animal Control §902.7(b) (no date listed).

<sup>331.</sup> Bos., Mass., Code of Ordinances \$16-1.8A, Zoning, art. 8, No. 75 (2010); Bakersfield, Cal., Mun. Code \$17.12.010-RS (2011); Birmingham, Ala., Zoning Ordinance \$2.4.1 (2007).

<sup>332.</sup> Bakersfield, Cal., Mun. Code §17.12.010-RS (2011).

<sup>333.</sup> Buffalo, N.Y., City Code §341-11.3 (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(B) (2011); Des Moines, Iowa, Code of Ordinances §18-4 (2011); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(i) (2011); Phoenix, Ariz., City Code §8-7 (2011); Sacramento, Cal., City Code §9.44.860 (2011).

<sup>334.</sup> Eg, Austin, Tex., Code of Ordinances §3.2.16 (2011) (50 ft); Anaheim, Cal., Mun. Code §18.38.030.0202 (2011).

<sup>335.</sup> Atlanta, Ga., Code of Ordinances \$18-7 (2011).

<sup>336.</sup> L.A., CAL., Mun. Code §\$53.58 & 53.59 (2011) (Department of Animal Services promulgated regulations requiring coops to be 20 ft. from owner's dwelling).

<sup>337.</sup> Wichita, Kan., Code of Ordinances §6.04.173(c) (2011).

<sup>338.</sup> St. Paul, Minn., §198.05 (2011).

<sup>339.</sup> Fremont, Cal., Mun. Code §3-5803 (2011).

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Finally, St. Louis wins for the most eccentric setback. It doesn't have any setbacks for neighboring buildings, or the property line, but it does require that chickens be kept out of the milking barn.<sup>340</sup>

#### 5. Coop Requirements

Many cities regulate how the chicken coop should be built and maintained. There is a broad range in these regulations, and no two ordinances are alike. Some simply decree that it is unlawful for chickens to run at large, and thus implicitly mandate that the coop be constructed in a secure enough way so that chickens can't easily escape. Some appear to look out for animal welfare by decreeing that chickens should be provided adequate food, water, and shelter in sanitary conditions. And, some appear to try to proactively head off any potential problems by regulating the dimensions of the coop, how it must be built, and exactly how often it must be cleaned. First, some of the more common elements in these statutes will be explored. Then, more unique elements will be discussed.

## a. No Running at Large

First, 33 cities prohibit chickens particularly or animals in general from running at large.<sup>341</sup> Most of those cities simply prohibit chickens from running at large, but some provide for a little more nuance. For instance, Cincinnati does not allow chickens to run at large "so as to do damage to gardens, lawns, shrubbery or other private property."<sup>342</sup> So, presumably, a chicken could run free, as long as it didn't damage anything. Five cities, instead of making it unlawful to run at large, provide that the chicken must be kept enclosed in the coop and

not allowed to escape.<sup>343</sup> And two cities, Richmond and Stockton, frame it in terms of trespass and do not allow chicken trespassers.<sup>344</sup> In any event, all of these statutes imply that a coop, minimally, must be constructed so that the birds cannot escape.

#### b. Coops Must Be Clean and Sanitary

Forty-six cities impose some sort of cleaning requirements on chicken owners.<sup>345</sup> While many cities have cleaning requirements that apply to any animal,<sup>346</sup> these cities ordinances are, for the most part, specific to chickens.

Nearly all of these ordinances mandate that the chicken coop be kept in a clean and sanitary condition and free from offensive odors. The degree to which each city regulates this, however, varies. Most cities have a variation on a general requirement that the coop be clean or sani-

<sup>340.</sup> St. Louis, Mo., Code of Ordinances \$11.46.410 (2010).

<sup>341.</sup> Akron, Ohio, Code of Ordinances §92.01 (2011); Albuquerque, N.M., Code of Ordinances \$9-2-4-3(D) (2011); Arlington, Tex., Ordinances Governing Animals §5.02(e) (2010); Buffalo, N.Y., City Code §341-11.3 (2009); Cincinnati, Ohio, Code of Ordinances §701-33 (2011); Cleveland, Ohio, Codified Ordinances §603.01 (2011); FORT WORTH, Tex., Code of Ordinances §11A-22(c)(3) (2011); Fresno, Cal., Mun. Code \$10.205 (2011); Garland, Tex., Code of Ordinances \$22.03 (2011); Indianapolis, Ind., Rev. Code \$531.102 (2011); Irving, Tex., Code of Ordinances §6-2 (2011); Las Vegas, Nev., Mun. Code §7.36.030 (2011); Lexington-Fayette, Ky., Code of Ordinances §4-10 (2011); Long Beach, Cal., Mun. Code §6.20.080 (2011); Louis-VILLE, KY., METRO CODE ch. 91.001 NUISANCE (2011); MEMPHIS, TENN., Code of Ordinances §8-8-2 (2009); Mesa, Ariz., City Code §8-6-21(I) (2011); MIAMI, FLA., CODE OF ORDINANCES §6-2 (2011); NEWARK, N.J., General Ordinances §6:2-34 (2010); Oakland, Cal., Code of Ordinances §6-04-200 (2011); Norfolk, Va., Code of Ordinances §6.1-7 (2011); Omaha, Neb., Code of Ordinances §6-263 (2011); Pittsburgh, Pa., Code of Ordinances \$635.02 (2011); Raleigh, N.C., Code of Ordinances \$12-3004 (2011); RICHMOND, VA., Code of Or-DINANCES \$10-88 (2011); St. Petersburg, Fla., Code of Ordinances \$4-31(b) (2011); San Jose, Cal., Code of Ordinances \$7.60.750 (2007); Spokane, Wash., Mun. Code \$10.24 (no date listed); Stockton, Cal., Mun. Code §6.04.130 (2011); Tacoma, Wash., Mun. Code §5.30.020 (2011); Toledo, Ohio, Mun. Code \$505.10 (2011); Tucson, Ariz., Code of Ordinances \$4-55 (2011); Wichita, Kan., Code of Ordi-NANCES §6.04.173 (2011).

<sup>342.</sup> Cincinnati, Ohio, Code of Ordinances §701-33 (2011).

<sup>343.</sup> Buffalo, N.Y., City Code §341-11.3 (2009); Cleveland, Ohio, Codified Ordinances §603.01 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(c)(3) (2011); Fresno, Cal., Mun. Code §10.205 (2011); Louisville, Ky., Metro Code §91.001 Nuisance (2011).

<sup>344.</sup> RICHMOND, VA., CODE OF ORDINANCES \$10-88 (2011) (providing that fowl may not trespass); STOCKTON, CAL., MUN. CODE \$6.04.130 (2011) (fowl [shall not] to run or go upon the public or private premises of any other person, firm, or corporation; or upon any park or public street or highway within the city).

<sup>345.</sup> Albuquerque, N.M., Code of Ordinances §9-2-2-2 (2011); Austin, Tex., Code of Ordinances §10-5-21 (2011); Baton Rouge, La., Code of Ordinances 14:224(c)(1)(c) & (d) (2011); Buffalo, N.Y., City Code \$341-11.3(C) (2009); Charlotte, N.C., Code of Ordinances \$3-102 (2010); CHICAGO, ILL., CODE OF ORDINANCES §7-12-290(b) (2011); CIN-CINNATI, OHIO, CODE OF ORDINANCES ch. 701-35 (2011); DALLAS, TEX., Code of Ordinances §7-3.2 (2011); Denver, Colo., Mun. Code §8-92 (2011); DES MOINES, IOWA, CODE OF ORDINANCES §18-4(h) (2011); EL Paso, Tex., Mun. Code §7.24.030 (2011); Fort Wayne, Ind., Code of Ordinances §91.017 (2011); Fort Worth, Tex., Code of Ordinances \$11A-22(h) (2011); Fresno, Cal., Mun. Code \$10.203 (2011); Gar-LAND, TEX., CODE OF ORDINANCES §22.17 (2011); GLENDALE, ARIZ. MUN. Code \$25-24 (2010); Glendale, Cal., Mun. Code \$6.04.020 (2011); Houston, Tex., Code of Ordinances §6-36 (2010); Irving, Tex., Code of Ordinances \$6-6 (2011); Jersey City, N.J., Code of Ordinances \$90-8 (2011); Kansas City, Mo., Code of Ordinances \$\$14-18 & 14-19 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Lin-COLN, NEB., MUN. CODE \$6.04.050 (2011); LONG BEACH, CAL., MUN. Code §6.20.070 (2011); Memphis, Tenn., Code of Ordinances §8-8-1 (2009); Mesa, Ariz., City Code §8-6-22 (2011); Miami, Fla., Code of Ordinances §6-1 (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Mobile, Ala., Code of Ordinances §7-103 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Newark, N.J., Gen-ERAL ORDINANCES \$6:2-35 (2010); OMAHA, NEB., CODE OF ORDINANCES \$6-261 (2011); Phoenix, Ariz., City Code \$8-7(d) (2011); Richmond, Va., Code of Ordinances §10-88(d) (2011); San Antonio, Tex., Code OF ORDINANCES \$5-109 (2011); SAN DIEGO, CAL., MUN. CODE \$42.0709 (2011); SAN JOSE, CAL., CODE OF ORDINANCES §7.60.755 (2007); SANTA Ana, Cal., Code of Ordinances §5.6(b) (2011); Scottsdale, Ariz., Code of Ordinances \$4-18 (2011); St. Paul, Minn., \$198.04-05 (2011); St. Petersburg, Fla., Code of Ordinances §4-31(c) (2011); To-Ledo, Ohio, Mun. Code \$1705.07 (2011); Tucson, Ariz., Code of Or-DINANCES \$4-58 (2011); Tulsa, Okla., Code of Ordinances \$\$200(d), (e) & 406 (2011); Wash., D.C., Mun. Regulations for Animal Con-TROL §902.10-13 (no date listed); WICHITA, KAN., CODE OF ORDINANCES \$6.04.174 (2011).

<sup>346.</sup> E.g., Anchorage, Alaska, Code of Ordinances §17.10.030 (2011); Atlanta, Ga., Code of Ordinances §18-8 (2011); Fremont, Cal., Mun. Code §3-5600 (2011); Montgomery, Ala., Code of Ordinances §4-3 (2011); Norfolk, Va., Code of Ordinances §6.1-2 Adequate Shelter (2011); Plano, Tex., Code of Ordinances §4-51 (2011); Tampa, Fla., Code of Ordinances §19.77 (2008).

tary.<sup>347</sup> Most cities also expressly prohibit odors or offensive odors.<sup>348</sup>

Some cities are a little more explicit and require that the coop be cleaned regularly or routinely.<sup>349</sup> Some cities go further and require the coop to be clean at all times.<sup>350</sup> And some cities regulate precisely how often the coop must be cleaned. Houston is the most fastidious. In Houston, the coop must be cleaned once per day, limed once every other day, and all containers containing chicken manure must be properly disposed of once per week.<sup>351</sup> Milwaukee also requires coops to be cleaned daily and additionally "as is necessary."352 The next two most fastidious cities, Des Moines and Santa Ana, require that the coop be cleaned at least every other day.<sup>353</sup> Seven cities require that the coop be cleaned at least twice a week.<sup>354</sup> And another four cities require that the coop be cleaned at least once a week.<sup>355</sup> And, splitting the difference, Jersey City requires the coop to be cleaned once a week from November to May, and twice a week from May to November.<sup>356</sup>

Many cities also have a particular concern with either flies or rodents. Fourteen cities specify that attracting flies will be a nuisance.<sup>357</sup> Cities that specifically mention flies

- 347. E.g., Austin, Tex., Code of Ordinances §10-5-21 (2011); Fresno, Cal., Mun. Code §10.203 (2011); Long Beach, Cal., Mun. Code §6.20.070 (2011); Omaha, Neb., Code of Ordinances §6-261 (2011); San Antonio, Tex., Code of Ordinances §5-109 (2011); San Jose, Cal., Code of Ordinances §7.60.755 (2007); Toledo, Ohio, Mun. Code §1706.07 (2011); Wichita, Kan., Code of Ordinances §6.04.174 (2011).
- 348. E.g., Austin, Tex., Code of Ordinances \$10-5-21 (2011); Cincinnati, Ohio, Code of Ordinances \$701-35 (2011); Dallas, Tex., Code of Ordinances \$7-3.2 (2011); Fort Wayne, Ind., Code of Ordinances \$91.017 (2011); Fresno, Cal., Mun. Code \$10.203 (2011); Garland, Tex., Code of Ordinances \$22.17 (2011); Kansas City, Mo., Code of Ordinances \$\$14-18 & 14-19 (2011); Las Vegas, Nev., Mun. Code \$7.36.050 (2011); Lincoln, Neb., Mun. Code \$6.04.050 (2011); Miaml, Fla., Code of Ordinances \$6-1 (2011); New Orleans, La., Code of Ordinances \$18-2.1 (2011); Omaha, Neb., Code of Ordinances \$6-261 (2011); St. Pettersburg, Fla., Code of Ordinances \$4-31(c) (2011); Toledo, Ohio, Mun. Code \$1705.07 (2011); Wichita, Kan., Code of Ordinances \$6.04.174 (2011).
- 349. E.g., Baton Rouge, La., Code of Ordinances \$14:224(c)(1)(c) & (d) (2011); New Orleans, La., Code of Ordinances \$18-2.1 (2011); Tulsa, Okla., Code of Ordinances \$\$200(d), (e) & 406 (2011).
- 350. E.g., Buffalo, N.Y., City Code \$341-11.3 (2009); Charlotte, N.C., Code of Ordinances \$3-102(c) (2010).
- 351. Houston, Tex., Code of Ordinances §6-36 (2010).
- 352. MILWAUKEE, WIS., CODE OF ORDINANCES §78-6.5 (2011).
- 353. Des Moines, Iowa, Code of Ordinances §18-137 (2011); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011).
- 354. Garland, Tex., Code of Ordinances \$22.17 (2011); Glendale, Ariz. Mun. Code \$25-24(h) (2010); Irving, Tex., Code of Ordinances \$6-6 (2011); Mesa, Ariz., City Code \$8-6-22 (2011); Miami, Fla., Code of Ordinances \$6-1 (2011); Phoenix, Ariz., City Code \$8-7(d) (2011); Scottsdale, Ariz., Code of Ordinances \$4-18 (2011).
- 355. Albuquerque, N.M., Code of Ordinances \$9-2-2-2(B)(1) (2011); Lincoln, Neb., Mun. Code \$6.04.050 (2011); Newark, N.J., General Ordinances \$6:2-35 (2010); San Diego, Cal., Mun. Code \$42.0709 (2011).
- 356. Jersey City, N.J., Code of Ordinances \$90-8(C) (2011).
- 357. Austin, Tex., Code of Ordinances \$10-5-21 (2011); Fort Worth, Tex., Code of Ordinances \$11A-22(h) (2011); Garland, Tex., Code of Ordinances \$22.17 (2011); Glendale, Cal., Mun. Code \$6.04.040 (2011); Houston, Tex., Code of Ordinances \$6-36 (2010); Kansas City, Mo., Code of Ordinances \$14-19 (2011); Las Vegas, Nev., Mun. Code \$7.36.050 (2011); Lincoln, Neb., Mun. Code \$6.04.050 (2011); Mesa, Ariz., City Code \$8-6-23 (2011); Miami, Fla., Code of Ordinances \$6-1 (2011); San Jose, Cal., Code of Ordinances \$7.60.755 (2007); Santa Ana, Cal., Code of Ordinances \$5.6(b) (2011); Scottsdale,

within their ordinances are congregated mostly in the South or the Southwest.<sup>358</sup> Several mandate that chicken feed or chicken waste be kept in fly-tight containers.<sup>359</sup> Miami requires that a chicken's droppings be treated to destroy fly maggots before it can be used as fertilizer.<sup>360</sup> Mesa has four cleaning requirements all designed to keep flies away: (1) droppings must be removed twice weekly; (2) "fowl excreta" must be stored in fly-tight containers; (3) water and feed troughs must be kept sanitary; and (4) food and food waste must be kept in a fly-proof container—all explicitly "to prevent the breeding of flies."<sup>361</sup>

Kansas City's concern with flies will stand in the way of keeping hens for eggs that would meet organic standards; it mandates the use of insecticide by providing that "all structures, pens or coops wherein fowl are kept or permitted to be shall be sprayed with such substances as will eliminate such insects." Because chickens eat insects, and because the protein they gain from eating those insects has a beneficial effect on the nutritional value of their eggs, this regulation stands at odds with a reason many people are interested in keeping backyard hens.

Glendale, California, appears to be the most concerned about flies, going so far as to mandate that the owner adhere to impossible building requirements. Glendale requires chickens to be kept in a fly-proof enclosure; it defines fly-proof quite specifically as "a structure or cage of a design which prevents the entry therein or the escape therefrom of any bee, moth or fly." Because a chicken must enter into and exit from its enclosure, and because one would want the chicken to have access to fresh air and sunlight, such a structure presents itself as an architectural impossibility.

Ten cities are particularly concerned with rats.<sup>364</sup> Of these cities, several are concerned about both flies and rats.<sup>365</sup> Most of these cities simply mandate that the coop be free of rats,<sup>366</sup> but three cities require that food be kept

- 365. E.g., Cincinnati, Ohio, Code of Ordinances §§604.17 & 00053-11 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Scottsdale, Ariz., Code of Ordinances §\$4-17 & 4-18 (2011); Wash., D.C., Mun. Regulations for Animal Control §902.12 (no date listed).
- 366. Cincinnatt, Ohio, Code of Ordinances \$00053-11 (2011); Fort Worth, Tex., Code of Ordinances \$11A-22(d) (2011); Kansas City, Mo., Code of Ordinances \$14-15 (2011); Las Vegas, Nev., Mun. Code

ARIZ., CODE OF ORDINANCES §§4-17 & 4-18 (2011); WASH., D.C., MUN. REGULATIONS FOR ANIMAL CONTROL §902.11-13 (no date listed).

<sup>358.</sup> See supra note 357.

<sup>359.</sup> Houston, Tex., Code of Ordinances §6-36 (2010); Mesa, Ariz., City Code §8-6-23 (2011); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011)

<sup>360.</sup> MIAMI, FLA., CODE OF ORDINANCES \$6-1 (2011).

<sup>361.</sup> Mesa, Ariz., City Code §8-6-23 (2011).

<sup>362.</sup> Kansas City, Mo., Code of Ordinances §14-15(d) (2011).

<sup>363.</sup> Glendale, Cal., Mun. Code \$6.04.040 (2011).

<sup>364.</sup> Buffalo, N.Y., City Code §341-11.13(B)(8) (2009); Cincinnati, Ohio, Code of Ordinances §\$604.17 & 00053-11 (2011); Denver, Colo., Mun. Code §8-92 (2011); Fort Worth, Tex., Code of Ordinances §11A-22(h) (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Las Vegas, Nev., Mun. Code §7.36.050 (2011); Mobile, Ala., Code of Ordinances §7-103 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Richmond, Va., Code of Ordinances §10-88 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Wash., D.C., Mun. Regulations for Animal Control §§902.12 & 902.13 (no date listed).

within a rat-proof container.<sup>367</sup> Denver appears to have the same antipathy toward rats as Glendale does toward flies. Denver requires that chickens be kept in a rat-proof building. A rat-proof building is one that is made with no "potential openings that rats could exploit and built with "material impervious to rat-gnawing."<sup>368</sup> While an opening for a rat would necessarily be bigger than an opening for a fly, because chickens will still have to enter and exit the structure, Denver appears to demand similarly impossible architecture.

#### c. Coop Construction Requirements

Thirty-seven cities regulate the construction of the chicken coop.<sup>369</sup> Like the cleaning regulations, many of these cities' ordinances are not particular to chickens, but cover any structure meant to house an animal.<sup>370</sup> But, as demonstrated below, most specifically regulate chicken coops.

Most of these ordinances require that chickens be kept within an enclosure, and many add that the enclosure must

§7.36.050 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Scottsdale, Ariz., Code of Ordinances §4-17 (2011); Wash., D.C., Mun. Regulations for Animal Control §\$902.12 & 902.13 (no date listed).

368. Denver, Colo., Mun. Code §§40.41 & 40.51 (2011).

be secure.<sup>371</sup> Some further require that the enclosure keep animals protected from inclement weather.<sup>372</sup> Outside of this, however, there is no consistency to these statutes.

Of the cities that have promulgated shelter requirements specific to chickens, nine of them mandate that each chicken be given a specific amount of space.<sup>373</sup> Of these cities, the average amount of space per chicken is five square feet, although no city actually mandates that.<sup>374</sup> The median amount of space per chicken is four square feet. The mode, or most popular amount, is also four square feet.<sup>375</sup> The next most popular is between two and twoand-one-half square feet. 376 Cleveland requires 10 square feet per chicken, but specifies that this is for the outdoor run, not for the enclosed coop.<sup>377</sup> Rochester also takes the difference between a chicken coop and a chicken run into account and requires at least four square feet per chicken in both the coop and the run.<sup>378</sup> Long Beach does not give a particular square footage per chicken, but requires that each coop be at least twice as big as the bird.<sup>379</sup>

Instead of regulating coop size so specifically, some cities require that the coops not be cramped or overcrowded. Others state that the coop should be big enough for the chicken to move about freely, 381 or have space to stand,

<sup>367.</sup> Buffalo, N.Y., City Code §341-11.3 (2009); Des Moines, Iowa, Code of Ordinances §18-4(h) (2011); Richmond, Va., Code of Ordinances §10-88 (2011).

<sup>369.</sup> Albuquerque, N.M., Code of Ordinances \$9-2-2-2 (2011); Anchor-AGE, ALASKA, CODE OF ORDINANCES §17.05.010 (2011); ARLINGTON, Tex., Ordinances Governing Animals §1.01 Secure Enclosure (2010); At-LANTA, GA., CODE OF ORDINANCES §18-7 (2011); AUSTIN, TEX., CODE OF Ordinances §3-2-11 (2011); Baltimore, Md., Health Code §10-409 (2011); Buffalo, N.Y., City Code §341-11.3 (2009); Charlotte, N.C., Code of Ordinances §3-102(c) (2010); Cincinnati, Ohio, Code of Or-DINANCES \$00053-11 (2011); CLEVELAND, OHIO, CODIFIED ORDINANCES \$347.02(a)(1)(D) & (E) (2011); COLORADO SPRINGS, COLO., CITY CODE \$6.7.106(D) (2011); Corpus Christi, Tex., Code of Ordinances \$6-154 (2011); DES MOINES, IOWA, CODE OF ORDINANCES §18-3(h) (2011); Fresno, Cal., Mun. Code \$10.205 (2011); Glendale, Cal., Mun. Code \$6.04.040 (2011); Houston, Tex., Code of Ordinances \$6-36 (2010); IRVING, TEX., CODE OF ORDINANCES §6-1 SHELTER (2011); JERSEY CITY, N.J., Code of Ordinances §90-8 (2011); Kansas City, Mo., Code of Ordinances §14-15 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011); Long Beach, Cal., Mun. Code §6.20.100 (2011); Louisville, Ky., Metro Code §91.001 Restraint (2011); Madison, Wis., Code of Ordinances §28.08 (no date listed); Mobile, Ala., Code of Ordinances \$7-88 (2011); Montgomery, Ala., Code of Ordinances \$4-161 (2011); NEW ORLEANS, LA., CODE OF ORDINANCES §18-2.1 (2011); NORFOLK, Va., Code of Ordinances §6.1-2 (2011); Oklahoma City, Okla., Mun. Code §8-96(c) & (e) (2011); Plano, Tex., Code of Ordinances §4-1 Se-CURE ENCLOSURE & SHELTER (2011); ROCHESTER, N.Y., CITY ORDINANCES §30-19 (no date listed); SAN ANTONIO, TEX., CODE OF ORDINANCES §5-9 (2011); SAN JOSE, CAL., CODE OF ORDINANCES \$\$7.20.020 & 7.60.760 (2007); Santa Ana, Cal., Code of Ordinances §5.6(b) (2011); Seattle, Wash., Mun. Code \$23.42.052(c)(3) (2011); Tacoma, Wash., Mun. Code \$17.01.010 (2011); Tucson, Ariz., Code of Ordinances \$4-3(2) (c) (2011); Tulsa, Okla., Code of Ordinances §406 (2011).

<sup>370.</sup> Albuquerque, N.M., Code of Ordinances §9-2-2-2 (2011); Anchorage, Alaska, Code of Ordinances §17.05.010 (2011); Arlington, Tex., Ordinances Governing Animals §1.01 Secure Enclosures (2010); Baltimore, Md., Health Code §10-409 (2011); Irving, Tex., Code of Ordinances §6-1 (2011); Mobile, Ala., Code of Ordinances §7-15 (2011); Montgomery, Ala., Code of Ordinances §4-161 (2011); New Orleans, La., Code of Ordinances §18-2.1 (2011); Norfolk, Va., Code of Ordinances §6.1-2 (2011); Plano, Tex., Code of Ordinances §4-1 (2011); Tucson, Ariz., Code of Ordinances §4-3(2)(c) (2011).

<sup>371.</sup> E.g., Albuquerque, N.M., Code of Ordinances \$9-2-2-2 (2011); Anchorage, Alaska, Code of Ordinances \$17.05.010 (2011); Arlington, Tex., Ordinances Governing Animals \$1.01 Secure Enclosures (2010); Atlanta, Ga., Code of Ordinances \$18-7 (2011); Austin, Tex., Code of Ordinances \$3-2-11 (2011); Buffalo, N.Y., City Code \$341-11.3 (2009); Des Moines, Iowa, Code of Ordinances \$18-3(h) (2011); Glendale, Cal., Mun. Code \$6.04.040 (2011); Irving, Tex., Code of Ordinances \$6-1 (2011); Kansas City, Mo., Code of Ordinances \$14-15 (2011); Louisville, Ky., Metro Code \$91.001 (2011); Madison, Wis., Code of Ordinances \$28.08 (no date listed); Montgomery, Ala., Code of Ordinances \$4-161 (2011); Norfolk, Va., Code of Ordinances \$6.1-2 (2011); Plano, Tex., Code of Ordinances \$4-1 (2011); Tacoma, Wash., Mun. Code \$17.01.010 (2011).

<sup>372.</sup> E.g., Norfolk, Va., Code of Ordinances §6.1-2 (2011) (providing that a shelter must protect "each animal from injury, rain, sleet, snow, hail, direct sunlight"); Plano, Tex., Code of Ordinances §4-1 (2011) (providing that fowl should be housed in a "structure that is capable of providing cover and protection from the weather"); Tulsa, Okla., Code of Ordinances §406 (2011) ("Natural or artificial shelters appropriate to the local climactic conditions for the particular species of animal or fowl shall be provided for all animals or fowl kept outdoors.").

<sup>373.</sup> Atlanta, Ga., Code of Ordinances \$18-7(1)(d) (2011) (2 sq. ft.); Buffalo, N.Y., City Code \$341-11.3(B)(3) (2009) (2 sq. ft.); Charlotte, N.C., Code of Ordinances \$3-102(c) (2010) (4 sq. ft.); Cleveland, Ohio, Codified Ordinances \$347.02(b)(1)(D) & (E) (2011) (10 sq. ft.); Colorado Springs, Colo., City Code \$6.7.106(D) (2011) (4 sq. ft.); Long Beach, Cal., Mun. Code \$6.20.100 (2011) (twice the size of the fowl); Mobile, Ala., Code of Ordinances \$7-88 (2011) (15 sq. ft.); Rochester, N.Y., City Ordinances \$30-19 (no date listed) (4 sq. ft.); Santa Ana, Cal., Code of Ordinances \$5.6(b)(3) (2011) (2.5 sq. ft.):

<sup>374.</sup> See supra note 373.

<sup>375.</sup> Charlotte, N.C., Code of Ordinances §3-102(c) (2010); Colorado Springs, Colo., City Code §6.7.106(D) (2011); Rochester, N.Y., City Ordinances §30-19 (no date listed).

<sup>376.</sup> Atlanta, Ga., Code of Ordinances \$18-7(1)(d) (2011); Buffalo, N.Y., City Code \$341-11.3(B)(3) (2009); Santa Ana, Cal., Code of Ordinances \$5.6(b)(3) (2011).

<sup>377.</sup> Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) & (E) (2011).

<sup>378.</sup> Rochester, N.Y., City Ordinances §30-19 (no date listed).

<sup>379.</sup> Long Beach, Cal., Mun. Code \$6.20.100 (2011).

<sup>380.</sup> E.g., Cincinnati, Ohio, Code of Ordinances \$701-35 (2011).

<sup>381.</sup> Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) (2011).

turn around, and lie down.<sup>382</sup> Des Moines is unique, in that it looks to state or national standards for the coop size, providing that "such enclosures shall be of sufficient size to house the number of animals or fowl permitted by state or national standards."<sup>383</sup>

Some cities also mandate how large the coop can be. The coop sizes also lack uniformity—both Buffalo and Cleveland provide that the coop can be no larger than 32 square feet, but Cleveland will allow the coop to be up to 15 feet high, while Buffalo caps height at seven feet.<sup>384</sup> Seattle allows for up to 1,000 square feet and caps the height at 12 feet.<sup>385</sup> Finally, Charlotte is the only city that provides for a minimum height by requiring the coops to be at least 18 inches high.<sup>386</sup>

Other requirements that turn up in more than one city is that the coop's floor be impervious, <sup>387</sup> the coop be adequately ventilated, <sup>388</sup> and the coop be kept dry or allow for drainage. <sup>389</sup> Some cities mandate that the enclosure protect the chickens from predators. <sup>390</sup> And, Buffalo, Cleveland, and Colorado Springs require that the chickens have access to an outdoor run. <sup>391</sup>

Two cities stand at odds on the issue of keeping chickens within solid walls. Baltimore prohibits chickens from being confined in a cage entirely of solid walls,<sup>392</sup> while Corpus Christi, to avoid large setbacks, requires that chickens be confined entirely within solid walls.<sup>393</sup>

And some cities have entirely unique ordinances. Irving is concerned with protecting chickens from inclement weather; it requires protection from the direct rays of the

382. Long Beach, Cal., Mun. Code §6.20.100 (2011) (providing that animals must have enough space to stand in a naturally erect position); New Orleans, La., Code of Ordinances §18-2.1(a)(2) (2011); Plano, Tex., Code of Ordinances §4-1 Secure Enclosure & Shelter (2011); Tucson, Ariz., Code of Ordinances §4-3(2)(c) (2011).

383. Des Moines, Iowa, Code of Ordinances 18-3(h) (2011).

sun when the temperature is over 90 degrees and protection from direct exposure to wind when the temperature is below 50 degrees.<sup>394</sup> Jersey City's ordinance stands out for its thoughtfulness.<sup>395</sup> It requires that the coop contain windows if possible, that the coop be white-washed or painted, and that the coop contain removable perches and nests, so that they can be cleaned on a regular basis.<sup>396</sup> Rochester does not allow fowl to be kept in a cellar.<sup>397</sup> And San Antonio requires that the coop be built so that the chicken's feet do not fall through the floor.<sup>398</sup>

## d. Giving Authority Over Coop Requirements to a City Official

Instead of legislating coop requirements through City Council, four cities delegate to some other city official. San Francisco requires the coop structure to be approved by the Department of Health<sup>399</sup>; Washington, D.C., assigns it to the Director of the Department of Human Services.<sup>400</sup> Columbus requires its Health Commissioner to approve the structure.<sup>401</sup> St. Louis allows its Animal Health Commissioner to set standards for coop construction.<sup>402</sup> And finally, Rochester mandates that the coop will, at all times, be subject to inspection and subject to the orders of its Chief of Police.<sup>403</sup>

#### e. Feed and Water Requirements

Eleven cities are concerned that chickens receive enough food and water. Most of these simply mandate that chickens receive adequate or sanitary food and water, but three of the cities show special concern with the chicken's welfare. Long Beach and Los Angeles require chickens to be given water every 12 hours. Memphis and Omaha require that the chickens not only be given sufficient food but also "wholesome" food and water. And Buffalo requires that chickens be fed only through an approved

<sup>384.</sup> Cleveland, Ohio, Codified Ordinances \$347.02(b)(1)(D) (2011); Buffalo, N.Y., City Code \$341-11.3(B)(7) (2009).

<sup>385.</sup> Seattle, Wash., Mun. Code \$23.42.052(c)(3) (2011).

<sup>386.</sup> Charlotte, N.C., Code of Ordinances §3-102(c) (2010).

<sup>387.</sup> E.g., Arlington, Tex., Ordinances Governing Animals §1.01 Secure Enclosure (2010); Glendale, Cal., Mun. Code §6.04.040 (2011); Lincoln, Neb., Mun. Code §6.04.050 (2011) (requiring that, if a coop is less than 7,500 square feet, that the flooring be made of hard surface material); New Orleans, La., Code of Ordinances §18-2.1(a)(1) (2011); Plano, Tex., Code of Ordinances §4-1 Secure Enclosure & Shelter (2011); Santa Ana, Cal., Code of Ordinances §5.6(b)(2) (2010) (providing that the "floors of every such building shall be smooth and tight").

<sup>388.</sup> E.g., Buffalo, N.Y., City Code \$341-11.3(B)(7) (2009); Charlotte, N.C., Code of Ordinances \$3-102(c) (2010); Jersey City, N.J., Code of Ordinances \$90-8 (2011); New Orleans, La., Code of Ordinances \$18-2.1(a)(1) (2011); Plano, Tex., Code of Ordinances \$4-1 Secure Enclosure & Shelter (2011).

<sup>389.</sup> E.g., Jersey City, N.J., Code of Ordinances \$90-8 (2011); New Orleans, La., Code of Ordinances \$18-2.1(a)(1) (2011); Santa Ana, Cal., Code of Ordinances \$5.6(b)(2) (2011).

<sup>390.</sup> Buffalo, N.Y., City Code §341-11.3(B)(3) & (4) (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D). See also Nashville-Davidson, Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author) (providing that coops must be kept in a predator-proof enclosure).

<sup>391.</sup> Buffalo, N.Y., City Code §341-11.3(B)(1) (2009); Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(D) & (E) (2011); Colorado Springs, Colo., City Code §6.7.106(D) (2011).

<sup>392.</sup> Baltimore, Md., Health Code \$10-409 (2011).

<sup>393.</sup> Corpus Christi, Tex., Code of Ordinances §6-154 (2011).

<sup>394.</sup> Irving, Tex., Code of Ordinances  $\-6-1$  Shelter (2011).

<sup>395.</sup> Jersey City, N.J., Code of Ordinances §90-8 (2011).

<sup>396.</sup> *Id*.

<sup>397.</sup> Rochester, N.Y., City Ordinances §30-19 (no date listed).

<sup>398.</sup> San Antonio, Tex., Code of Ordinances \$5-9 (2011).

<sup>399.</sup> San Francisco, Cal., Health Code §37(b) (2011).

<sup>400.</sup> Wash., D.C., Mun. Regulations for Animal Control §902.7(c) (no date listed)

<sup>401.</sup> Columbus, Ohio, City Code \$221.05(b) (2011).

<sup>402.</sup> St. Louis, Mo., Code of Ordinances §10.20.016 (2010).

<sup>403.</sup> Rochester, N.Y., City Ordinances §30-19 (no date listed).

<sup>404.</sup> Baton Rouge, La., Code of Ordinances \$14:224(c)(1)(d) (2011); Buffalo, N.Y., City Code \$341-11.3(B)(9) (2009); Chicago, Ill., Code of Ordinances \$7-12-290(b) (2011); Cincinnati, Ohio, Code of Ordinances \$701-35 (2011); Long Beach, Cal., Mun. Code \$6.20.090 (2011); L.A., Cal., Mun. Code \$53.46 (2011); Memphis, Tenn., Code of Ordinances \$8-8-1 (2009); Mesa, Ariz., City Code \$8-6-23(C) (2011); Milwaukee, Wis., Code of Ordinances \$78-6.5 (2011); Montgomery, Ala., Code of Ordinances \$4-161 (2011); Omaha, Neb., Code of Ordinances \$6-261 (2011).

<sup>405.</sup> Long Beach, Cal., Mun. Code §6.20.090 (2011); L.A., Cal., Mun. Code §53.46 (2011).

<sup>406.</sup> Мемрнія, Теnn., Code of Ordinances §8-8-1 (2009); Омана, Neb., Code of Ordinances §6-261 (2011).

trough and prohibits feeding them through scattering food on the ground. 407

#### 6. Permit Requirements

Thirty-eight cities require a permit to keep chickens under certain circumstances. 408 Like all of the other regulations, there is very little consistency. Eleven cities require permits for more than a maximum number of chickens. 409 The average number the city allows before requiring a permit is seven. The average is high because San Diego allows up to 20 chickens before seeking a permit. 410 The median is five and the mode, with three cities, Saint Louis, Santa Ana and Spokane, is four. Two cities, El Paso and San Jose, allow for six. 411 And, two cities, Portland and Witchita allow for three. 412 Two cities require a permit if one seeks

407. Buffalo, N.Y., City Code §341-11.3(B)(9) (2009).

to place the chickens within the legislated setbacks.<sup>413</sup> And one city, Riverside, only requires a permit if one wants to keep roosters.<sup>414</sup>

The remaining 24 cities require a permit to keep chickens under all circumstances. Hermit renewal periods and fees also differ substantially among cities. Of the cities that require permits to keep chickens in all circumstances, there is little agreement for how long these permits should last or how much they should cost. At least 10 of them require permit holders to renew annually. Two have an initial term of one year, but then either allow or require five-year permits after that. Cleveland has a biennial permit. Mobile allows for the permit to remain valid until revoked by the health officer. And several simply don't specify how long the permit will last.

There is also a lot of variety among cities in where to go to get the permit. Cleveland, Columbus, Omaha, and Norfolk grant the public health departments the authority to grant permits<sup>421</sup>; Newark gives it to the Director of the Department of Child and Family Well-Being<sup>422</sup>; Sacramento to the Animal Care Services Operator<sup>423</sup>; Tacoma

<sup>408.</sup> Baltimore, Md., Health Code §10-312 (2011); Bos., Mass., Code of Ordinances §16-1.8A (2010); Buffalo, N.Y., City Code §341-11.4 (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Cleve-Land, Ohio, Codified Ordinances §347.02(i) & (j) (2011); Columbus, Ohio, City Code \$221.05 (2011); Denver, Colo., Mun. Code \$8-91 (2011); DES MOINES, IOWA, CODE OF ORDINANCES §18-4(i), (j) (2011); EL Paso, Tex., Mun. Code §\$7.24.020 & 7.24.050 (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Houston, Tex., Code of Ordinances §6-38 (2010); Jersey City, N.J., Code of Ordinances \$90-7 (2011); Kan-SAS CITY, Mo., CODE OF ORDINANCES §14-15(h) (2011); LINCOLN, NEB., Mun. Code §6.04.070 (2011); Madison, Wis., Code of Ordinances \$9.52 (no date listed); MIAMI, FLA., CODE OF ORDINANCES \$6-1(b) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Newark, N.J., General Ordinances §6:2-30 (2010); Norfolk, Va., Code of Ordinances §6.1-7 (2011); Omaha, Neb., Code of Ordinances §6-266 (2011); Phila Plano, Tex., Code OF ORDINANCES \$4-81 (2011); PORTLAND, OR., CITY CODE \$13.05.015 (2011); RIVERSIDE, CAL., CODE OF ORDINANCES \$17.206.020 (2011); ROCHESTER, N.Y., CITY ORDINANCES \$\$30-12 & 30-15 (no date listed); SACRAMENTO, CAL., CITY CODE §§9.44.870 & 9.44.880 (2011); SAN AN-TONIO, TEX., CODE OF ORDINANCES §5-109(c) (2011); SAN DIEGO, CAL., Mun. Code \$42.0713 (2011); San Francisco, Cal., Health Code \$37(d) (2011); San Jose, Cal., Code of Ordinances \$7.60.700 (2007); Santa Ana, Cal., Code of Ordinances §\$5.6 & 23.42.051(B) (2011); SPOKANE, WASH., MUN. CODE \$17C.310.100 (no date listed); St. Lou-IS, Mo., Code of Ordinances \$10.20.015(c) (2010); St. Paul, Minn., \$198.02 (2011); TACOMA, WASH., MUN. CODE \$5.30.010 (2011); WASH., D.C., Mun. Regulations for Animal Control §\$902.1 & 902.3-4 (no date listed); Wichita, Kan., Code of Ordinances §6.04.157 (2011).

<sup>409.</sup> El Paso, Tex., Mun. Code §7.24.020 (2011) (requiring permit if more than six); Lincoln, Neb., Mun. Code §6.04.040 (2011) (requiring permit if more than 5, if fowl weigh over five pounds and more than 20 for fowl between three and five pounds); Plano, Tex., Code of Ordinances §4-81 (2011) (requiring permit if more than 10); Portland, Or, City Code §13.05.015(E) (2011) (requiring permit if more than three); San Antonio, Tex., Code of Ordinances §5-109(c) (2011) (requiring permit if more than five); San Diego, Cal., Mun. Code §42.0713 (2011) (requiring permit if more than 25); San Jose, Cal., Code of Ordinances §7.60.700(A) (2007) (requiring permit if more than six); Santa Ana, Cal., Code of Ordinances §5.6 (2011) (requiring permit if more than four); Spokane, Wash., Mun. Code §\$17C.310.100 & 10.20.015(c) (no date listed) (requiring permit if more than four); St. Louis, Mo., Code of Ordinances §10.20.015(c) (2010) (requiring permit if more than four); Wichita, Kan., Code of Ordinances §6.04.157 (2011) (requiring permit if more than three).

<sup>410.</sup> San Diego, Cal., Mun. Code \$42.0713 (2011).

<sup>411.</sup> El Paso, Tex., Mun. Code §7.24.020 (2011); San Jose, Cal., Code of Ordinances §7.60.700(A) (2007).

<sup>412.</sup> Portland, Or., City Code \$13.05.015(E) (2011); Wichita, Kan., Code of Ordinances \$6.04.157 (2011).

<sup>413.</sup> Kansas City, Mo., Code of Ordinances \$14-15(h) (2011) (requiring permit if want to be within setback); Tacoma, Wash., Mun. Code \$5.30.010 (2011) (requiring permission from city clerk to put coop within setback).

<sup>414.</sup> Riverside, Cal., Code of Ordinances §17.206.020 (2011).

<sup>415.</sup> Baltimore, Md., Health Code \$10-312 (2011); Bos., Mass., Code of Ordinances \$16-1.8A (2010); Buffalo, N.Y., City Code \$341-11.4 (2009); Charlotte, N.C., Code of Ordinances §3-102 (2010); Cleve-LAND, OHIO, CODIFIED ORDINANCES §347.02(i) & (j) (2011); COLUMBUS, Ohio, City Code \$221.05 (2011); Denver, Colo., Mun. Code \$8-91 (2011); DES MOINES, IOWA, CODE OF ORDINANCES §18-4(i), (j) (2011); Fremont, Cal., Mun. Code §3-5803 (2011); Houston, Tex., Code of Ordinances \$6-38 (2010); Jersey City, N.J., Code of Ordinances \$90-7 (2011); Madison, Wis., Code of Ordinances §9.52 (no date listed); Miami, Fla., Code of Ordinances §6-1(b) (2011); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011); Minneapolis, Minn., Code of Ordinances §70.10 (2011); Mobile, Ala., Code of Ordinances §7-102 (2011); Newark, N.J., General Ordinances \$6:2-30 (2010); Norfolk, Va., Code of Ordinances §6.1-7 (2011); Omaha, Neb., Code of Or-DINANCES \$6-266 (2011); ROCHESTER, N.Y., CITY ORDINANCES \$\$30-12 & 30-15 (no date listed); Sacramento, Cal., City Code  $\S9.44.870$  &9.44.880 (2011); San Francisco, Cal., Health Code §37(d) (2011); St. Paul, Minn., §198.02 (2011); Wash., D.C., Mun. Regulations for Ani-MAL CONTROL \$\$902.1 & 902.3-4 (no date listed).

<sup>416.</sup> Buffalo, N.Y., City Code §341-11.4 (2009); Charlotte, N.C., Code of Ordinances §3-102(a) (2010); Fremont, Cal., Mun. Code §3-5906 (2011); Jersey City, N.J., Code of Ordinances §90-7 (2011); Lincoln, Neb., Mun. Code §6.04.110 (2011); Madison, Wis., Code of Ordinances §9.52 (no date listed); Newark, N.J., General Ordinances §6:2-30 (2010); Omaha, Neb., Code of Ordinances §6-271 (2011); Rochester, N.Y., City Ordinances §30-15 (no date listed); St. Paul, Minn., §198.04 (2011); Wash., D.C., Mun. Regulations for Animal Control §902.3 (no date listed).

<sup>417.</sup> Kansas City, Mo., Code of Ordinances \$14-15(h) (2011); Minneapolis, Minn., Code of Ordinances \$70.10 (2011) (five-year period offered as a choice).

<sup>418.</sup> Cleveland, Ohio, Codified Ordinances \$205.04 (2011).

<sup>419.</sup> Mobile, Ala., Code of Ordinances §7-102 (2011).

<sup>420.</sup> E.g., Norfolk, Va., Code of Ordinances §6.1-7 (2011); Plano, Tex., Code of Ordinances §4-81 (2011); Santa Ana, Cal., Code of Ordinances §5.6 (2011); Tacoma, Wash., Mun. Code §5.30.010 (2011).

<sup>421.</sup> CLEVELAND, OHIO, CODIFIED ORDINANCES \$205.04 (2011); COLUMBUS, OHIO, CITY CODE \$221.05 (2011); OMAHA, NEB., CODE OF ORDINANCES \$6-266 (2011); NORFOLK, VA., CODE OF ORDINANCES \$6.1-7 (2011).

<sup>422.</sup> Newark, N.J., General Ordinances §6:2-30 (2010).

<sup>423.</sup> Sacramento, Cal., City Code \$9-44-870 (2011).

to the City Clerk<sup>424</sup>; and Boston to the Inspectional Services Department.<sup>425</sup> Most cities, however, do not state in the ordinance by what means a person actually procures a permit.<sup>426</sup>

Three cities use the permit process to make sure that would-be chicken owners have the consent of their neighbors. St. Paul, Minnesota, requires that an applicant show, through written consent, that 75% of the owners or occupants of property within 150 feet have given permission for the chickens. Las Vegas requires written consent of neighbors within 350 feet. Buffalo and Milwaukee also requires written consent from adjacent landowners to secure a permit. Riverside, California, allows residents to keep hens without a permit, but requires a permit, with written permission from the neighbors, to keep more than six roosters.

Finally, some cities use the permitting schemes to ensure that chicken owners comply with a long list of regulations. For instance, Buffalo has set forth a labyrinthine process for securing a "chicken license." 431 It requires the license seeker to provide his name, address, number of chickens sought, and the location of the coop. The city then notifies neighboring landowners with property within 50 feet of the applicant's property of the application and allows them to provide written comments. The city also notifies the mayor and City Council. If the city clerk does not receive any comments, the clerk can issue a license for up to five hens. But if anyone lodges a negative comment, then the permit goes to City Council and Council must determine, after taking in the entire record before it, if the city will grant the license. If the Council approves it, it goes to the mayor, who has the power to veto it; if he does so—it would require a 2/3 majority at the following Council meeting to

pass. 432 If the permit is granted, then the Animal Control Officer must inspect the coop before the licensee is actually allowed to get chickens. 433 Then, the licensee has to procure a separate license from the building department to build the chicken coop. 434

And then Buffalo requires similar procedures for renewing the license each year. Each license automatically expires on June 1. From May 1 to June 1, the city opens up a comment period for anyone to complain about licensed chickens. The City Council is to consider all of these comments and any rebuttals to them before deciding whether to renew the license. The City Council can also revoke the license at any time if it hears any complaints about the licensee. 435

This licensing scheme appears designed to ameliorate concerns that the city will be overwhelmed with complaints. But the resources the city puts into this process and the time it is requiring councilmembers and the mayor to put into it if a single person registers a negative comment must far outweigh any resources the city would be using to prosecute rogue chickens owners.

Many cities also charge fees for these permits. Because many cities do not list their fees on any publicly accessible website, it is difficult to draw strong conclusions on the norm for how much a city charges. But, 14 cities' fees were identified. 436 Three of the 14 charged an initial fee, Milwaukee charged a \$25 initial fee, Minneapolis \$50, and St. Paul \$72.437 Thirteen cities, including Minneapolis and St. Paul, charged annual fees. 438 The fees ranged from specifying that the permit would be free to \$50 per year. The average annual fee was \$29, although no city charged that amount. The median fee and the mode are both \$25 per year. Two cities legislated late charges into the statute, Lincoln has a \$25 late fee, 439 and Madison charges \$5 if a permit is renewed late. 440 Finally, Minneapolis gives a \$50 discount from the annual fee if a licensee renews for five years, instead of paying \$40 a year, one can pay \$150 for a five-year period. 441

<sup>424.</sup> TACOMA, WASH., MUN. CODE \$5.30.010 (2011).

<sup>425.</sup> Bos., Mass., Code of Ordinances \$16-1.8A (2010).

<sup>426.</sup> E.g., Charlotte, N.C., Code of Ordinances §3-102(a) (2010) (providing that the "bureau" will issue the permit.); Jersey City, N.J., Code of Ordinances §90-7 (2011) (providing that the "licensing issuing authority" will grant the permit).

<sup>427.</sup> St. Paul, Minn., \$198.04(b) (2011):

The applicant for any permit required under the provisions of section 198.02 shall provide with the application the written consent of seventy-five (75) percent of the owners or occupants of privately or publicly owned real estate within one hundred fifty (150) feet of the outer boundaries of the premises for which the permit is being requested or, in the alternative, proof that applicant's property lines are one hundred fifty (150) feet or more from any structure. However, where a street separates the premises for which the permit is being requested from other neighboring property, no consent is required from the owners or occupants of property located on the opposite side of the street. Where a property within one hundred fifty (150) feet consists of a multiple dwelling, the applicant need obtain only the written consent of the owner or manager, or other person in charge of the building.

<sup>428.</sup> Las Vegas, Nev., Mun. Code §7.38.050 (2011).

<sup>429.</sup> Buffalo, N.Y., City Code §341-11.2 (2009) ("No chicken hens shall be allowed without the express written consent of all residents residing on property adjacent to that of the applicant."); Milwaukee, Wis., Code of Ordinances §78-6.5 (2011) (Before a permit is issued for the keeping of chickens, the applicant shall obtain the written consent of the owner of the property where the chickens shall be kept and owners of all directly or diagonally abutting properties, including those across an alley.")

<sup>430.</sup> Riverside, Cal., Code of Ordinances §6.05.020 (2011).

<sup>431.</sup> Buffalo, N.Y., City Code §341-11.4 (2009).

<sup>432.</sup> Buffalo, N.Y., City Charter §3-19.

<sup>433.</sup> Buffalo, N.Y., City Code §341-11.4 (2009).

<sup>434.</sup> Id.

<sup>435.</sup> Id.

<sup>436.</sup> Buffalo, N.Y., City Code §341-11.1(G) (2009) (\$25 annual fee); Char-LOTTE, N.C., CODE OF ORDINANCES §3-102(a) (2010) (\$50 annual fee); DENVER, COLO., MUN. CODE §8-91 (2011) (\$50 annual fees as listed on city website at http://www.denvergov.org/FrequentlyAskedQuestionsandRelatedLinks/tabid/434759/Default.aspx); JERSEY CITY, N.J., CODE OF Ordinances \$90-7 (2011) (\$25 annual fee); Lincoln, Neb., Mun. Code \$6.04.090 (2011) (\$50 annual fee with a \$25 late fee); MADISON, WIS., CODE OF ORDINANCES §9.52 (no date listed) (\$10 annual fee with a \$5 late fee); MILWAUKEE, WIS., CODE OF ORDINANCES §60-7 (2011) (\$35 initial fee); Minneapolis, Minn., Code of Ordinances §70.10(f) (2011) (\$50 initial fee and \$40 annual fee); Mobile, Ala., Code of Ordinances §7-102 (2011) (specifies that permits are free); NEWARK, N.J., GENERAL ORDINANCES \$6:2-31 (2010) (\$10 annual fee); ROCHESTER, N.Y., CITY OR-DINANCES §30-16 (no date listed) (\$37 annual fee); St. Louis, Mo., Code OF ORDINANCES \$10.20.013(f) (2010) (\$40 annual fee); St. Paul, Minn., \$198.04(c) (2011) (\$72 initial fee and \$25 annual fee); WICHITA, KAN., CODE OF ORDINANCES \$6.04.157 (2011) (\$25 annual fee).

<sup>437.</sup> Supra note 436 and accompanying text.

<sup>438.</sup> *Id.* 

<sup>439.</sup> Lincoln, Neb., Mun. Code \$6.04.090 (2011).

<sup>440.</sup> Madison, Wis., Code of Ordinances §9.52 (no date listed).

<sup>441.</sup> Minneapolis, Minn., Code of Ordinances \$70.10(g) (2011).

#### 7. Slaughtering

Thirteen cities regulate slaughtering<sup>442</sup>; however, of those, only six ban slaughtering altogether.<sup>443</sup> Three cities, Buffalo, Charlotte, and Pittsburgh, allow chickens to be slaughtered, but require that it not occur outdoors or in a public place.<sup>444</sup> Cleveland allows a chicken to be slaughtered on site, but only if it is meant to be consumed on the occupant's premises.<sup>445</sup> San Francisco requires that any slaughter occur in an "entirely separate" room than the one that fowl occupy.<sup>446</sup> Rochester requires a poulterer's license to both keep chickens and slaughter them.<sup>447</sup> And, Glendale, in keeping with its aversion to rats described above, only allows for slaughter if it occurs in a rat-proof structure.<sup>448</sup>

Several other cities only ban slaughter if a person is killing another's chickens without permission. 449 Chesapeake is particularly concerned with dogs killing chickens. Chesapeake mandates compensation of no more than \$10 per fowl, if a dog or hybrid dog kills a chicken. 450

Finally, several cities stand directly opposed concerning the killing of chickens for animal sacrifice. Chicago's ordinance banning the slaughter of chickens is directed toward chickens killed for animal sacrifice; it provides in the ordinance that this "section is applicable to any cult that kills (sacrifices) animals for any type of ritual, regard-

442. Buffalo, N.Y., City Code §341-11.3(d) (2009); Charlotte, N.C., Code of Ordinances §3-102(c)(4) (2010); Chi., Ill., Code of Ordinances §17-12-300 (2011); Cleveland, Ohio, Codified Ordinances §347.02(h) (2011); Glendale, Cal., Mun. Code §8.48.020 (2011); Madison, Wis., Code of Ordinances §2809(9)(b)(6) (no date listed); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(b) (2011); Nashville-Davidson, Tenn. Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author); Pittsburgh, Pa., Code of Ordinances §911.04.A.2 (2011); Rochester, N.Y., City Ordinances §30-12 (no date listed); Sacramento, Cal., City Code §9.44.860 (2011); San Francisco, Cal., Health Code §37(d)(5) (2011); Wichita, Kan., Code of Ordinances §6.04.175(p) (2011).

443. Chi., Ill., Code of Ordinances \$17-12-300 (2011) ("No person shall own, keep or otherwise possess, or slaughter any sheep, goat, pig, cow or the young of such species, poultry, rabbit, dog, cat, or any other animal, intending to use such animal for food purposes."); Madison, Wis., Code of Ordinances \$2809(9)(b)(6) (no date listed) ("No person shall slaughter any chickens."); Milwaukee, Wis., Code of Ordinances \$78-6.5(3)(b) (2011); ("No person shall slaughter any chickens."); Nashville-Davidson, Tenn. Memo from John Cooper, Director Metropolitan Council Office, to All Members of Metropolitan Council (Sept. 1, 2009) (on file with author); Sacramento, Cal., City Code \$9.44.860 (2011) ("No hen chickens shall be slaughtered on any developed lot used exclusively for residential purposes."); Wichita, Kan., Code of Ordinances \$6.04.175(p) (2011) (prohibiting slaughtering "on residentially zoned lots or lots utilized for residential purposes.").

444. Buffalo, N.Y., CITY Code \$341-11.3(d) (2009) ("There shall be no outdoor slaughtering of chicken hens."); Charlotte, N.C., Code of Ordinances \$3-102(c)(4) (2010); (providing that any slaughter "shall be done only in a humane and sanitary manner and shall not be done open to the view of any public area or adjacent property owned by another"); Pittsburgh, Pa., Code of Ordinances \$911.04.A.2 (2011) ("Killing or dressing of poultry raised on the premises shall be permitted if conducted entirely within an enclosed building.").

445. CLEVELAND, OHIO, CODIFIED ORDINANCES §347.02(h) (2011).

less of whether or not the flesh or blood of the animal is to be consumed."<sup>451</sup> Witchita, however, while banning the slaughter of chickens, states that the ordinance does not apply "to the slaughter of animals as part of religious practices."<sup>452</sup> And, Los Angeles expressly allows slaughter both for food and religious purposes.<sup>453</sup>

#### 8. Roosters

Many cities that allow for hens ban roosters. Twenty-six cities prohibit roosters. <sup>454</sup> Of these cities, four have exceptions: Phoenix will allow a rooster only if it is incapable of making vocal noises <sup>455</sup>; Rochester and San Jose will allow roosters under four months of age <sup>456</sup>; and Sacramento only prohibits roosters on developed lots used exclusively for residential purposes. <sup>457</sup> Fort Wayne does not say anything about roosters, but its ordinance effectively bans them by defining poultry only as "laying hens." <sup>458</sup>

Many cities, instead of banning roosters altogether impose very large setbacks for roosters, require a larger property size for roosters, or relegate roosters to agriculturally zoned land. Four cities require relatively large setbacks for roosters: Cleveland requires 100-foot setbacks<sup>459</sup>; Kansas City, 300 feet<sup>460</sup>; Oklahoma City, 400 feet<sup>461</sup>; and Glendale, California, requires 500 feet.<sup>462</sup> Wichita will also allow for roosters if they are more than 500 feet from any residentially zoned lot.<sup>463</sup> Three cities require greater

<sup>446.</sup> San Francisco, Cal., Health Code §37(d)(5) (2011).

<sup>447.</sup> ROCHESTER, N.Y., CITY ORDINANCES §30-12 (no date listed).

<sup>448.</sup> Glendale, Cal., Mun. Code §8.48.020 (2011).

<sup>449.</sup> Akron, Ohio, Code of Ordinances \$92.03 (2011); Austin, Tex., Code of Ordinances \$3-2-61 (2011); Phoenix, Ariz., City Code \$8-3 (2011).

<sup>450.</sup> Chesapeake, Va., Code of Ordinances \$10-19 (2011).

<sup>451.</sup> Chi., Ill., Code of Ordinances §17-12-300 (2011) (but exempting Kosher slaughtering from this ordinance).

<sup>452.</sup> Wichita, Kan., Code of Ordinances §6.04.175(p) (2011).

<sup>453.</sup> L.A., Cal., Mun. Code \$53.67 (2011).

<sup>454.</sup> Buffalo, N.Y., City Code \$341-11.1(d) (2009); Colorado Springs, Colo., City Code §6.7.110(A) (2011); Fort Wayne, Ind., Code of Ordinances ch. 157 (2011); Fresno, Cal., Mun. Code §\$12-204.11 & 12-205.1 & 12-206.1 (2011); Garland, Tex., Code of Ordinances \$22.14 (2011); Las Vegas, Nev., Mun. Code \$7.38.050(a)(2) (2011); Lincoln, Neb., Mun. Code §6.04.041 (2011); Long Beach, Cal., Mun. Code §6.20.050 (2011); Miami, Fla., Code of Ordinances §6-1(b)(2) (2011); MADISON, WIS., CODE OF ORDINANCES ch. 28 (no date listed); Milwaukee, Wis., Code of Ordinances §78-6.5(3)(a) (2011); N.Y.C., Health Code §§161.19(a) & 161.01(b)(11) (1990); Newark, N.J., Gen-ERAL ORDINANCES \$6:2-36 (2010); OAKLAND, CAL., CODE OF ORDINANCES \$6.04.320 (2011); Phoenix, Ariz., City Code \$8-7(c) (2011); Portland, Or., City Code \$13.10.010 (2011); Rochester, N.Y., City Ordinances \$30-19 (no date listed); Sacramento, Cal., City Code \$9.44.860(B) (2011); St. Paul, Minn., §198.03 (2011); St. Petersburg, Fla., Code of Ordinances §4-31(e) (2011); San Jose, Cal., Code of Ordinances §7.60.820 (2007); SANTA ANA, CAL., CODE OF ORDINANCES §5-6.5 (2011); Seattle, Wash., Mun. Code \$23.42.052(c)(2) (2011); Stockton, Cal., Mun. Code §6.04.440 (2011); Tucson, Ariz., Code of Ordinances §4-59 (2011); Wichita, Kan., Code of Ordinances §6.04.171 (2011).

<sup>455.</sup> Phoenix, Ariz., City Code §8-7(c) (2011). Removing a roosters vocal chords was routinely done by vets many years ago. But because of the extremely high mortality rate (over 50%) most vets will no longer perform this procedure. See Small and Backyard Flocks, Ky. U. Ext., http://www.ca.uky.edu/smallflocks/faq.html#Q31 (last visited July 8, 2012).

<sup>456.</sup> ROCHESTER, N.Y., CITY ORDINANCES §30-19 (no date listed); SAN JOSE, CAL., CODE OF ORDINANCES §7.60.820 (2007).

<sup>457.</sup> Sacramento, Cal., City Code §9.44.860(B) (2011).

<sup>458.</sup> Fort Wayne, Ind., Code of Ordinances ch. 157 (2011).

<sup>459.</sup> Cleveland, Ohio, Codified Ordinances §347.02(b)(1)(c) (2011).

<sup>460.</sup> Kansas City, Mo., Code of Ordinances §14-15(f) (2011).

<sup>461.</sup> Окlahoma City, Okla., Mun. Code §59-9350(с), (d) (2011).

<sup>462.</sup> GLENDALE, ARIZ., CODE OF ORDINANCES pt. II, art. 5 (2010) (multiple provisions in zoning code relating to roosters).

<sup>463.</sup> Wichita, Kan., Code of Ordinances §6.04.171 (2011).

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acreage for roosters: Cleveland requires at least one acre<sup>464</sup>; Baton Rouge requires two acres<sup>465</sup>; and Fremont California allows one rooster for ½ acre, and two roosters for more than one acre.<sup>466</sup> Three cities, Anaheim, Arlington, and Dallas, relegate roosters to agriculturally zoned land.<sup>467</sup>

Many cities do not ban roosters but have noise regulations that would effectively cause any rooster to be a nuisance, at least a rooster that crows. 468

Finally, nine cities expressly allow for roosters. 469 Most of these cities, however, limit the number of roosters allowed. Three cities allow for only one rooster. Two cities allow for two roosters. 171 El Paso allows for up to three roosters with a permit. 172 And Riverside allows up to six and only requires a permit to keep seven or more roosters. 173 San Diego and San Francisco allow for unlimited roosters; however, San Francisco animal control authorities stated that they do not recommend that San Franciscans keep roosters due to the number of complaints they have received concerning roosters. 174

And, winning the award for most eccentric rooster ordinance is the city that allows roosters conjugal visits. While this city is not within the top 100 surveyed, Hopewell Township, New Jersey, as discussed above, allows roosters that are certified disease-free to visit a hen flock for 10 days out of every year. 475

- 464. CLEVELAND, OHIO, CODIFIED ORDINANCES §347.02(b)(1)(c) (2011).
- 465. BATON ROUGE, LA., CODE OF ORDINANCES \$14-224(b) (2011).
- 466. Fremont, Cal., Mun. Code §3-5803 (2011).
- 467. Anaheim, Cal., Mun. Code §18.38.030.050 (2011); Arlington, Tex., Ordinances Governing Animals §5.02(f) (2010); Dallas, Tex., Code of Ordinances §7-7.3 (2011).
- 468. E.g., Anchorage, Alaska, Code of Ordinances §17.10.015 (2011); Bakersfield, Cal., Mun. Code §6.04.230 (2011); Columbus, Ohio, City Code §2327.14(A) (2011) ("No person shall keep or harbor any animal which howls, barks, or emits audible sounds that are unreasonably loud or disturbing and which are of such character, intensity and duration as to disturb the peace and quiet of the neighborhood or to be detrimental to life and health of any individual."); Corpus Christi, Tex., Code of Ordinances §31-2 (2011); Greensboro, N.C., Code of Ordinances §30-8-11.3(B) (2011) ("No poultry animals that make sounds clearly audible offsite are permitted."); Lexington-Fayette, Ky., Code of Ordinances §4-12 (2011); Nashville-Davidson, Tenn., Mun. Code §8.12.010 (2011) ("It is unlawful for any person to keep any animal, dog, bird or fowl which, by causing frequent or loud continued noise, disturbs the comfort or repose of any person in the vicinity."); Raleigh, N.C., Code of Ordinances §12-5007 (2011); St. Louis, Mo., Code of Ordinances §15.50.040 (2010).
- 469. Albuquerque, N.M., Code of Ordinances \$9-2-4-3 (2011); Birmingham, Ala., Zoning Ordinance \$2.4.1 (2007); El Paso, Tex., Mun. Code \$7.24.020(B)(1) (2011); Fort Worth, Tex., Code of Ordinances \$11A-22(c)(2) (2011); L.A., Cal., Mun. Code \$53.71 (2011); Louisville, Ky., Metro Code \$91.001 (2011); Riverside, Cal., Code of Ordinances \$6.05.010 (2011); San Diego, Cal., Mun. Code \$42.0708 (2011); San Francisco, Cal., Health Code \$37 (2011).
- 470. Albuquerque, N.M., Code of Ordinances \$9-2-4-3 (2011); L.A., Cal., Mun. Code \$53.71 (2011); Louisville, Ky., Metro Code \$91.001 (2011).
- 471. Fort Worth, Tex., Code of Ordinances \$11A-22(c)(2) (2011); Birmingham, Ala., Zoning Ordinance \$2.4.1 (2007).
- 472. EL PASO, TEX., MUN. CODE §7.24.020(B)(1) (2011).
- 473. Riverside, Cal., Code of Ordinances §\$6.05.010 & 6.05.020 (2011).
- 474. SAN DIEGO, CAL., MUN. CODE §42.0708 (2011); SAN FRANCISCO, CAL., HEALTH CODE §37 (2011); Interview with San Francisco animal control (on file with author).
- 475. NJ Town Limits Conjugal Visits Between Roosters & Hens, Huffington Post, Apr. 27, 2011, http://www.huffingtonpost.com/2011/04/28/nj-limits-chickenmating\_n\_854404.html (last visited July 8, 2012).

#### V. Model Ordinance

# A. Reasons Behind the Choices in the Model Ordinance

Because many cities are recognizing that keeping chickens in the city should be allowed, but would like to regulate it properly so that the city can stop any nuisances before they arise, a model ordinance is provided below. Through surveying the ordinances of the most populous American cities, many types of regulatory schemes have already been identified and discussed. While different regulatory schemes may work better for different kinds of cities, depending on the density and variety of their residential, commercial, and industrial neighborhoods, the model ordinance provided should be easy to adapt to any city. First, each section of the model ordinance will be described and the reasons for choosing the regulation will be set out. Then, the model ordinance will be set out in full.

## Chickens Should Be Regulated in a Unified Ordinance Within the Section Concerning Animals

Most cities regulate chickens within the animal code. This also appears to be the best option for where to place regulations affecting chickens within a city's codified ordinances. This is the natural place for a person to look to see if the city allows chickens. By placing the regulation within the animal code, it also allows for all of the regulations affecting chickens to be in one place. This will help a chicken owner to more easily find and follow the city's law.

If a city still wishes to incorporate zoning restrictions within a chicken ordinance, the city can easily do so within the unified ordinance located within the animal section by restricting chickens to certain zones. And if a city wishes to require a permit to keep chickens, the permit requirement may also easily be placed in a unified ordinance.

#### 2. Chickens Should Be Limited to a Small Flock

A chicken ordinance should allow for at least four chickens. Because chickens are flock animals, they do not thrive when left alone. And, because chickens enforce a dominant social order by harassing new chicks, it is always best to introduce at least two chicks to a new flock. By allowing a minimum of four chickens, the city does not leave a chicken owner in a position of having to leave a hen in a solitary environment if another chicken dies. It also allows the chicken owner to introduce at least two new chicks to an existing flock of two.

The model ordinance sets out a maximum of six chickens. This number is still below the average number of chickens allowed in most cities, but is sufficient to keep a balanced backyard flock. Six hens will allow plenty of eggs for the hen-keepers, while still allowing an owner to keep

hens that no longer produce many eggs but are still valued by the owner for their companionship.

Cities may want to consider allowing even more chickens. Allowing more chickens will allow owners to keep chickens that are no longer producing eggs. Chicken owners who raise hens for eggs may feel pressured to rid themselves of older hens when they are faced with limitations on their flock. This has raised concerns in some areas that those chickens will burden animal shelters. Allowing a slightly larger flock may help to alleviate any burden.

#### 3. Lot Size Should Not Be Restricted

The majority of cities do not require a specific lot size before a person can keep chickens. Lot size restrictions, moreover, often do little more than prohibit the majority of city residents from keeping hens. The concern that cities are mainly addressing through lot size, that of making sure that chickens are not located too close to neighbors, can better be addressed through setbacks.

For this reason, the model ordinance does not restrict through lot size. If a city has a wide variety of lot sizes, however, a city may wish to allow more hens for larger lot sizes. The city, for instance, can legislate a maximum number of chickens for lot sizes of ½ acre or below, and then increase the number of chickens for larger lot sizes.

#### 4. Setbacks

Because there is a universal concern with keeping chickens too close to neighbors, a setback, rather than lot size, provides the best solution for this concern. A setback actually ensures that the chickens will be kept at an appropriate distance from neighbors without unduly restricting people who own smaller properties from owning chickens. The model ordinance proposes a setback of 25 feet from the doors or windows of any dwelling or occupied structure other than the owner's dwelling. This setback is less than the median setback of 80 feet and the most popular setback of 50 feet, but is in line with the setbacks of many cities that have recently amended their ordinances. A setback of 25 feet is far enough that any noise or odor from the hens should not cause nuisance to the neighbors, while allowing homeowners in smaller properties to keep hens. The addition of requiring the setback to be from doors or windows also allows more flexibility for where a coop can be placed, while still ensuring that it will not annoy neighbors.

Setbacks from a neighboring residence make sense because it can be assumed that no one wants someone keeping any pet, including chickens, very close to their house. A setback from the property line, however, may make less sense depending on where on the property chickens are kept. While a neighbor may be concerned that his neigh-

bor does not build a coop abutting his property that is also right next to a frequently used patio or deck, these sorts of setbacks may also overreach. For instance, these setbacks may require a coop to be located far from a little-used or overgrown part of a neighbor's property. It may also require the coop to be located far from an area of the neighbor's property where a garage or shed already provides a barrier. For these reasons, setbacks from property lines should be employed with care. But, it is understandable that a neighbor would not want a coop built directly next to a frequently used area of the yard, nor does a neighbor want to be responsible for cleaning errant droppings. For this reason, the model ordinance proposes minimal setbacks from property lines along the lines of the newly passed ordinances in Cleveland and Buffalo, of five feet from the side yard and 18 inches from the rear yard line.

Finally, the model ordinance provides that chickens may not be kept in the front yard. Because most cities are justifiably concerned that easily accessible chickens will attract vandalism, theft, or pranks, or possibly cause neighborhood dogs to behave in a predatory manner, instead of setting elaborate setbacks from the street, it is more efficient and more clear to simply ban chickens from the front yard.

#### 5. Sanitation Requirements

The model ordinance requires that the coop and outdoor enclosure be kept in a sanitary condition and free from offensive odors. It also requires that the coop and outdoor enclosure be cleaned on a regular basis to prevent the accumulation of animal waste. The model ordinance does not go into further detail because more stringent cleaning requirements will be difficult to police and impossible to enforce. A city inspector will be able to tell if a coop is clean and odor-free when inspecting the coop. Unless the city inspector monitors a coop closely with daily visits, the inspector will be unable to tell if an owner cleaned it daily, or every other day, or weekly. It is unlikely that any city inspector would want to devote that much time to surveil-lance of chicken coops.

Also, because there are several different methods for cleaning a coop, and there continue to be new innovations in chicken-keeping and maintenance (witness the evolution of cat litter over the past few decades), legislating one particular method of cleaning might foreclose more efficient, more sanitary, and more attractive cleaning options. The city's concern is with sanitation and odor. Thus, the city should address its regulations to these concerns, rather than to more specific cleaning methods.

Concerns with flies will also be taken care of through requiring clean and odor-free coops and enclosures. As flies are attracted to waste, any problem with flies should be eliminated through requiring a sanitary coop. Rats are attracted to easily procured food. If the city is particularly concerned with rats, it may add that chicken feed be kept in a rat-proof container. But this regulation appears

<sup>476.</sup> E.g., Kim Severson, When the Problems Come Home to Roost, N.Y. Times, Oct. 22, 2009, http://www.nytimes.com/2009/10/23/dining/23sfdine.html.

<sup>477.</sup> Id.

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unnecessary in light of the fact that many people keep dog and cat food in bulk, as well as food for their own consumption, without regulations that the food be kept in a rat-proof container. There is no logical basis for the belief that rats will be more attracted to chicken feed than other food. If a city is concerned that feed scattered on the ground will attract rats, instead of legislating a rat-proof container for keeping the feed, a city may be better off following Buffalo's lead by prohibiting feed from being scattered on the ground and requiring chickens to be fed from a trough.

#### 6. Enclosures

The model ordinance provides specific requirements for coops and outdoor runs. It also requires that hens should remain in the coop or outdoor run at all times, except when an adult is directly supervising the hen.

First, the model ordinance requires a covered, predatorproof coop or cage that is well-ventilated and designed to be easily accessed for cleaning. It also requires that the coop provide at least two square feet per hen. Finally, it requires that the birds have access to an outdoor run that is adequately fenced to contain the birds on the property and prevent predators from access to the birds. This ordinance is designed to address the city's concerns with odor, with the chicken's well-being, and with not attracting predators looking for an easy meal. The ordinance allows for only two square feet per hen to give each hen adequate space, but also to allow for a smaller coop size that can help to keep birds warm in the winter. The ordinance avoids giving too many instructions on building a coop that could preclude future innovations in coop design.<sup>478</sup> If the city, however, wants to prohibit coops over a specific dimension, or will waive a building permit for coops under a specific dimension that are not permanent structures, the city can easily insert such a provision here.

The model ordinance also provides that chickens should not be allowed out of their coops, except when supervised by an adult. This addresses a city's concern with chickens running free on the streets while also recognizing that owners will need to remove hens from the coop and run occasionally to clean the areas, to inspect a bird more closely, or to allow a chicken to briefly roam the yard or garden to forage for fresh greens.

#### 7. Slaughtering

The model ordinance prohibits slaughtering chickens outdoors. Because many people are concerned that neighbors or neighbors' children will accidentally witness a bird being killed and are also concerned with the lack of hygiene in backyard butchering, this regulation is included in the ordinance. Also, because most backyard hen enthusiasts are raising hens for eggs and companionship, and not for meat, most will not object to this regulation.

#### 8. Roosters

The model ordinance prohibits roosters. It does so because roosters are noisy and are much more likely to bother neighbors than hens. Because, as discussed above, most backyard hen enthusiasts are interested in eggs, and roosters are not necessary to egg production, prohibiting roosters will not likely meet with much objection.

Because bringing in a rooster on occasion can help to cheaply and easily propagate a flock, cities may explore rooster "conjugal visits," like Hopewell township has done. While the township's regulation attracted press because of its eccentricity, it was a thoughtful solution to the practical effects of banning roosters. Most hen owners, however, are willing to add to their flocks through other means where they can be better assured of procuring only female fowl.

#### Permits

The model ordinance, following the ordinances of many other cities, does not require a permit, as long as the ordinance is followed. Because chickens are novel to many communities, city officials naturally want to closely monitor how well owners are maintaining their flocks. But, regulating through a permitting or licensing process, dedicating a city official to overseeing it, and maintaining the records that such a process will require appears to be an inefficient use of city resources. It is also expensive for owners to pay permitting fees on an annual basis and is a barrier to entry to keeping chickens to those with low or modest incomes. The fees that some cities charge, over \$50 annually, effectively prohibit poorer people from owning chickens.

The permitting process, moreover, does not necessarily give the city more control. If the city prohibits hens unless its ordinance is followed, it can enforce its laws in the same way that it enforces its laws against errant dog, cat, or bird owners. Requiring a permit, thus, appears to provide an unnecessary, inefficient, and expensive layer to the process of legalizing hens.

The model ordinance does require a permit, however, if the chicken owner puts forth a proposal for why she should not have to comply with the city's regulations—for instance if the owner wishes to keep more than the maximum amount of hens, wishes to keep hens in a multi-family dwelling, wishes to keep hens on a parcel of land that is unconnected to a dwelling, or wishes to keep a rooster.

<sup>478.</sup> Many companies sell commercially made coops, runs, and chicken tractors (portable enclosed structures that allow the owner to move the chickens around the yard) with novel designs. See, e.g., Say Hello to the Brand New Eglu Go, OMLET, http://www.omlet.us/products\_services/products\_services. php?cat=Eglu+Go (last visted July 25, 2012) (offering a plastic portable chicken coop and run designed for two chickens); Chicken Coops, SHEDS UNLIM ITED, http://www.shedsunlimited.net/portable-chicken-runs-and-coops-forsale.html?gclid=CKXzvd2ruLECFeEDQAodcCIAkw (last visited July 25, 2012) (offering Amish-built chicken coops and runs); CHICKENSALOON. COM, http://chickensaloon.com/?gclid=COLs7qysuLECFYS6KgodGBAAsw (last visited July 25, 2012); THE GREEN CHICKEN COOP, http://www.greenchickencoop.com/ (last visited July 25, 2012).

This permit is set up to allow people to keep chickens within setbacks, or to allow for more intensive chicken-keeping for urban agricultural uses, perhaps on an urban farm or market garden. As urban agriculture gains support and becomes more prevalent in the city, this will allow for people who wish to keep more chickens, or keep a rooster, as part of a market garden a set path for doing so without seeking to amend the ordinance. The permit process is designed to allow for more flexibility within the ordinance, while still laying down firm standards that all chicken owners must follow.

#### B. Model Ordinance

Below is a model ordinance designed for a city to either adopt or use as a starting point when deciding whether to allow hens in the city and how to regulate them:

- (a) Purpose. The following regulations will govern the keeping of chickens and are designed to prevent nuisances and prevent conditions that are unsanitary or unsafe. No person shall keep chickens unless the following regulations are followed:
  - **a. Number.** No more than six (6) hens shall be allowed for each single-family dwelling.
  - b. Setbacks. Coops or cages housing chickens shall be kept at least twenty-five (25) feet from the door or window of any dwelling or occupied structure other than the owner's dwelling. Coops and cages shall not be located within five (5) feet of a side-yard lot line, nor within eighteen (18) inches of a rear-yard lot line. Coops and cages shall not be located in the front yard.
  - c. Enclosure. Hens shall be provided with a covered, predator-proof coop or cage that is well-ventilated and designed to be easily accessed for cleaning. The coop shall allow at least two square feet per hen. Hens shall have access to an outdoor enclosure that is adequately fenced to contain the birds on the property and to prevent predators from access to the birds. Hens shall not be allowed out of these enclosures unless a responsible individual, over 18 years of age, is directly monitoring the hens and able to immediately return the hens to the cage or coop if necessary.
  - **d. Sanitation**. The coop and outdoor enclosure must be kept in a sanitary condition and free from offensive odors. The coop and outdoor enclosure must be cleaned on a regular basis to prevent the accumulation of waste.
  - **e. Slaughtering**. There shall be no outdoor slaughtering of chickens.
  - f. Roosters. It is unlawful for any person to keep roosters.

- (b) Permit. A permit shall not be required if the above regulations are followed. If a person wishes to keep more than the maximum allowed number of hens, wishes to keep hens within the setback required, wishes to keep hens in a multi-family dwelling, wishes to keep hens on a parcel of land that is unconnected to a dwelling, or wishes to keep a rooster, a permit will be required. An application for a permit must contain the following items:
  - a. The name, phone number, and address of the applicant.
  - **b.** The size and location of the subject property.
  - c. A proposal containing the following information.
    - i. The number of hens the applicant seeks to keep on the property.
    - ii. A description of any coops or cages or outdoor enclosures providing precise dimensions and the precise location of these enclosures in relation to property lines and adjacent properties.
    - iii. The number of roosters the applicant seeks to keep on the property.
  - d. If the applicant proposes to keep chickens in the yard of a multi-family dwelling, the applicant must present a signed statement from any and all owners or tenants of the multi-family dwelling consenting to the applicant's proposal for keeping chickens on the premises.
  - e. If the applicant proposes to keep more chickens than allowed in the above ordinance or wishes to keep a rooster, the applicant must present a signed statement from all residents of property adjacent to or within 50 feet of the applicant's property consenting to the applicant's proposal for keeping chickens on the premises. If the applicant proposes to keep chickens within a required setback, the applicant must present a signed statement from all residents of the property affected by that setback.
- (c) Permit Renewal. Permits will be granted on an annual basis. If the city receives no complaints regarding the permit holder's keeping of chickens, the permit will be presumptively renewed and the applicant may continue to keep chickens under the terms and condition of the initial permit. The city may revoke the permit at any time if the permitee does not follow the terms of the permit, if the city receives complaints regarding the permit holder's keeping of chickens, or the city finds that the permit holder has not maintained the chickens, coops, or outdoor enclosures in a clean and sanitary condition.



# **Legal Studies Research Paper Series**

# Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens

Zoning and Planning Law Report, Vol. 34, No. 3, p. 1, March 2011

Patricia Salkin
Dean and Professor of Law

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# ZONING AND PLANNING LAW REPORT



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# Feeding the Locavores, One Chicken at a Time: Regulating Backyard Chickens

#### Patricia E. Salkin

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"A nuisance may be merely a right thing in the wrong place, like a pig in the parlor instead of the barnyard." Village of Euclid, Ohio v Ambler Realty Co., 272 U.S. 365, 388, 47 S.Ct. 114, 118 (1926).

#### I. Introduction

The clucking sound of chickens, once only heard on farms across the rural countryside, is becoming more commonplace in suburban and urban backyards as locavores<sup>1</sup> search for more "green living" and a diet of fresh, locally grown and raised food.<sup>2</sup> In addition to producing eggs and meat, chickens provide the valuable service of eating garden pests and kitchen scraps.<sup>3</sup> They are relatively inexpensive, and do not need a particularly large area of space.<sup>4</sup> Some people have also started to welcome chickens into their homes and yards as domesticated pets.<sup>5</sup> Longmont, Colorado of-

fers a good illustration of the growing interest in raising backyard chickens, as the municipality has issued 72 permits to keep them, and maintains a waiting list of 100 more requests. Hundreds of other cities across the country, including Austin, Nashville, St. Louis, Tulsa, New York, Seattle, Portland, Houston and San Francisco, as well as smaller towns and villages, have permitted the keeping of chickens in residential neighborhoods,7 and changes have been proposed in other cities, including Lafayette, Colorado;8 Batavia, Illinois;9 Albany, New York;10 and North Salt Lake, Utah. 11 Although some communities have welcomed backyard chickens, others have expressed overwhelming opposition.<sup>12</sup> People who criticize efforts to allow chickens in neighborhoods worry that property values will plummet,13 that chickens will create foul odors and noise, and that they will attract covotes, foxes, and other pests.14 Efforts to allow chickens have recently been defeated in Springville, Utah, 15 and Grand

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Rapids, Michigan,<sup>16</sup> and in February of this year, officials in Ludlow, Kentucky have bucked the trend as they announced efforts to amend their local laws to effectively prohibit the keeping of backyard chickens.<sup>17</sup>

Although some communities have welcomed backyard chickens, others have expressed overwhelming opposition.

Favoring locally grown foods, while popular today, is not new. Early settlers were self-sustaining farmers, and while the era of industrialization may have altered farming patterns, Americans tried to reclaim some self-sufficiency during both World War I and World War II, with the implementation of victory gardens.<sup>18</sup> The federal government encouraged these efforts to reduce food shortages, and by 1943 the country's 20 million victory gardens reportedly produced eight million tons of food.<sup>19</sup> Food gardens surged in popularity again in the 1960s and 1970s through the "back to the land" movement, as environmentally conscientious consumers became aware of the pesticides, fertilizers, and other potentially dangerous chemicals used for industrial agricultural production.<sup>20</sup> Economic, environmental, and philosophical issues have recently renewed the public's interest in home-based food production, community gardens, and local sourcing.21 With respect to chickens, the zoning ordinance of Cherokee County, Georgia explains that "[t]he keeping of hens supports a local, sustainable food system by providing an affordable, nutritious food source of fresh eggs. The keeping of hens also provides free nitrogen-rich fertilizer; chemical-free pest control; animal companionship and pleasure; and weed control, among other notable benefits."22 While it is true that the impetus for the growing backyard chicken movement is owing primarily to the local and regional foodshed movement, the internet and the newspapers boast stories and posts about urban dwellers who simply enjoy keeping chickens as pets, and others who have taken an interest in raising chickens specifically for 4-H showings and other agricultural competitions.

This is no "Chicken Little" story; if chicken lovers are not present in your community today, chances are they are coming soon.

## II. Federal and State Government Regulation

Although backyard chickens are primarily regulated at the local level, a number of federal and state health and food safety laws apply to egg and poultry production. For example, the United States Department of Agriculture (USDA) takes an active role in disease prevention<sup>23</sup> and regulates various aspects regarding the sale, transport and slaughter of chicken and egg products under the Poultry Products Inspection Act<sup>24</sup> and the Egg Products Inspection Act.<sup>25</sup> Although most people who own only a few birds are exempt from the regulations,26 these laws still prohibit the adulteration and misbranding of poultry and egg products, regardless of exemption status.<sup>27</sup> Therefore, those who raise chickens in order to sell eggs and poultry at local farmers' markets must comply with the federal regulations. Additionally, while the Center for Disease Control has no direct regulatory authority over backyard chicken farmers, the agency provides safety tips to prevent exposure to salmonella or campylobacter, bacteria that cause mild to severe gastrointestinal illness in humans and are associated with chickens.<sup>28</sup>

People who own chickens for personal use are often exempted from state licensing and inspection requirements as well.29 However, state regulations regarding avian diseases usually apply to all chicken owners, regardless of the size of their flocks and whether the birds are kept for food or as pets.<sup>30</sup> Additionally, health and safety statutes often apply to egg sales and may cover people who own small flocks and wish to sell eggs at farmers' markets or to local restaurants. In Texas, for example, "A vendor must obtain a permit . . . to sell yard eggs at a farmers market. The eggs must be stored at a temperature of 45° Fahrenheit or less. The egg cartons or other containers must be labeled as 'ungraded' and provide the producer's . . . name and address."31 Kentucky requires retail and wholesale egg sellers to obtain a license, but exempts producers who sell directly to consumers and sell no more than 60 dozen eggs per

week.<sup>32</sup> Chicken owners in Alabama who sell eggs from their homes or farms are not required to obtain a license, but if they transport their eggs to farmers' markets, then they must follow the Alabama Shell Egg Law.<sup>33</sup> Other states exempt small-scale egg sellers from licensing regulations and handling requirements. In Michigan, for example, the egg law does not apply to people who sell eggs of their own production directly to consumers or first receivers,<sup>34</sup> and in Oregon, "eggs may be sold at farmers' markets or roadside stands without an egg handler's license and without labeling."<sup>35</sup>

Sales of poultry from small-scale producers may also be subject to health and safety regulations regarding slaughter and handling. In Michigan, poultry producers who sell fewer than 20,000 poultry per year must have their birds processed at a plant inspected by either the USDA or the state department of agriculture, <sup>36</sup> while in Oregon, all poultry must be USDA inspected and slaughtered at a USDA plant. The Oregon Department of Agriculture also licenses custom slaughter and processing operations, but these licenses do not allow retail sales and are primarily intended to allow persons to consume homeraised meat.<sup>37</sup>

Various other regulations may affect backyard chicken owners. In New York, it is illegal to keep chickens and other livestock on apartment building premises unless the use is specifically permitting by local regulations.<sup>38</sup> A similar law in Michigan prohibits the keeping of chickens on any dwelling lot, except under appropriate regulations, in cities and villages with more than 10,000 residents.<sup>39</sup> Additionally, all states prohibit or criminalize chicken fighting,<sup>40</sup> and some prohibit chicken owners from using dye to change the birds' colors,<sup>41</sup> a practice that is apparently popular to produce multi-colored chicks for Easter.<sup>42</sup>

#### III. Nuisance Law and Restrictive Covenants

Over the years, courts have had the opportunity to determine whether various impacts associated with the keeping of chickens can constitute a nuisance. In an early case decided in Louisiana, it was held that rooster crowing is not a nuisance per se.<sup>43</sup> The neighbor in the case cited a loss of sleep and physical discomfort caused by early morning crowing, which produced nervousness and potential

physical and mental disorders. In applying the reasonable person test, the court asked whether "such a condition . . . in the judgment of reasonable men is naturally producing of actual physical discomfort to normal persons of ordinary sensibilities and of ordinary tastes and habits," and found that the crowing was not a nuisance, but rather a symbol of "good cheer and happiness."44 However, keeping an excessive number of chickens may be deemed a nuisance if the noise or odors would offend persons of ordinary sensibility. 45 Where neighbors were inundated by noise from a rooster farm, an Ohio appeals court remarked that the noise—which disrupted the plaintiffs' sleep, forced them to keep their windows sealed at all times, and prevented them from inviting guests to their home—could be distinguished from "typical sounds of the country[.]"46 The court concluded that the amount of noise created by the roosters was greater than that which is reasonably anticipated in the countryside and ordered the defendants to keep less than six roosters.47

Even a small number of chickens or roosters may be considered a nuisance, depending on the character of the neighborhood and the amount of noise they produce.

Even a small number of chickens or roosters may be considered a nuisance, depending on the character of the neighborhood and the amount of noise they produce. St. Louis, Missouri, has designated the keeping of more than four chickens within city limits a public nuisance.<sup>48</sup> Roosters are especially likely to create nuisances. In a Minnesota case, a woman living in St. Paul was convicted for keeping a rooster in her house without the requisite municipal permit. The court found that the health officer was justified in denying her permit request and upheld the conviction, as the numerous complaints from neighbors regarding the bird's frequent crowing at inconvenient hours demonstrated that it was a nuisance.49 The same woman was cited again several years later for keeping her rooster in a St. Paul suburb. The ordinance under which she was charged prohibited the "raising or handling of livestock or animals causing a nuisance," but the court reversed her conviction because it determined that a rooster was not livestock.<sup>50</sup> In a Hawaii case, the court reversed on procedural grounds three convictions sustained by the defendant for keeping a rooster in violation of an animal nuisance ordinance.<sup>51</sup>

Because chickens tend to create odors and noise. even if these do not rise to the level of a nuisance, the keeping of chickens is often prohibited by restrictive covenants and homeowners' associations. In one case, homeowners who raised chickens on their property were found to be in violation of covenants prohibiting poultry and poultry houses. Because the covenant clearly prohibited "poultry of any kind," the court rejected the homeowners' contention that their birds were "pets" and not "poultry."52 In a similar case, it was explained that "the clear intent expressed in the covenants as a whole is to create a desirable, pleasant residential area. It is clear that the exception as to pets was intended to limit the ownership of animals upon the property to that normally associated with residential, family living. We do not consider it in character with a planned residential community for a person to maintain a flock of 21 assorted poultry on his property."53 The city of Homewood, Alabama recently amended its code to provide, "It shall be unlawful for any person to keep, harbor, or possess any chicken, duck, goose, turkey, guineas or other fowl within the city, except . . . [u] nder circumstances where no noise, odor, or pollution violation or nuisance is occasioned thereby,"54 perhaps leaving it open to interpretation as to what exactly would constitute a nuisance with backyard chickens.

# IV. Using Zoning and Other Local Controls to Regulate Backyard Chickens

State and federal statutes regulating chicken raising focus mainly on food safety and disease prevention, leaving local governments the ability to regulate the location and intensity of residential chicken raising, as well as the physical aspects of chicken coops. Many communities across the country have enacted zoning and land use measures to effectively balance the desire to maintain small numbers of poultry for food or pets against concerns relating to noise and odors. Some of the common issues covered by local ordinances include limits on the number of birds, setbacks for coops and pens, requirements for neighbor consent, restrictions against roosters, requirements for proper feed storage, and pest control provisions.

Structures constructed for the housing of chickens, such as coops or fences, are also subject to zoning rules pertaining to cage size, height, and materials. Local laws may also include requirements for inspections by code enforcement officers, especially in the event of a complaint, as well as penalties for violations.

Because of their noisy habits, roosters are prohibited under many residential chicken laws.

Because of their noisy habits, roosters are prohibited under some residential chicken laws.<sup>55</sup> In Stamford, Connecticut, residents may keep roosters, but only so long as their crowing is not "annoying to any person occupying premises in the vicinity." It is clear that local ordinances vary widely in approach to meet the particular challenges of a given community. What follows are examples of specific existing local approaches to regulating urban chickens.

#### A. Permits

It is not uncommon for municipalities to regulate residential chicken raising through licensing and permitting laws. An ordinance in Ann Arbor, Michigan, allows residents to apply for a permit to keep up to four "backyard chickens." The permit costs \$20 and requires proof of consent by adjacent neighbors.<sup>56</sup> Similarly, residents of Charlotte, North Carolina, may apply for a permit to have "chickens, turkeys, ducks, guineas, geese, pheasants, pigeons or other domestic fowl[.]" Before a permit may be issued, a city employee must inspect the premises and determine that keeping the desired fowl will not "endanger the health, safety, peace, quiet, comfort, enjoyment of or otherwise become a public nuisance to nearby residents or occupants or places of business."57 In Knoxville, Tennessee, city residents may apply for an annual permit to keep up to six hens on their property. They must also obtain a building permit for any henhouse or chicken pen.58 In Salem, Oregon, residents are required to obtain a license, valid for up to three years, at a cost of \$50 per year.<sup>59</sup> The City of Adair Village, Oregon, which charges \$10 for a permit, requires applicants to initial on the application that the space intended to house backyard chickens is currently in accordance with sight-obscuring fence and setback requirements, and that the chicken coop and fenced chicken area enclosure is in accordance with the square footage size and sanitation maintenance standards associated with backyard chickens. Applicants also have to acknowledge the requirement that chickens must be shut into their coops from sunset to sunrise, and otherwise remain protected from natural predators, and they must attest to having read the backyard chicken information sheet provided by the city.<sup>60</sup>

## B. Neighbor Consent

A number of municipalities require consent of neighbors before permits will be issued for backyard chickens. For example, in Ann Arbor, Michigan, neighbors are asked to complete the Adjacent Neighbor Consent Form, and "[n]o permit shall be issued. . . and no chickens shall be allowed to be kept unless the owners of all residentially zoned adjacent properties . . . consent in writing to the permit."61 Similar consent requirements have been enacted in Brainerd, Minnesota.<sup>62</sup> In Mankato, Minnesota, consent is required not only from abutting owners, but also from three-fourths of the residents living within 300 feet of the proposed chicken coop.<sup>63</sup> Under the regulations enacted in Durham, North Carolina, a neighbor's objection can warrant an administrative review.<sup>64</sup> And in Longmont, Colorado, nonconforming coops located six feet from the property line must obtain the neighbors' approval. Longmont also requires neighbors' consent for free-ranging chickens. 65

#### C. Keeping Chickens for Personal Use

Backyard chicken ordinances often limit residents to keeping chickens for personal use, and prohibit them from selling eggs or poultry on-site. For example, the zoning regulation in Portland, Maine, provides that its purpose is "to enable residents to keep a small number of female chickens on a non-commercial basis while creating standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept."66 In San Francisco, residents are also prohibited from raising or breeding chickens for commercial purposes, and chicken operations that qualify as commercial are subject to different regulations.67 In addition to al-

lowing up to seven backyard chickens for personal egg consumption, Houston allows residents to keep show chickens intended purely for public exhibition.<sup>68</sup> In Windsor Heights, Iowa, no more than two chickens are allowed and they must be kept in a pen or coop at all times.<sup>69</sup>

#### D. Backyard Chickens Permitted as Accessory Uses

In Larimer County, Colorado, up to six backyard chickens are permitted as a residential accessory use. They must be provided with appropriate shelter and have access to a fenced outdoor enclosure no larger than 120 square feet. 70 Seattle, Washington also allows chickens in residential districts as accessory uses.<sup>71</sup> If chickens are not specifically permitted in a residential district, a homeowner can also try to receive approval for them as an accessory use. 72 This tactic has been successful in some cases involving farm animals and agricultural structures,73 but the courts have not tended to accept chickens as residential accessory uses.74 As backyard chickens become more commonplace, however, they may be more likely to be treated as a use customarily found in connection with residential uses.

#### E. Minimum Lot Size and Setback Requirements

Rather than setting a limit on the number of chickens allowed, a number of municipalities set minimum lot size and setback requirements for keeping chickens in the backyard. This approach can serve a number of purposes: it can bar chickens from particularly dense neighborhoods, prevent residents from keeping large flocks, and ensure that chickens have enough space to live comfortably. However, if such requirements are too restrictive, they may create obstacles to chicken raising in neighborhoods otherwise suited for that use. The 150-foot setback required in Concord, New Hampshire, for example, effectively limits backyard chicken raising to single-family homes on large lots.<sup>75</sup> Minimum lot size requirements for chickens vary. In Grand Rapids, Minnesota, only one chicken is permitted per 2,500 square feet of lot size, 76 while in Pima County, Arizona, 24 chickens may be kept per 8,000 square feet of lot space in single-family zones.<sup>77</sup> In Hayden, Idaho, up to ten chickens "may be kept on premises containing a minimum of three-fourths (3/4) acre of securely fenced, irrigated open space, exclusive of a homesite, and containing at least one acre in total[.]"<sup>78</sup>

Setbacks also vary. Little Rock, Arkansas has a 25-foot setback requirement,79 while Topeka, Kansas,80 and Stamford, Connecticut,81 have 50-foot setback requirements. Setbacks are often measured from other residential uses or districts, or uses that could be sensitive to nearby chickens. In Sacramento, for example, a chicken coop may not be located "nearer than seventy-five (75) feet to any building or structure on adjacent property used for dwelling purposes, food preparation, food service, school, hotel or as a place of public assembly."82 In Lenexa, Kansas, chickens are subject to minimum lot size requirements and coops must also be set back at least 100 feet from any adjacent building (except the owner's), 100 feet from any front lot line, and 25 feet from any side or rear lot line.83 Chicken coops in Atlanta, in addition to being set back at least 50 feet from any neighboring residence or business, must also be set back at least five feet from the owner's residence.84

# F. Chicken Coop Design, Site Placement, Materials and Maintenance

Local laws permitting backvard chickens often regulate the size, height, and site placement of chicken coops and pens, as well as requiring them to be adequately cleaned and safeguarded from predators. For example, the city of Knoxville, Tennessee, requires that hens be kept inside a fenced enclosure at all times during the day and secured inside a coop during non-daylight hours. If the fenced enclosure is not covered, then it must be at least 42 inches high and the hens' wings must be clipped. A building permit is required for construction of a coop, which must be made of uniform materials, have a roof and doors that can be tightly secured, be properly ventilated, and have adequate sunlight.85 In Atlanta, Georgia, chicken coops must have solid floors made out of cement or another washable material, unless the enclosure is more than 75 feet away from the nearest neighbor's residence or business.86 The size of coops and fenced enclosures is often determined by the number of hens kept in the flock. In Knoxville<sup>87</sup> and Atlanta, 88 coops must give each chicken at least two square feet of space. Mobile, Alabama, requires four feet of space per chicken in chicken houses,89

while at least six square feet of space per chicken is required in Concord, New Hampshire coops.<sup>90</sup>

Maintenance laws are also common. In Baton Rouge, for example, "[a]ll enclosures shall be cleaned regularly to prevent an accumulation of food, fecal matter, or nesting material from creating a nuisance or unsanitary condition due to odor, vermin, debris, or decay." The New York City Health Code requires coops to be "whitewashed or otherwise treated in a manner approved by the Department at least once a year . . . in order to keep them clean."

#### G. Special Use Permits

Some communities allow for the keeping of urban chickens subject to a special use permit. This permits the municipality to assess the particular impacts of a given application on the character of the neighborhood. The zoning ordinance for Overland Park, Kansas requires that people wishing to keep chickens on less than three acres must apply for a special use permit.93 Recently, in Jamestown, New York, the zoning board of appeals approved a special use permit based on the following conditions and restrictions: No more than ten hens would be housed on the property at any one time; no roosters would be housed on the property; a fence would be placed around the border on the property line; no slaughtering of chickens would be permitted; chickens would be in the coops from approximately dusk to dawn; and no storage of chicken manure would occur within 20 feet of the property line.94 The permit was granted for one year, at the end of which time the property owners would be required to appear before the board for review and potential renewal of the permit.95 In Leadville, Colorado, the Council recently issued a conditional use permit for the keeping of six chickens on residential property with the following conditions imposed: the special use shall not run with the land, but will sunset when the applicant no longer occupies the premises; that fresh water will be available for the chickens at all times; and that all representations made by the applicant and relied upon by the Planning and Zoning Commission and/or the City Council in evaluating the Conditional Use Permit shall be deemed a part of the application and binding upon the applicant.96

#### H. Slaughter

Abattoirs and slaughtering are restricted or prohibited in many cities, and they may also be subject to federal and state regulations, as discussed above. Some cities, such as Rogers, Arkansas, <sup>97</sup> and Buffalo, New York, <sup>98</sup> prohibit slaughtering outside. Madison, Wisconsin, <sup>99</sup> and Knoxville, Tennessee, <sup>100</sup> prohibits chicken slaughtering in residential districts, while Chicago allows slaughtering only by licensed slaughtering establishments. <sup>101</sup> In San Francisco, slaughtering must be carried out in a separate room, away from any chickens. <sup>102</sup> Most of the ordinances and zoning provisions addressing the slaughtering of chickens apply to larger commercial operations, and ordinances relating to urban chickens are quiet on this matter.

#### V. Conclusion

The bottom line is that this is no "Chicken Little" story, and if chicken lovers are not present in your community today, chances are they are coming soon. In addition to significant websites and blogs<sup>103</sup> that boast thousands of active members and readers, a quick search on Amazon.com reveals dozens of books about how to raise urban and backyard chickens, and magazines are on the market catering to this growing interest. Municipalities would be wise to proactively address these issues now, by reviewing the experience in other communities and by studying the various methods for most effectively regulating the keeping of hens and roosters in non-rural residential neighborhoods.

#### **NOTES**

- 1. "Locavore" was chosen as the Oxford American Dictionary's 2007 word of the year. As the dictionary explained, "The 'locavore' movement encourages consumers to buy from farmers' markets or even grow or pick their own food, arguing that fresh, local products are more nutritious and taste better. Locavores also shun supermarket offerings as an environmentally friendly measure, since shipping food over long distances often requires more fuel for transportation." Oxford University Press Blog, Oxford Word of The Year: Locavore, Nov. 12, 2007, http://blog.oup.com/2007/11/locavore/ (visited February 2011).
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Washington Post, May 14, 2009, http://www.washingtonpost.com/wp-dyn/content/article/2009/05/13/ AR2009051301051.html (visited February 2011); William Neuman, Keeping Their Eggs in Their Backyard Nests, The New York Times, Aug. 3, 2009, available at: http://www.nytimes.com/2009/08/04/ business/04chickens.html?\_r=1 (visited February 2011); Katherine Houstoun, The Backyard Chicken Movement, Richmond.com, http://www2.richmond.com/lifestyles/2010/jun/16/backyard-chicken-movement-ar-592398 (visited February 2011). There has been some skepticism, however, over the booming popularity of backyard chickens. Jack Shafer, Bogus Trend of the Week: Raising Backyard Chickens, Slate, May 14, 2009, http://www.slate. com/id/2218390/ (visited February 2011).

- 3. Mary MacVean, Victory Gardens Sprout Up Again, Los Angeles Times (January 10, 2009), available at: http://articles.latimes.com/2009/jan/10/home/hmvictory10/2 (visited February 2011).
- Amy Eddings, What the Cluck?! Backyard Chicken-Keeping Booming in New York City, WNYC, Jul. 8, 2010, http://www.wnyc.org/articles/wnycnews/2010/jul/08/what-the-cluck-backyard-chicken-keeping-booming-in-new-york-city/ (visited February 2011).
- 5. Although he admits to considering whether to eat it, food writer Jonathan Gold tells the story of how he came to have a pet chicken in This American Life Episode 343: Poultry Slam 2007, available to stream or download at http://www.thisamericanlife.org/radio-archives/episode/343/poultry-slam-2007 (visited Feburary 2011). In Cambridge, Massachusetts, residents attempted to seek approval for five chickens and ducks as residential accessory uses, arguing that the birds were pets. Xi Yu, Chicken and Duck Owners in Cambridge Lose Appeal, The Harvard Crimson, Feb. 12, 2010.
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- § 15.04.01.09(A)(3) (requiring registration of packers who keep fewer than 3,000 chickens but exempting them from registration and inspection fees); N.Y. Agr. & M. § 90-c (requiring domestic animal health permits only for chicken wholesalers and transporters).
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- 42. See Multi-coloured chicks for Easter, BBC News, http://news.bbc.co.uk/2/hi/3615191.stm (visited February 2011).
- 43. Myer v. Minard, 21 So. 2d 72, 74 (La. Ct. App. 2d Cir. 1945).
- 44. *Myer*, supra n. 44, 21 So. 2d at 76.
- 45. See, e.g., Singer v. James, 130 Md. 382, 100 A. 642 (1917) (finding a nuisance where the defendant kept five hundred chickens, fifty geese, fifty dogs, forty hogs, and various guinea fowl, turkeys, cows, calves, and horses).
- 46. Forrester v. Webb, 1999 WL 74543 (Ohio Ct. App. 12th Dist. Butler County 1999).
- 47. Forrester, supra n. 46.
- 48. Laws of the City of St. Louis, Missouri Chapter 10 § 20-015 (http://www.slpl.lib.mo.us/cco/code/data/t1020p1.htm). See also Code of Ordinances, City of Oak Ridge, Tennessee, Title 10 Chapter 1 § 10-114 (http://www.mtas.utk.edu/public/municodesweb.ns f/5cde681dbdedc10f8525664000615fc4/aa36ab28 994d11e585256faa006a8613/\$FILE/Oakridge.t10. pdf) (prohibiting the keeping of any livestock, including fowl, within city limits, except in areas specifically zoned for that purpose).
- 49. City of St. Paul v. Nelson, 404 N.W.2d 890 (Minn. Ct. App. 1987).
- State v. Nelson, 499 N.W.2d 512 (Minn. Ct. App. 1993).
- 51. State v. Nobriga, 81 Haw. 70, 912 P.2d 567 (Ct. App. 1996), as amended, (Mar. 11, 1996) (involving an ordinance that providing that "[i]t is unlawful to be the owner of an animal, farm animal or poultry engaged in animal nuisance" and defining "animal nuisance" as including "any animal, farm animal or poultry which: (a) Makes noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more to the disturbance of any person").
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- 63. Dan Linehan, Mankato Council Approves Chicken Ordinance, The Free Press (June 14, 2010) available at: http://mankatofreepress.com/local/x1996924618/Mankato-City-Council-Urban-chicken-hearing-Live (visited February 2011).
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- 67. San Francisco Health Code, art. 1, § 37; see http://library.municode.com/HTML/14136/level1/AR-T1AN.html#ART1AN\_S37KEFESMANPOGABI (visited February 2011).
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- 74. See, e.g., De Benedetti v. River Vale Tp., Bergen County, 21 N.J. Super. 430, 91 A.2d 353 (App. Div. 1952) ("Certainly, chicken houses could not be considered as accessory to, or complementary to, the main building of plaintiffs' premises, which is the dwelling house."); Lawrence v. Zoning Bd. of Appeals of Town of North Branford, 158 Conn. 509, 264 A.2d 552 (1969) (holding that the board did not act illegally or arbitrarily in determining that the raising of chickens and goats was not an accessory use to residential property located in the center of town under an ordinance permitting accessory uses customarily incidental to uses in rural residential and agricultural districts).
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- 79. Little Rock City Code, Little Rock, Arkansas Chapter 6 Article 4(44); see http://library.municode.com/index.aspx?clientId=11170&stateId=4&stateName = Arkansas (visited February 2011).
- 80. Municipal Code of Topeka, Kansas Title 6 \$40; see http://www.codepublishing.com/KS/Topeka/ (visited February 2011).
- 81. Code of the City of Stamford, Connecticut §111-6; see http://library2.municode.com/default-test/home. htm?infobase=13324&doc\_action=whatsnew (visited February 2011).
- 82. Sacramento Code \$9.44.340, http://www.qcode.us/codes/sacramento/view.php?topic=9-9\_44-iii-9\_44\_360&frames=on (visited February 2011).
- 83. Lenexa Code § 3-2-H-1, http://www.ci.lenexa.ks.us/ LenexaCode/codetext.asp?section=003.002.008 (visited February 2011).
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- 90. Code of Ordinances, City of Concord, New Hampshire Title IV Chapter 28(4)(28) (http://library.municode.com/index.aspx?clientId=10210&stateId=29 &stateName=New%20Hampshire).
- 91. Baton Rouge Code \$14:224 (c)(1) (http://library.municode.com/index.aspx?clientId=10107&stateId=18&stateName=Louisiana).

- 92. New York City Health Code \$161.19, http://www.nyc.gov/html/doh/downloads/pdf/zoo/zoo-animal-healthcode.pdf (visited February 2011).
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- 94. Geoff Campbell, Zoning Board Rejects In-Law Apartment, Approves Chicken Coops, The Jamestown Press (Nov. 4, 2010), available at: http://www.jamestownpress.com/news/2010-11-04/News/Zoning\_Board\_rejects\_inlaw\_apartment\_approves\_chic. html (visited February 2011).
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- 97. Rogers, Arkansas Ordinance No. 06-100, http://www.rogersarkansas.com/clerk/chkordinance.asp (visited February 2011).
- 98. Buffalo Code § 341-11.3(D), http://www.ecode360.com/?custId=BU1237 (visited February 2011).
- 99. Madison, Wisconsin Code § 28.08(2)(b)8.j.ii), http://library.municode.com/index.aspx?clientId=5 0000&stateId=49&stateName=Wisconsin (visited February 2011).

- 100. Knoxvile Code Art. II § 5-107, http://library.municode.com/index.aspx?clientId=11098&stateId=42 &stateName=Tennessee&customBanner=11098. jpg&imageclass=L&cl=11098.txt (visited February 2011).
- 101. Chicago Code § 7-12-300, http://www.amle-gal.com/nxt/gateway.dll/Illinois/chicago\_il/mu nicipalcodeofchicago?f=templates\$fn=default. htm\$3.0\$vid=amlegal:chicago\_il (visited February 2011).
- 102. San Francisco Code, http://library.municode.com/index.aspx?clientId=14136&stateId=5&stateName=California (visited February 2011).
- 103. See for example, The City Chicken at http://home.centurytel.net/thecitychicken/index.html; and Backyard Chickens at: http://www.backyardchickens.com (visited February 2011).

## OF RELATED INTEREST

Discussion of matters related to the subject of the above article can be found in:

Salkin, American Law of Zoning § 18:10

Zeigler, Rathkopf's The Law of Zoning and Planning § 33:16

Keeping Poultry as Nuisance, 2 A.L.R.3d 965

# CITY OF BATAVIA CHICKEN AND COOP REQUIREMENTS



City of Batavia

Building Division

Community Development Department

100 North Island Avenue

00 North Island Avenue Batavia, Illinois 60510 Tel: (630)454-2700 Fax: (630) 454-2775

http://www.cityofbatavia.net

Please direct all questions to the City of Batavia Building Division of the Community Development Department, Monday through Friday from 8 AM to 5 PM at (630) 454-2700.

This is a summary of the City of Batavia Ordinances allowing chickens and chicken coops. This is intended to interpret and explain the ordinances but does not represent or replace the actual ordinance language. Every effort has been made to ensure the accuracy and timeliness of this information.

12/04/15

## Requirements for the keeping of hens and coops

- A maximum of eight (8) domestic hens shall be kept on a property that is zoned and occupied for single family residential use, or zoned PFI Public Facilities and Institutional and occupied by Schools, Public and Private only.
- The keeping of roosters and the slaughter of any chickens is prohibited.
- Hens shall be provided with a covered inside enclosure and adjacent covered outside fenced area. The outside area shall not be less than 32 square feet in area.
- For all properties, enclosures and the adjacent occupied fence area shall be setback a minimum of thirty (30) from any adjacent occupied residential structure, other than that of the owner; but not less than the minimum property line setback required for accessory structures in the Zoning District. Additionally for PFI zoned properties, the enclosures and adjacent occupied fenced area shall be set back a minimum of one hundred and fifty feet (150') from all streets and located not between the principal structures and adjacent streets
- All enclosures shall be constructed and maintained in manner to be free of rodent infestation.
- A building permit is required for all enclosures. The permit fee is the same as a shed permit.

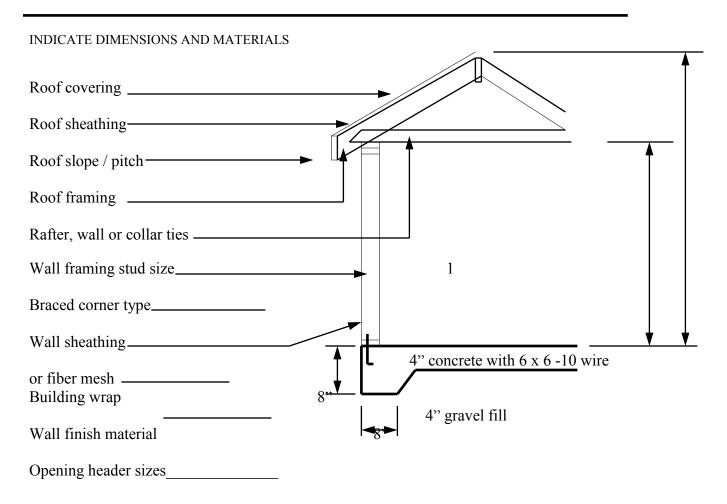
# Requirements for the keeping of hens and coops (Continued)

- Electric service to enclosures shall not be provided by an extension cord or cords.
- Hens shall be kept in the enclosure and fenced area at all times.
- All chickens and enclosures shall be kept in the rear yard.
- All areas where hens are kept shall be maintained neat and clean and free of undue accumulation of waste such as to cause odors detectable on adjacent property.
- No person shall allow chickens to produce noise loud enough to disturb the peace of persons of reasonable sensitivity and shall not allow the nuisance to exist.

## **Application Procedure**

- 1. Submit a completed Building Permit Application to the Building Division of the Community Development Department.
- 2. Pay required minimum submittal fee.
- 3. Attach two (2) copies of drawings to the application showing the construction details, see attached sample.
- 1. Attach two (2) copies of the plat of survey showing the location of the coop and outside fenced area, setbacks to property lines, setbacks to any adjacent occupied residential structures, and all utilities (electric, gas, phone, sewer, water, etc.) (sample attached) Survey shall be to scale, not reduced or enlarged when copied.
- 5. Call J.U.L.I.E (Joint Underground Location for Inspectors and Engineers) at least 48 hours prior to any digging to locate any underground utilities. (Dial 811 or 800-892-0123)
- 6. Complete the Keeping of Chickens registration form.
- 7. If property is not owner occupied, Property owner's signature will be required on the building application and chicken and coop registration form.
- 8. Schedule the required inspections with the City of Batavia Building Division at least 48 hours in advance to insure that we can meet your schedule.

# Wall & Roof Section



- Indicate the location with dimensions of the coop and the run area on the property.
- Show the location and distance of all occupied residential structures that surround the property applying for permit.



## City of Batavia

Community Development Department 100 North Island Avenue Batavia IL 60510 Phone (630) 454-2000 Fax (630) 454-2775

# CHICKEN REGISTRATION APPLICATION

Registration number:\_\_\_-\_

Building Address:	
Building Owner:	
Email: Phone:	
Responsible Party of Chickens: Phone:	
Email: Phone:	
Property Owner Occupied: Yes No If no, Owner Addr	ess:
PLEASE READ THE FOLLOWING CO	
KEEPING OF CI	HICKENS
All persons keeping chickens in the City of Batavia shall keep	o no more than 8 hens.
Roosters shall not be kept anywhere on premise.	
Slaughter of any chickens shall not be allowed except for hun	
Hens shall be provided with a covered inside enclosure and a 32 square feet.	in adjacent covered outside fence area not less than
All hens will be kept in the enclosures and fenced areas at all	times.
All hens are kept in the rear yard.	
All enclosure (s) will remain 30 feet from any adjacent reside	
than the minimum property line setback required for accessor	
PFI zoned properties shall keep enclosures and fenced areas 1	50 feet from all streets and not between the
principal structure and adjacent streets.	Loond on conde
Electric service to enclosure will not be provided by electrical All enclosures and areas will be kept clean, sanitary and rodes	
All feed shall be contained in containers with tightly fitted lid	
Owner will ensure that the hens do not produce unreasonable	
Owner agrees to allow Building Division staff personnel to ac	
of verifying compliance with the above and Title 5, Chapter 4	4, and 5-4B7 of the Municipal Code.
If it has been found that violation exists and correction has not Code Compliance Officer, fines in the amount of \$100.00 a distinguishment as well as an appearance in front of the Adjudic documented violations within any twelve month period, there the property. Keeping chickens after permission has been reveal the violation exists and an appearance in front of the Adjudic	ay, every day the violation exists will be eation Hearing Officer. If there have been three will be a loss of permission to keep chickens on oked will result in a \$750.00 fine a day every day
By signing this document, I understand and agree to the c	onditions set forth.
Responsible Party:	Date:
Property Owner:	Date:
Witness:	Date:

Approved: \_\_\_\_\_Yes \_\_\_\_ No Date: \_\_\_\_\_ Inspector: \_\_\_\_\_

License #\_\_\_\_\_

# CITY OF BATAVIA, ILLINOIS ORDINANCE 11-04 AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

# ADOPTED BY THE MAYOR AND CITY COUNCIL THIS 16<sup>TH</sup> DAY OF MAY, 2011

Published in pamphlet form by authority of the Mayor and City Council of the City of Batavia, Kane & DuPage Counties, Illinois, This 17<sup>th</sup> day of May, 2011 Prepared by:

City of Batavia 100 N. Island Ave. Batavia, IL 60510

# CITY OF BATAVIA, ILLINOIS ORDINANCE 11-04

# AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

WHEREAS, the City of Batavia's Municipal Code has for many years prohibited the keeping of chickens on residential property in the City limits; and

WHEREAS, the City Council has been requested by several residents to change the City Code to permit the keeping of chickens on residential property in the city limits; and

WHEREAS, there has been significant public input presented to the City demonstrating that there is substantial community benefit from permitting residents to keep a limited number of chickens for personal use in the residential areas of the City; and

WHEREAS, those communities who permit a limited number of chickens to be kept in residential areas have experienced few problems resulting from that action; and

WHEREAS, there are demonstrated health benefits from allowing residents to raise chickens; and

WHEREAS, many communities in the region have adopted ordinances permitting residents to keep up to eight hens for personal uses; and

WHEREAS, the City Services Committee has studied the issue and held several public meetings where residents were afforded an opportunity to express their opinions about a potential change to the City Code to permit chickens on residential property; and

WHEREAS, the County Health Department has noted its approval for the adoption of an ordinance allowing up to eight hens on a residential property; and

**WHEREAS**, the City Services Committee has voted to recommend approval of Ordinance 11-04 to the City Council; and

WHEREAS, the City Council has reviewed the recommendation of the City Services Committee for changes to Municipal Code Title 5; and

WHEREAS, it is in the best interests of the City of Batavia and its residents that the proposed ordinance be adopted by the City Council of the City of Batavia.

**NOW THEREFORE, BE IT ORDAINED,** by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

**SECTION 1:** That Title 5 of the Municipal Code be revised as follows:

Chapter 4 ANIMAL CONTROL, Article 4B ANIMALS

5-4B-1: KEEPING OF ANIMALS RESTRICTED

The words "other than eight (8) domestic hens" shall be inserted following the words "fowl and poultry" in sentence one. The last sentence, beginning with the words "In regard to fowl/poultry...", shall be deleted.

Add new Section 5-4B-7: STANDARDS FOR KEEPING OF CHICKENS

- A. Up to eight domestic hens may be kept on properties zoned and occupied for single family residential use only.
- B. Roosters are prohibited in the city limits.
- C. No person shall slaughter any chickens in the city limits, except for humane reasons.
- D. Hens shall be provided with a covered inside enclosure and an adjacent covered outside fenced area. The outside fenced area shall be no less than 32 square feet in area.
- E. The enclosures and adjacent fenced area shall be set back:
  - 1. thirty feet from any adjacent occupied residential structure, other than that of the owner; but
  - 2. not less than the minimum property line setback required for accessory structures in the Zoning district.
- F. All enclosures shall be constructed and maintained in such a manner as to be free of rodent infestation.
- G. A building permit shall be required for all enclosures. The permit fee shall be the same as for a shed.
- H. Electric service to enclosures shall not be provided by an extension cord or cords.

- I. Hens shall be kept in the enclosure and fenced area at all times.
- J. All feed and other items that are associated with the keeping of chickens that are likely to attract or to become infested with rats, mice or other rodents shall be protected in a container with a tightly fitted lid so as to prevent rodents from gaining access to or coming into contact with them.
- K. All chickens shall be kept in the rear yard.
- L. All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste such as to cause odors detectable on adjacent properties.
- M. No person shall allow chickens to produce noise loud enough to disturb the peace of persons of reasonable sensitivity, and it is hereby declared a nuisance and shall be unlawful for any person to allow such nuisance to exist.

# Add new Section 5-4B-8. REGISTRATION AND PENALTIES

- A. All persons keeping chickens in the City shall register with the Code Compliance officer prior to acquiring the chickens. Registration shall be on a form established by the Community Development Department. Registration forms will not be accepted until the enclosure has passed a final inspection by the Building Division. Persons having chickens as of the effective date of this Ordinance shall have 30 days to bring their property into compliance with this Ordinance.
- B. The registration form shall include written permission for any Building Division staff member to access the rear yard of the residence for the purpose of verifying compliance with this Code on a periodic basis. The form shall also acknowledge receipt of a copy of the standards set forth in Section 5-4B-7 above by person registering.
- C. There shall be no fee charged for registration.
- D. Failure to notify the Code Compliance Officer in accordance with "A" above or failure to allow an inspection in accordance with "B" above shall constitute a violation of the City Code and shall be punishable by a fine of no more than \$100 plus hearing costs, the amount to be established by the Code Hearing Officer.
- E. Violation of any standard in Section 5-4B-7 above shall be punishable by a fine not to exceed \$100 plus court costs, such fine to be established by the Code Hearing Officer. Each day a violation continues shall be considered a separate offense.

F. Three violations of this Ordinance on a property within any twelve month period shall result in loss of permission to keep chickens on the property. Keeping of chickens after permission has been revoked shall be punishable by a fine not to exceed \$750 plus court costs, such fine to be established by the Code Hearing Officer. Each day a violation continues shall be considered a separate offense.

Add new section 5-4B-9. CONFLICT WITH PRIVATE COVENANTS

Nothing in this Chapter shall be construed to permit the keeping of chickens when such activity is prohibited by private covenants, conditions or restrictions governing the use of property, or by rules, regulations or orders issued by the Illinois Department of Public Health or the Kane County Health Department.

**SECTION 2:** That this Ordinance 11-04 shall be in full force and effect upon its presentation, passage and publication according to the law.

**PRESENTED** to the City Council of the City of Batavia, Illinois, this 16<sup>th</sup> day of May, 2011.

**PASSED** by the City Council of the City of Batavia, Illinois, this 16<sup>th</sup> day of May, 2011.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 16<sup>th</sup> day of May, 2011

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien		х			Sparks	х			
2	Dietz	x				Wolff	х			
3	Jungels		x			Chanzit	х			
4	Volk	X				Stark	х			
5	Frydendall	х				Thelin Atac	х			
6	Liva	x				Clark		Х		
7	Tenuta		х			Brown		Х		
7	Tenuta		х					1		

VOTE:

9 Ayes

5 Nays

0 Absent

Abstention(s)

Total holding office: Mayor and 14 aldermen

ATTEST:

Heidi Wetzel, City Clerk

# CITY OF BATAVIA, ILLINOIS ORDINANCE 15-45

# AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

# ADOPTED BY THE MAYOR AND CITY COUNCIL THIS 2<sup>ND</sup> DAY OF NOVEMBER, 2015

Published in pamphlet form by authority of the Mayor and City Council of the City of Batavia, Kane & DuPage Counties, Illinois, This 3<sup>rd</sup> day of November, 2015 Prepared by:

City of Batavia 100 N. Island Ave. Batavia, IL 60510

# ORDINANCE 15-45

# AMENDING TITLE 5 OF THE MUNICIPAL CODE RELATING TO ALLOWING CHICKENS ON CERTAIN RESIDENTIAL PROPERTIES IN THE CITY OF BATAVIA

WHEREAS, the City of Batavia's Municipal Code had for many years prohibited the keeping of chickens in the City limits; and

WHEREAS, in 2011, the City Council, in response to citizen request, adopted Ordinance 11-04 that amended the Municipal Code to permit the keeping of chickens on certain residential property; and

WHEREAS, few negative effects have been experienced with keeping of chickens on residential property; and

WHEREAS, the City received a request to permit keeping of chickens on a private school property; and

WHEREAS, the City recognizes the educational and developmental opportunities that caring for chickens provides to students; and

WHEREAS, the City Council has found that applying similar rights and restrictions for keeping of chickens on residential properties is appropriate to extend to school properties; and

**WHEREAS**, the City Council's Committee of the Whole has voted to recommend approval of Ordinance 15-45 to the City Council; and

WHEREAS, the City Council has reviewed the recommendation of the Committee for changes to Municipal Code Title 5; and

WHEREAS, it is in the best interests of the City of Batavia and its residents that the proposed ordinance be adopted by the City Council of the City of Batavia.

**NOW THEREFORE, BE IT ORDAINED,** by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois:

# CITY OF BATAVIA ORDINANCE 15-45

**SECTION 1:** That the following Sections of Municipal Code Section 5-4B-7: STANDARDS FOR KEEPING OF CHICKENS be amended to read as follows:

- 5-4B-7-A. Up to eight (8) domestic hens may be kept only on properties zoned and occupied for single-family residential use or zoned PFI Public Facilities and Institutional and occupied by Schools, Public and Private, as defined in Title 10 herein, only.
- 5-4B-7-E. The enclosures and adjacent fenced area shall be set back:
  - 1. A minimum of one hundred and fifty feet (150') from all streets and located not between the principal structures and adjacent streets on properties zoned PFI;
  - 2. Thirty feet (30') from any occupied residential structure on an adjacent property, other than that of the owner; but
  - 3. Not less than the minimum property line setback required for accessory structures in the zoning district.
- 5-4B-7-K. All chickens shall be kept in the rear yard on residential properties.

**SECTION 2:** That the following Subsection of Municipal Code Section 5-4B-8: REGISTRATION AND PENALTIES FOR CHICKENS be amended to read as follows:

5-4B-8-B. The registration form shall include written permission for any building division staff member to access the rear yard of the residence or to access the school property for the purpose of verifying compliance with this code on a periodic basis. The form shall also acknowledge receipt of a copy of the standards set forth in section 5-4B-7 of this article by person registering.

**SECTION 3:** That this Ordinance 15-45 shall be in full force and effect upon its presentation, passage and publication according to the law.

# **CITY OF BATAVIA ORDINANCE 15-45**

**FRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 2<sup>nd</sup> day of November, 2015.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, 2<sup>nd</sup> day of November, 2015.

Jeffery I. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien	х				Fischer	X			
2	Callahan	х				Wolff	х			·
3	Hohmann	х				Chanzit	х			
4	Mueller	х				Starks	х			
5	Botterman	х				Thelin Atac	x			
6	Cerone	х				Russotto		*	X	
7	McFadden	х .				Brown	X			
Mayor	Schielke									

VOTE:

13 Ayes

0 Nays

1 Absent

Abstention(s)

Total holding office: Mayor and 14 aldermen

ATTEST:

Heidi Wetzel, City Clerk

Sec. 6-108. - Keeping of chickens.

It shall be unlawful for any person to keep any chickens within the village, on any lot, piece or parcel of land, except as provided in subsections (a) through (i) below.

- (a) Permitted locations. Domestic hens may be kept within the village only on property zoned and occupied for single family residential use. All hens shall be kept in the rear yard of the permitted location.
- (b) Maximum number. It shall be unlawful for any person to keep more than eight (8) hens, of any age, on property zoned and occupied for single family residential use within the village.
- (c) Keeping of roosters. It shall be unlawful for any person to keep a rooster(s) within the village.
- (d) Slaughtering of chickens. It shall be unlawful for any person to slaughter any chickens within the village, except for a humane reason.
- (e) Shelter and fenced areas. All hens kept in the village pursuant to this article, shall at all times be provided a shelter and an adjacent covered outside fenced area. All hens shall be kept in a shelter or adjacent outside fenced area at all times. The outside fenced area shall be no less than thirty-two (32) square feet in area and shall be demarcated with a fence constructed of wood or metal, excluding barbed wire or razor wire, of sufficient height to contain the hens. The shelter shall be no less than sixteen (16) square feet in area and no more than six (6) feet in height. The shelter shall contain an independent electric/heat source. Such utilities shall not be maintained with the use of extension cords.

The shelter and adjacent outside fenced area shall also be:

- (1) Thirty (30) feet from any adjacent occupied residential structure other than that of the owner or occupant of the real property on which the shelter and adjacent outside fenced area are located;
- (2) Not less than the minimum property line setback required for accessory structures in an R-1 zoning district as defined by the village's zoning code; and
- (3) Constructed in such a manner as to contain the hens to the shelter or the adjacent outside fenced area at all times and to keep the shelter and adjacent outside fenced area free from rodent infestation.
- (f) Property maintenance. All areas in which hens are kept shall be maintained in a neat and clean manner, free from undue accumulation of waste such as to cause odors detectable on adjacent properties. All feed for hens shall, except when placed for consumption by the hens, be kept in containers with tightly fitted lids that are rodent-proof.
- (g) Permit/inspection required. A permit shall be required for construction of a shelter utilized to contain hens. The permit shall be issued by the village's building department. The fee for the permit for construction of the shelter shall be twenty dollars (\$20.00). Two (2) inspections by the village's building department officials shall be required during construction of the shelter. The first shall occur upon installation of the base/floor of the shelter and prior to any further construction of the shelter; and the second shall occur upon completion of the shelter and prior to the owner acquiring hens to occupy the shelter. The inspections are required to confirm compliance with this article and the village's building code. A fee of thirty dollars (\$30.00) shall be charged for each inspection. The owner/occupant of the property shall be responsible for contacting the village's building department to schedule each inspection of the shelter.
- (h) Registration. All persons keeping hens in the village shall register with the village's planning department prior to acquiring the hens. Registration shall be on a form established by the village's planning department and shall include written permission for any village building or code enforcement official to access the rear yard of the property where the hens are located for the purpose of verifying compliance with applicable village Code.

  Registration shall not be permitted until the shelter has passed final inspection by the village's building department.
- (i) Compliance. All persons having chickens as of the effective date of this ordinance shall have ninety (90) days to bring their property into compliance with this article.

(Ord. No. 3082, § 3, 10-15-12)

# 10-4-6: - FOWL AND LIVESTOCK:

- 1. Housing: All fowl and livestock shall be kept within a pen, coop, building or other enclosure sufficient in size and strength to confine such animals to the owner's property, except that livestock may be tethered securely to a fixed object outside the enclosure, but only if the animal is so confined to the owner's property. A permit shall be obtained from the City of Naperville prior to the construction, addition, or modification of any pen, coop, building or other enclosure used for the purposes of housing fowl or livestock.
- 2. Zoning: Fowl and livestock may be kept in any area in the City except as otherwise provided by this Chapter or the City's Zoning Ordinance. [8]

# 3. Restrictions:

- 3.1. A maximum of eight (8) fowl shall be permitted on any property. Roosters shall be prohibited.
- 3.2. No livestock shall be kept, housed, maintained, or pastured within a distance of two hundred (200) feet of any occupied residence other than that of the owner.
- 3.3. No pen, coop, building or other enclosure used for the purpose of housing fowl (with the exception of homing pigeons) shall be erected or maintained within thirty (30) feet of any occupied residence other than that of the owner.
- 3.4. Every person maintaining a pen, coop, building, yard or enclosure for fowl or livestock shall keep such area clean and sanitary at all times. Any dirt or refuse resulting from the fowl or livestock shall be disposed in a clean and sanitary fashion.
- 3.5. All feed for fowl or livestock shall be kept in containers that are rodent-proof until put out for consumption by fowl or livestock.
- 3.6. Any pen, coop, or other structure used for the purpose of housing fowl that is not fully-enclosed shall be screened to a height of six (6) feet. Said screening shall be comprised of fences or walls six (6) feet in height, landscaping of at least seventy-five percent (75%) opacity, such as non-deciduous plantings, or equivalent screening and shall be located either along the perimeter of the lot where the pen, coop, building or other enclosure used for the purpose of housing fowl is located, or around the perimeter of the pen, coop, or enclosure itself.

(Ord. No. 12-013, § 2, 2-7-2012)

**Editor's note**— Section 3 of Ord. No. 12-013 states the following: "Any housing for fowl or livestock lawfully established prior to February 7, 2012 shall be permitted to continue operating in accordance with provisions of law and the Municipal Code related to nonconforming uses for a six-month period expiring August 8, 2012. Upon completion of the amortization period, all housing for fowl or livestock shall operate in compliance with the provisions of Section 10-4-6 (Fowl and Livestock)."

--- (8) ---

See Title 6 of this Code.

- (A) It shall be unlawful, and is hereby declared a nuisance for any person to keep or allow to be kept any animal of the species of horse, mule, swine, sheep, goat, cattle, poultry (with the exception of hens as herein provided), skunks, or poisonous reptiles within the corporation limits of the City of Evanston.
- (B) Hens shall mean the female of the species Gallus Gallus Domesticas.
- (C) It shall be unlawful to keep roosters within City limits.
  - 1. The number of hens allowed shall be no less than two (2), and no more than six (6).
  - 2. Any structures housing hens shall be termed an "accessory structure" as defined in <u>Title 6</u>, Chapter 18, Section 3 of the Evanston City Code, and shall abide by all requirements set forth in <u>Title 6</u>, Chapter 4, Section 6-2, "General Provisions for Accessory Uses and Structures," and <u>Title 5</u>, Chapter 1, "Property Maintenance Code" of the Evanston City Code.
  - 3. Applicants shall register with the Illinois Department of Agriculture Livestock Premises Registration, and must have proof of registration on-site.
  - 4. Care for hens shall follow the provisions set forth in this Chapter.
  - 5. Hens shall be kept in such a way so as not to cause a nuisance as defined in <u>Title 1</u>, Chapter 3, Section 2, and enumerated in <u>Title 8</u>, Chapter 4, Section 1 of the Evanston City Code and shall be kept in conformance with the following requirements:
    - a. Hen yards and coops shall be constructed and maintained to reasonably prevent the collection of standing water; and shall be cleaned of hen droppings, uneaten or discarded feed, feathers, and other waste with such frequency as is necessary to ensure the hen yard and coop do not become nuisances as defined in <u>Title 8</u>, Chapter 4, Section 1 of the Evanston City Code.
    - b. Hens shall be kept in an enclosure which shall be maintained in such a manner so as to protect the hens from predators and trespassers.
    - c. Hen coops shall be built and kept in such a manner so as to allow for easy ingress and egress for the hens and shall offer protection from weather elements including cold temperatures.
    - d. Hen coops and yards shall be large enough to provide at least four (4) feet per hen.
  - 6. Licenses for coops must be obtained and shall meet the rules of this Chapter where applicable.
    - a. Prior to a license being granted to an applicant, the applicant must show proof of notice to all adjacent landowners except landowners that are municipalities or utilities.
    - b. A license shall not be granted unless the applicant has obtained all necessary building permits and can show proof that a hen yard and coop that comply with this Section have been erected.
    - c. Coop licenses shall not run with the land.
    - d. Applications shall be submitted to the City of Evanston Public Health Director who shall have the authority to enforce this Section.
    - e. An applicant who lives in an apartment or condominium building is not eligible to receive a coop license.
    - f. No more than twenty (20) valid coop licenses shall be active within the City of Evanston at any given time for the first calendar year that the ordinance codified in this Section is in effect.
  - 7. No person shall slaughter any hen, or any other animal, within City limits. Nothing in this Section is to be interpreted as prohibiting any establishment that is licensed to slaughter, from slaughtering for food purposes any animals which are specifically raised for food purposes.
  - 8. Any person found to be in violation of this Section shall be fined not less than fifty dollars (\$50.00), nor more than seven hundred fifty dollars (\$750.00) for each offense. In the event that an owner is adjudged to have three (3) violations of this Section, the owner's coop license shall be revoked. Each day an owner is not

compliant with this Section shall constitute a separate offense.

(Ord. No. 43-0-74; Ord. No. 23-0-10, § 1, 9-27-2010; Ord. No. 85-0-10, § 1, 12-13-2010; Ord. No. 8-0-12, (49-0-11(exh. B, § 9-4-5)), 1-23-2012)

From:

To: Krysti Barksdale-Noble; Bart Olson; Jackie Milschewski

Subject: Fwd: In favor of chickens Tuesday, July 7, 2020 6:33:08 PM Date:

----- Forwarded message -----

From: a m <

Date: Tue, Jul 7, 2020 at 6:30 PM Subject: Re: In favor of chickens

To: Joel Frieders < <u>ioelfrieders.ward3@gmail.com</u>>

# Joel.

Thank you for asking! I wish more people would be curious about many topics. I appreciate this as a human and a political figure.

Yes, as a former agricultural educator, I helped children learn tangible life lessons with chickens. They learned responsibility, economics and husbandry to name a few. I watched as some students who have autism and struggled with social situations "come out of their shell' around chickens. Chickens offer a glimpse into the birdworld that we cant often have with wild animals, they are a domesticated animal but they do have similar behaviours to some of our wild feathered friends. I have friends who live in areas where chickens are allowed and for them its chance to do micro homesteading, earn a small amount of extra income (usually only enough to buy chicken feed) and reduce their food miles. Chickens also are insectivores they can aid in eating ticks, mosquitos and may other pests that annoy us or carry disease. They themselves cannot get lymes disease so it's a win win.

Please feel free to ask anymore questions and share this information.

**April Morris** 

On Tue, Jul 7, 2020 at 5:47 PM Joel Frieders < <u>ioelfrieders.ward3@gmail.com</u>> wrote: any reasons why you support it?

On Tue, Jul 7, 2020 at 5:06 PM a m < > wrote:

Hi I am in favor of backyard chickens here in Yorkville!

Joel Frieders Alderman, Third Ward United City of Yorkville 800 Game Farm Rd Yorkville, IL 60560 630-992-7516

PLEASE NOTE: I do not email after 5pm CST or on weekends, for the sanctity of my sanity.

Joel Frieders

Alderman, Third Ward United City of Yorkville 800 Game Farm Rd Yorkville, IL 60560 630-992-7516

630-992-7516 PLEASE NOTE: I do not email after 5pm CST or on weekends, for the sanctity of my sanity.

### Dear Yorkville City Council,

I appreciate Alderman Funkhouser's efforts bringing the topic of Urban Chickens forward to the council. My family lives on a unique piece of property in town. We own ~1.25 acres between two connected parcels on Main Street. Main Street lets people go back in time surrounded by historic homes and the occasional glimpse of the Fox River. Many of these properties would have maintained chickens and other foul to provide for those families. Recently, my son found remnants of an old chicken coop in our back woods. Our property offers a unique habitat for chicken and some would say other animals as well.

I had to put some thought into how much I really wanted chickens. Chickens are extra work, the costs take years to recover, and you must take into consideration end of life. We are a busy and expensive family of 7 plus our puppy Leo. However, I know these animals would quickly become family. I think of the unique opportunity it would offer my children and neighboring friends. I think of sustainability in these COVID days. The regular supply of fresh eggs offered by the hens is a great and healthy perk. Chickens also eliminate many nescient pests without spraying chemicals over our properties. They are also substantially quieter than the Route 47 traffic I can hear 4 blocks away.

I hope you continue discussions and find an agreement as you did bringing apiaries into town. No matter the decision, I appreciate you taking the time and consideration as many Illinois towns have over recent years.

Sincerely,

Tim Johnson & Family (DeeDee, Claudia, Dylan, Scarlett, Monreau, Fiona, and Leo)

Why I want chickens. I think chickens would be so fun to have and here is Why. I would want to feed them because it would be fun to have more animals to love I think that chickens Would be a big responsability but # would be fun! Chickens Seem like they would listen while being abig responsability they would be fun and loving. Me and My family Would take affected care of them. We have adog and we take great Care of him. Chickens seem leally fun I would hang out with them and feed them

