



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, November 2, 2021

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: October 5, 2021

New Business:

1. EDC 2021-33 Building Permit Report for September 2021
2. EDC 2021-34 Building Inspection Report for September 2021
3. EDC 2021-35 Property Maintenance Report for September 2021
4. EDC 2021-36 Economic Development Report for October 2021
5. EDC 2021-37 DCEO ReBuild Illinois Grant Application for Downtown Redevelopment
6. EDC 2021-38 Unified Development Ordinance (UDO) Status Update

Old Business:

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, November 2, 2021
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 5, 2021

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

NEW BUSINESS:

1. EDC 2021-33 Building Permit Report for September 2021

- ☐ Informational Item
- ☐ Notes _____
- _____
- _____

2. EDC 2021-34 Building Inspection Report for September 2021

☐ Informational Item

☐ Notes _____

3. EDC 2021-35 Property Maintenance Report for September 2021

☐ Informational Item

☐ Notes _____

4. EDC 2021-36 Economic Development Report for October 2021

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

5. EDC 2021-37 DCEO ReBuild Illinois Grant Application for Downtown Redevelopment

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2021-38 Unified Development Ordinance (UDO) Status Update

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – October 5, 2021

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name

Department

Agenda Item Notes:

DRAFT

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 5, 2021, 6:00pm
City Council Chambers**

Note: 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, remote attendance was allowed for this meeting to encourage social distancing due to the ongoing Covid-19 pandemic.

In Attendance:

Committee Members

Chairman Jason Peterson/in-person
Alderman Chris Funkhouser/remote

Alderman Ken Koch/in-person
Alderman Joe Plocher/remote

Other City Officials

City Administrator Bart Olson/in-person
Assistant City Administrator Erin Willrett/in-person
Community Development Director Krysti Barksdale-Noble/in-person
Senior Planner Jason Engberg/in-person
Code Official Pete Ratosh/in-person

Other Guests None

The meeting was called to order at 6:00pm by Chairman Jason Peterson and he stated the meeting would also be held via Zoom in regards to pandemic allowances.

Citizen Comments None

Minutes for Correction/Approval May 4, 2021

The minutes were approved as presented.

New Business

1. EDC 2021-26 Building Permit Report for April - August 2021

Mr. Ratosh presented a breakdown of the number of single-family detached and single-family attached homes as well as the total permits issued by month. He said there were strong sales of duplexes in Grande Reserve. By the end of August, 1,248 total permits had been issued for the year. He added that Phase 1 of the development behind Home Depot has sold out and Phase 2 starts next week.

2. EDC 2021-27 Building Inspection Report for April - August 2021

Code Official Ratosh reported the total number of inspections by month trending in the 900's with 200-300 being outsourced each month. Alderman Koch asked about a dumpster issue where construction crews are throwing materials on the ground. Mr. Ratosh said he has issued warning letters, but will continue to monitor the situation.

3. EDC 2021-28 Property Maintenance Report for April – August 2021

The owner of a dead tree not removed, was found liable and issued a fine. The tree was later removed. Weeds and grass violations occurred in the summer months along with roof, parking, fence and other violations. Mr. Ratos said violators rarely appear at the hearings and fines continue to be added when violations are not rectified. Mr. Ratos explained the process to challenge violations, however, they are rarely contested.

4. EDC 2021-29 Economic Development Report for June – September 2021

City Consultant Lynn Dubajic was unable to be present, however, her reports were included in the agenda packet for review.

5. EDC 2021-30 Selection of Committee Liaisons

There are two positions for non-voting liaisons, one on PZC for the City and one for the County. Alderman Koch volunteered to be the PZC liaison.

6. EDC 2021-31 Meeting Dates for 2022

The Committee was OK with the dates presented, but questioned the July 5th meeting, so this date will be revisited as it gets closer.

7. EDC 2021-32 Oswego/Yorkville Boundary Agreement

Mr. Engberg said one of the Comprehensive Plan short-term goals was to establish boundary agreements for growth in the area. The current agreement with Oswego expired in September and the proposed agreement extension would be in place until 2041. He gave the background of boundary agreements as well as advantages and disadvantages. State statute allows for municipalities with official plans to enter into these agreements for annexing land and for when development occurs. Currently there are no agreements with Newark, Millbrook, Joliet, Lisbon, Millington and Plattville. Staff is discussing whether or not to begin those. Staff believes the agreements are a positive tool and help to budget and plan.

Mr. Engberg summarized the minor changes as well as major amendments for the Oswego agreement. One major change is the new boundary line that would include a request by Oswego to have Hideaway Lakes included in their planning area. Staff was not opposed to that request, however, language was included that the Yorkville Police would be reimbursed for any calls handled there since they are closer to the property. Mr. Engberg also said the self-determination zones have been removed in the new agreement, however, Oswego would like to keep them. Staff recommends adoption of the new agreement extension dependent on EDC input.

Mr. Olson commented that the Oswego Mayor would like Hideaway Lakes as part of their town. Mayor Purcell reviewed it and asked that the language be included about the police response and costs. Generally both Mayors agree on the self-determination zones.

Alderman Funkhouser said he opposes having Hideaway Lakes included with Oswego, calling it a land grab. Mr. Olson said the staff did not see an economic benefit, considering the potential for issues and the Chief of Police recommended keeping it with the County or Oswego.

Mr. Olson also said there was minimal sales tax or revenue to be gained from the property. Alderman Plocher asked why Oswego would want the property. The property currently shares a boundary with Saw-wee-kee Park and Oswego may view it as an extended recreation area. Alderman Funkhouser asked if the owner can decide which side his property is on, with the self-determination removed. Alderman Peterson asked how likely it would be for one municipality to give up the property in the future. Staff said the decision could be reversed unless it has been annexed. Most committee members decided they either did not wish to relinquish the property or were not completely sold on letting it go due to future potential economic advantages while Alderman Plocher favors letting it go.

The input will be taken to the Oswego staff and Mayor Purcell. It will then be determined if the matter should be brought back to committee or taken to City Council. A Public Hearing would be scheduled for November with ratification in December.

Old Business: None

Additional Business:

There was discussion of a letter of revocation being sent to the owner of storage containers by Dunkin Donuts. The owner will cooperate and try to find a remedy for the problem. A response to the letter is required within 10 days and Mr. Ratos said he wants a meeting with the owner.

Chairman Peterson said he had inquiries about the new Prairie Point Building and the very tall grass. Mr. Olson said staff has looked at it and some areas will be naturalized and landscaping will be done in other areas. The drainage ditch will be maintained also.

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

Minutes respectfully submitted by
Marlys Young, Minute Taker/in-person



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2021-33

Agenda Item Summary Memo

Title: Building Permit Report for September 2021

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: All permits issued in September 2021.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

September 2021

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached Program Begins 1/1/2012</i>	SFA <i>Single Family Attached</i>	Multi- Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
September 2021	144	27	0	4	0	17	0	96	6,510,771.00	247,790.51
Calendar Year 2021	1391	208	0	129	0	106	0	948	64,123,805.00	2,269,499.73
Fiscal Year 2022	854	109	0	105	0	54	0	586	39,387,500.00	1,370,112.04
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



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

Agenda Item Number

New Business #2

Tracking Number

EDC 2021-34

Agenda Item Summary Memo

Title: Building Inspection Report for September 2021

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: All inspections scheduled in September 2021.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert Community Development
Name Department

Agenda Item Notes:

DATE: 09/30/2021
TIME: 15:02:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	-----	020-REI REINSPECTION	20190025	2839 KETCHUM CT	218		09/29/2021
EEI	-----	025-REI REINSPECTION Comments1: CRACKED SQUARE	20200729	2010 INGEMUNSON LN	139		09/28/2021
EEI	-----	026-EFL ENGINEERING - FINAL INSPE					09/27/2021
EEI	-----	020-REI REINSPECTION Comments1: EEI - REINSPECT LOWERED STORM SEWER	20201095	2089 BLUEBERRY HILL	313-1		09/14/2021
BC	-----	003-FIN FINAL INSPECTION Comments1: DECK/ SEE COMMENTS ON TICKET	20201135	901 BLACKBERRY SHORE LN	24		09/09/2021
EEI	-----	022-REI REINSPECTION	20201137	2235 FAIRFAX WAY	378		09/20/2021
BC	-----	AM 002-FIN FINAL INSPECTION Comments1: DECK AND PATIO/ SEE INSPECTION TICKET C Comments2: OMMENTS	20201153	2002 DEERPOINT LN			09/14/2021
EEI	-----	022-EFL ENGINEERING - FINAL INSPE	20201200	401 HAZELTINE WAY	14		09/07/2021
PBF	-----	023-PLF PLUMBING - FINAL OSR READ					09/07/2021
BF	-----	024-FIN FINAL INSPECTION					09/07/2021
BF	-----	025-FEL FINAL ELECTRIC					09/07/2021
BF	-----	026-FME FINAL MECHANICAL					09/07/2021
BC	-----	027-REI REINSPECTION					09/09/2021
BF	-----	AM 015-INS INSULATION	20201282	941 GILLESPIE LN	106		09/02/2021
BF	-----	AM 010-RFR ROUGH FRAMING Comments1: PROVIDE FIRESTOP AT 1ST FLOOR BATH SOFFI Comments2: T, OPEN WEB TRUSSES CUT	20201287	951 GILLESPIE LN	101		09/02/2021
BF	-----	AM 011-REL ROUGH ELECTRICAL					09/02/2021
BF	-----	AM 012-RMC ROUGH MECHANICAL					09/02/2021
PBF	-----	AM 013-PLR PLUMBING - ROUGH					09/02/2021
BF	-----	AM 017-FIN FINAL INSPECTION Comments1: ANTITIP AT OVEN NOT FASTENED TO FLOOR OR Comments2: WALL, PROVIDE WEATHERSTRIP AT ATTICE AC Comments3: CESS	20201288	931 GILLESPIE LN	107		09/02/2021

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 018-FEL FINAL ELECTRIC					09/02/2021
		Comments1: ELECTRIC PANEL NEEDS TO BE LABELED, SMOK					
		Comments2: E/C/O ON 1ST FLOOR MUST BE WITHIN 15' OF					
		Comments3: BDRM DOOR					
BF	_____	AM 019-FME FINAL MECHANICAL					09/02/2021
PBF	_____	AM 020-PLF PLUMBING - FINAL OSR READ					09/02/2021
		Comments1: CLEANOUT COVERS NEED TO BE INSTALLED					
BF	_____	AM 021-REI REINSPECTION					09/10/2021
		Comments1: FINAL FRAME AND MECH 630-273-2012					
BF	_____	AM 022-FEL FINAL ELECTRIC					09/22/2021
		Comments1: REINSPECTIONS					
BF	_____	AM 017-FIN FINAL INSPECTION	20201293	921 GILLESPIE LN	112		09/02/2021
		Comments1: ANTI-TIP FOR OVEN MUST BE FASTENED TO FL					
		Comments2: OOR AND WALL, PROVIDE WEATHERSTRIP AT AT					
		Comments3: TIC ACCESS					
BF	_____	AM 018-FEL FINAL ELECTRIC					09/02/2021
		Comments1: ELECTRIC PANEL NEEDS TO BE LABELED, SMOK					
		Comments2: E/CO ON 1ST FLOOR MUST BE WITHIN 15' OF					
		Comments3: BDRM DOOR, D/W MUST HAVE DISCONNECT					
BF	_____	AM 019-FME FINAL MECHANICAL					09/02/2021
PBF	_____	AM 020-PLF PLUMBING - FINAL OSR READ					09/02/2021
		Comments1: CLEANOUT COVERS NEED TO BE INSTALLED					
BF	_____	AM 021-REI REINSPECTION					09/10/2021
		Comments1: FINAL FRAME AND MECH 630-273-2012					
BF	_____	022-FEL FINAL ELECTRIC					09/22/2021
		Comments1: REINSPECTION					
BF	_____	PM 007-RFR ROUGH FRAMING	20201300	950 GILLESPIE LN	148		09/22/2021
BF	_____	PM 008-REL ROUGH ELECTRICAL					09/22/2021
BF	_____	PM 009-RMC ROUGH MECHANICAL					09/22/2021
PBF	_____	pm 010-PLR PLUMBING - ROUGH					09/22/2021
		Comments1: 630-365-7229					
BF	_____	011-INS INSULATION					09/24/2021

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 007-RFR ROUGH FRAMING	20201301	948 GILLESPIE LN	147		09/22/2021
		Comments1: 630-365-7229					
BF	_____	PM 008-REL ROUGH ELECTRICAL					09/22/2021
BF	_____	PM 009-RMC ROUGH MECHANICAL					09/22/2021
PBF	_____	PM 010-PLF PLUMBING - FINAL OSR READ					09/22/2021
		Comments1: 630-365-7229					
BF	_____	011-INS INSULATION					09/24/2021
BF	_____	AM 007-RFR ROUGH FRAMING	20201302	946 GILLESPIE LN	146		09/16/2021
		Comments1: SEE COMMENTS ON INSPECTION TICKET					
BF	_____	AM 008-REL ROUGH ELECTRICAL					09/16/2021
BF	_____	AM 009-RMC ROUGH MECHANICAL					09/16/2021
PBF	_____	AM 010-PLR PLUMBING - ROUGH					09/16/2021
BF	_____	AM 011-INS INSULATION					09/22/2021
		Comments1: 630-365-7229					
BF	_____	AM 007-RFR ROUGH FRAMING	20201303	944 GILLESPIE LN	145		09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
BF	_____	AM 008-REL ROUGH ELECTRICAL					09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
BF	_____	AM 009-RMC ROUGH MECHANICAL					09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
PBF	_____	AM 010-PLR PLUMBING - ROUGH					09/13/2021
BF	_____	AM 011-INS INSULATION					09/16/2021
		Comments1: ABBY 630-365-7229					
PR	_____	012-REL ROUGH ELECTRICAL	20201326	111 W MADISON ST			09/14/2021
PR	_____	013-RFR ROUGH FRAMING					09/14/2021
PR	_____	014-RMC ROUGH MECHANICAL					09/14/2021
PR	_____	015-PLR PLUMBING - ROUGH					09/14/2021
EEI	_____	022-EFL ENGINEERING - FINAL INSPE	20201468	801 FREEMONT ST	46		09/22/2021

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 001-TRN TRENCH - (GAS, ELECTRIC,	20201623	1101 MIDNIGHT PL	277		09/03/2021
BC	12:00	003-FIN FINAL INSPECTION Comments1: IGP	20201895	622 WINDETT RIDGE RD	157		09/10/2021
EEI	_____	026-REI REINSPECTION	20210012	576 WARBLER LN	353		09/27/2021
EEI	_____	021-REI REINSPECTION	20210015	4854 W MILLBROOK CIR	7		09/17/2021
BC	_____	017-FIN FINAL INSPECTION Comments1: SEE TICKET FOR COMMENTS	20210038	533 MANCHESTER LN	394		09/08/2021
BC	_____	018-FEL FINAL ELECTRIC Comments1: SEE TICKET FOR COMMENTS					09/08/2021
BC	_____	019-FME FINAL MECHANICAL Comments1: SEE TICKET FOR COMMENTS					09/08/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					09/08/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					09/08/2021
EEI	_____	019-REI REINSPECTION	20210046	4807 W MILLBROOK CIR	151	09/17/2021	
BF	_____	013-FIN FINAL INSPECTION Comments1: JEFF 847-456-8082	20210064	1241 HAWK HOLLOW DR	315-1		09/08/2021
BF	_____	014-FEL FINAL ELECTRIC					09/08/2021
BF	_____	015-FME FINAL MECHANICAL					09/08/2021
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: JEFF 847-456-8082					09/08/2021
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					09/08/2021
BF	_____	013-FIN FINAL INSPECTION Comments1: JEFF 847-456-8082	20210065	1243 HAWK HOLLOW DR	315-2		09/08/2021
BF	_____	014-FEL FINAL ELECTRIC					09/08/2021
BF	_____	015-FMC FINAL MECHANICAL					09/08/2021
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: JEFF 847-456-8082					09/08/2021
EEI	_____	017-EFL ENGINEERING - FINAL INSPE					09/08/2021

DATE: 09/30/2021
TIME: 15:02:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	015-FIN FINAL INSPECTION	20210066	1245 HAWK HOLLOW DR	315-3		09/13/2021
		Comments1: JEFF 847-456-8082					
BC	_____	016-FEL FINAL ELECTRIC					09/13/2021
BC	_____	017-FMC FINAL MECHANICAL					09/13/2021
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					09/13/2021
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					09/08/2021
EEI	_____	013-EFL ENGINEERING - FINAL INSPE	20210067	1247 HAWK HOLLOW DR	315-4		09/08/2021
BC	_____	014-FIN FINAL INSPECTION					09/15/2021
		Comments1: JEFF 847-456-8082					
BC	_____	015-FEL FINAL ELECTRIC					09/15/2021
BC	_____	016-FMC FINAL MECHANICAL					09/15/2021
		Comments1: SEE INSPECTION TICKET					
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					09/15/2021
		Comments1: JEFF 847-456-8082					
EEI	_____	018-REI REINSPECTION					09/16/2021
BC	_____	019-REI REINSPECTION					09/20/2021
EEI	_____	019-EFL ENGINEERING - FINAL INSPE	20210068	1251 HAWK HOLLOW DR	314-1		09/29/2021
EEI	_____	019-EFL ENGINEERING - FINAL INSPE	20210069	1253 HAWK HOLLOW DR	314-2	09/29/2021	
EEI	_____	018-EFL ENGINEERING - FINAL INSPE	20210070	1255 HAWK HOLLOW DR	314-3		09/29/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE	20210071	1257 HAWK HOLLOW DR	314-4		09/29/2021
BF	_____	022-REI REINSPECTION	20210080	4843 W MILLBROOK CIR		09/07/2021	
		Comments1: REFER TO INSPECTION REPORT 342784 ANDREW					
		Comments2: 331-431-7342					
BC	_____	012-FIN FINAL INSPECTION	20210095	3152 JUSTICE DR	608		09/01/2021
BC	_____	013-FEL FINAL ELECTRIC					09/01/2021
BC	_____	014-FME FINAL MECHANICAL					09/01/2021
PBF	_____	015-PLF PLUMBING - FINAL OSR READ					09/01/2021

DATE: 09/30/2021
TIME: 15:02:28
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	-----	016-EFL ENGINEERING - FINAL INSPE					09/01/2021
BC	-----	013-FIN FINAL INSPECTION	20210098	2061 WHITEKIRK LN	79		09/17/2021
BC	-----	014-FEL FINAL ELECTRIC					09/17/2021
BC	-----	015-FME FINAL MECHANICAL					09/17/2021
PBF	-----	016-PLF PLUMBING - FINAL OSR READ					09/17/2021
EEI	-----	017-EFL ENGINEERING - FINAL INSPE					09/17/2021
BF	-----	014-FIN FINAL INSPECTION	20210108	2692 PATRIOT CT	219		09/10/2021
		Comments1: JIM EMMANUEL 331-223-6615					
BF	-----	015-FEL FINAL ELECTRIC					09/10/2021
BF	-----	016-FME FINAL MECHANICAL					09/10/2021
PBF	-----	017-PLF PLUMBING - FINAL OSR READ					09/10/2021
EEI	-----	018-EFL ENGINEERING - FINAL INSPE					09/14/2021
PBF	-----	AM 019-PLF PLUMBING - FINAL OSR READ					09/14/2021
		Comments1: 331-223-6615					
BF	-----	013-FIN FINAL INSPECTION	20210109	2715 NICKERSON CT	164		09/07/2021
		Comments1: ANDREW 331-431-7342					
BF	-----	014-FEL FINAL ELECTRIC					09/07/2021
BF	-----	015-FME FINAL MECHANICAL					09/07/2021
PBF	-----	016-PLF PLUMBING - FINAL OSR READ					09/07/2021
		Comments1: ANDREW 331-431-7342					
EEI	-----	017-EFL ENGINEERING - FINAL INSPE					09/07/2021
BC	-----	016-FIN FINAL INSPECTION	20210110	2709 NICKERSON CT	161		09/14/2021
		Comments1: NO SMOKE DETECTOR IN BR 2					
BC	-----	017-EFL ENGINEERING - FINAL INSPE					09/14/2021
		Comments1: FAILED WATER STRUCTURES					
BC	-----	018-FME FINAL MECHANICAL					09/14/2021
PBF	-----	019-PLF PLUMBING - FINAL OSR READ					09/14/2021

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BC	_____	020-REI REINSPECTION					09/16/2021
		Comments1: FINAL ELEC					
EEI	_____	021-REI REINSPECTION					09/17/2021
BC	_____	017-FIN FINAL INSPECTION	20210127	1202 HAWK HOLLOW DR	276-2		09/14/2021
BC	_____	018-FEL FINAL ELECTRIC					09/14/2021
BC	_____	019-FME FINAL MECHANICAL					09/14/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					09/14/2021
		Comments1: 224-760-2966 KEVIN					
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					09/09/2021
BF	_____	017-FIN FINAL INSPECTION	20210128	1204 HAWK HOLLOW DR	276-1		09/09/2021
		Comments1: PROVIDE CONCRETE SLAB AT BASEMENT PATIO					
		Comments2: DOOR, COMPLETE REAR DECK AND STAIRS					
BF	_____	018-FEL FINAL ELECTRIC					09/09/2021
BF	_____	019-FME FINAL MECHANICAL					09/09/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					09/09/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					09/09/2021
BC	_____	022-REI REINSPECTION					09/14/2021
BC	_____	012-WK SERVICE WALK	20210130	1231 HAWK HOLLOW DR	3161		09/10/2021
GH	_____	013-PPS PRE-POUR, SLAB ON GRADE				09/10/2021	
BC	_____	012-WK SERVICE WALK	20210131	1233 HAWK HOLLOW DR	3162		09/10/2021
GH	_____	013-PPS PRE-POUR, SLAB ON GRADE				09/10/2021	
GH	_____	011-INS INSULATION	20210132	1235 HAWK HOLLOW DR	3163		09/01/2021
BC	_____	013-WK SERVICE WALK					09/10/2021
GH	_____	014-PPS PRE-POUR, SLAB ON GRADE				09/10/2021	
BC	_____	007-RFR ROUGH FRAMING	20210133	1237 HAWK HOLLOW DR	3164		09/02/2021
BC	_____	008-REL ROUGH ELECTRICAL					09/02/2021

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BC	-----	009-RMC ROUGH MECHANICAL					09/02/2021
PBF	-----	010-PLR PLUMBING - ROUGH					09/02/2021
		Comments1: 847-456-8082					
GH	-----	011-INS INSULATION					09/07/2021
GH	-----	012-WK SERVICE WALK					09/10/2021
GH	-----	013-PPS PRE-POUR, SLAB ON GRADE				09/10/2021	
BC	-----	014-FIN FINAL INSPECTION	20210137	3138 JUSTICE DR	611		09/17/2021
BC	-----	015-FEL FINAL ELECTRIC					09/17/2021
BC	-----	016-FME FINAL MECHANICAL					09/17/2021
PBF	-----	017-PLF PLUMBING - FINAL OSR READ					09/17/2021
		Comments1: 224-340-5860					
EEI	-----	018-EFL ENGINEERING - FINAL INSPE					09/17/2021
BC	-----	016-FIN FINAL INSPECTION	20210138	3142 JUSTICE DR	610		09/10/2021
BC	-----	017-FEL FINAL ELECTRIC					09/10/2021
BC	-----	018-FME FINAL MECHANICAL					09/10/2021
PBF	-----	019-PLF PLUMBING - FINAL OSR READ					09/10/2021
EEI	-----	020-EFL ENGINEERING - FINAL INSPE					09/10/2021
		Comments1: UNABLE TO KEY BBOX					
EEI	-----	021-REI REINSPECTION					09/13/2021
BF	-----	014-FIN FINAL INSPECTION	20210139	3146 JUSTICE DR	609		09/03/2021
		Comments1: ZACH 224-340-5860					
BF	-----	015-FEL FINAL ELECTRIC					09/03/2021
BF	-----	016-FMC FINAL MECHANICAL					09/03/2021
PBF	-----	017-PLF PLUMBING - FINAL OSR READ					09/03/2021
		Comments1: ZACH 224-340-5860					
EEI	-----	018-EFL ENGINEERING - FINAL INSPE					09/07/2021
GH	-----	AM 011-STP STOOP	20210145	4846 W MILLBROOK CIR	8		09/07/2021

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GH	_____	AM 013-WKS PUBLIC & SERVICE WALKS Comments1: NEED TO COMPACT BEFORE POURING - EMAILED Comments2: LOUIE AT MIDWEST					09/22/2021
GH	_____	014-PPS PRE-POUR, SLAB ON GRADE Comments1: CANCEL				09/27/2021	
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606	20210149	3732 BAILEY RD	1355		09/01/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606	20210150	3734 BAILEY RD	1354		09/01/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606	20210151	3736 BAILEY RD	1351		09/01/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606	20210152	3738 BAILEY RD	1352		09/01/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606	20210153	3740 BAILEY RD	1351		09/01/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255					09/07/2021

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BC	_____	AM 007-GAR GARAGE FLOOR					09/07/2021
BC	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255	20210155	3724 BAILEY RD	1362		09/07/2021
BC	_____	AM 006-GAR GARAGE FLOOR					09/07/2021
BC	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255	20210156	3726 BAILEY RD	1363		09/07/2021
BC	_____	AM 006-GAR GARAGE FLOOR					09/07/2021
BC	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255	20210157	3728 BAILEY RD	1364		09/07/2021
BC	_____	AM 006-GAR GARAGE FLOOR					09/07/2021
BC	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-232-2255	20210158	3730 BAILEY RD	1365		09/07/2021
BC	_____	AM 006-GAR GARAGE FLOOR					09/07/2021
BF	_____	009-RFR ROUGH FRAMING Comments1: 224-358-1606	20210165	3134 JUSTICE DR	613		09/01/2021
BF	_____	010-REL ROUGH ELECTRICAL Comments1: 224-358-1606					09/01/2021
BF	_____	011-RMC ROUGH MECHANICAL Comments1: 224-358-1606					09/01/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: 224-358-1606					09/01/2021
BC	_____	014-INS INSULATION					09/03/2021
BC	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: SIDEWALKS					09/14/2021
BF	_____	009-RFR ROUGH FRAMING	20210166	3131 JUSTICE DR	688		09/17/2021
BF	_____	010-REL ROUGH ELECTRICAL					09/17/2021
BF	_____	011-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET FOR COMMENTS					09/17/2021
PBF	_____	012-PLR PLUMBING - ROUGH					09/17/2021

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	013-REI REINSPECTION					09/20/2021
		Comments1: ROUGH MECHANICAL					
GH	_____	014-INS INSULATION					09/21/2021
BC	_____	008-REL ROUGH ELECTRICAL	20210167	3135 JUSTICE DR	689		09/10/2021
BC	_____	009-RFR ROUGH FRAMING					09/10/2021
BC	_____	010-RMC ROUGH MECHANICAL					09/10/2021
BC	_____	011-INS INSULATION					09/15/2021
BC	_____	AM 013-PPS PRE-POUR, SLAB ON GRADE	20210168	3139 JUSTICE DR	690		09/14/2021
		Comments1: SIDEWALKS					
PR	_____	014-FIN FINAL INSPECTION	20210186	2002 SHETLAND CT	80		09/20/2021
PR	_____	015-FEL FINAL ELECTRIC					09/20/2021
PR	_____	016-FME FINAL MECHANICAL					09/20/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					09/20/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					09/20/2021
BC	_____	017-FIN FINAL INSPECTION	20210187	2006 SHETLAND CT	82		09/10/2021
BC	_____	018-FEL FINAL ELECTRIC					09/10/2021
BC	_____	019-FME FINAL MECHANICAL					09/10/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					09/10/2021
GH	_____	AM 013-WKS PUBLIC & SERVICE WALKS	20210188	2022 GLENEAGLES DR	85		09/21/2021
GH	_____	007-STP STOOP	20210189	2026 GLENEAGLES DR	86		09/09/2021
		Comments1: FRONT & REAR STOOPS					
GH	_____	AM 008-WK SERVICE WALK					09/21/2021
BF	_____	009-RFR ROUGH FRAMING					09/27/2021
		Comments1: 630-546-1085/ SEE INSPECTION TICKET					
BF	_____	010-REL ROUGH ELECTRICAL					09/27/2021
		Comments1: SEE INSPCTION TICKET					
BF	_____	011-RMC ROUGH MECHANICAL					09/27/2021
		Comments1: SEE INSPECTION TICKET					

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PBF	_____	012-PLR PLUMBING - ROUGH Comments1: 630-546-1085					09/27/2021
GH	_____	013-INS INSULATION Comments1: SEAL AROUND GARAGE OUTLET BY SERVICE DOO Comments2: R, FAMILY RM WINDOWS, INSULATE RETURN WA Comments3: LL RIGHT OF SERVICE DOOR, SEAL ROMEX AT Comments4: MSTR CLOSET NEAR FRONT OF HOUSE					09/29/2021
GH	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					09/29/2021
GH	_____	AM 015-EPW ENGINEERING- PUBLIC WALK					09/29/2021
BF	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: 815-839-8175 WKS, PATIO	20210190	2034 GLENEAGLES DR	87		09/14/2021
BF	_____	AM 013-PPS PRE-POUR, SLAB ON GRADE Comments1: 815-839-8175 WKS, PATIO	20210192	2042 WHITEKIRK LN	88		09/14/2021
EEI	_____	016-EFL ENGINEERING - FINAL INSPE	20210193	509 MANCHESTER LN	392		09/14/2021
BF	_____	017-FIN FINAL INSPECTION Comments1: 847-456-8082 SEE INSPECTION TICKET FOR C Comments2: OMMENTS					09/14/2021
BF	_____	018-FEL FINAL ELECTRIC					09/14/2021
BF	_____	019-FME FINAL MECHANICAL					09/14/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082					09/14/2021
BC	_____	021-REI REINSPECTION					09/16/2021
BC	_____	016-FIN FINAL INSPECTION	20210194	2247 FAIRFIELD AVE	370		09/16/2021
BC	_____	017-FEL FINAL ELECTRIC					09/16/2021
BC	_____	018-FME FINAL MECHANICAL					09/16/2021
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					09/16/2021
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					09/16/2021
EEI	_____	020-REI REINSPECTION Comments1: FINAL SITE REINSPECTION	20210197	444 E BARBERRY CIR	165		09/29/2021

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BC	-----	017-FIN FINAL INSPECTION	20210208	2051 WREN RD	28		09/24/2021
BC	-----	018-FEL FINAL ELECTRIC					09/24/2021
BC	-----	019-FME FINAL MECHANICAL					09/24/2021
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: DAVE 630-800-9005					09/24/2021
EEI	-----	021-EFL ENGINEERING - FINAL INSPE					09/27/2021
PR	-----	015-FIN FINAL INSPECTION	20210216	1095 GRACE DR	56		09/22/2021
PR	-----	016-FEL FINAL ELECTRIC					09/22/2021
PR	-----	017-FME FINAL MECHANICAL					09/22/2021
PR	-----	018-PLF PLUMBING - FINAL OSR READ					09/22/2021
EEI	-----	019-EFL ENGINEERING - FINAL INSPE					09/22/2021
BC	-----	PM 016-WKS PUBLIC & SERVICE WALKS	20210229	636 WHITE OAK WAY	17		09/02/2021
EEI	-----	PM 017-ADA ADA ACCESSIBLE WALK WAY					09/08/2021
BC	-----	001-FIN FINAL INSPECTION	20210232	2512 BOOMER LN		09/15/2021	
PR	-----	014-WKS PUBLIC & SERVICE WALKS	20210236	1152 KATE DR	240		09/08/2021
PR	-----	015-PWK PRIVATE WALKS					09/08/2021
BF	-----	014-FIN FINAL INSPECTION Comments1: 331-223-6615	20210250	2844 ALDEN AVE	334		09/14/2021
BF	-----	015-FEL FINAL ELECTRIC					09/14/2021
BF	-----	016-FME FINAL MECHANICAL					09/14/2021
PBF	-----	017-PLF PLUMBING - FINAL OSR READ Comments1: 331-223-6615					09/14/2021
EEI	-----	018-EFL ENGINEERING - FINAL INSPE					09/16/2021
BC	-----	PM 001-PHF POST HOLE - FENCE Comments1: VIRTUAL	20210259	1975 MEADOWLARK LN	120		09/21/2021
PBF	-----	004-PLU PLUMBING - UNDERSLAB	20210293	2065 DUNBAR CT	92		09/02/2021

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PBF	_____	AM 005-WSS WATER & STORM SEWER					09/03/2021
BC	_____	PM 006-BG BASEMENT AND GARAGE FLOOR					09/09/2021
GH	_____	AM 008-STP STOOP Comments1: FRONT					09/21/2021
GH	_____	009-STP STOOP Comments1: REAR					09/22/2021
GH	_____	PM 007-STP STOOP Comments1: FRONT & REAR STOOPS	20210294	2079 DUNBAR CT	90		09/09/2021
BC	_____	008-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET					09/21/2021
BC	_____	009-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET					09/21/2021
BC	_____	010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET					09/21/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: 630-546-1085					09/21/2021
GH	_____	012-INS INSULATION Comments1: WENT OVER TOUCH UP ITEMS WITH DAVE W					09/23/2021
GH	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO	20210295	1735 CALLANDER TR	70		09/29/2021
PR	_____	015-FIN FINAL INSPECTION Comments1: DAVE 630-878-5792	20210315	1207 PATRICK CT	18		09/03/2021
PR	_____	016-FEL FINAL ELECTRIC					09/03/2021
PR	_____	017-FMC FINAL MECHANICAL					09/03/2021
PR	_____	018-PLF PLUMBING - FINAL OSR READ					09/03/2021
PR	_____	016-FIN FINAL INSPECTION Comments1: SEE COMMENTS ON INSPECTION TICKET	20210316	835 ALEXANDRA LN	24		09/15/2021
PR	_____	017-FEL FINAL ELECTRIC					09/15/2021
PR	_____	018-FME FINAL MECHANICAL					09/15/2021
PR	_____	019-PLF PLUMBING - FINAL OSR READ					09/15/2021

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EEI	-----	020-EFL ENGINEERING - FINAL INSPE					09/15/2021
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS	20210318	2201 FAIRFIELD AVE	366		09/07/2021
EEI	-----	016-ADA ADA ACCESSIBLE WALK WAY Comments1: SEE NOTES					09/03/2021
GH	-----	AM 016-WKS PUBLIC & SERVICE WALKS	20210319	2235 FAIRFIELD AVE	369		09/27/2021
EEI	-----	017-ADA ADA ACCESSIBLE WALK WAY					09/28/2021
BC	-----	016-FIN FINAL INSPECTION	20210321	583 COACH RD	418		09/20/2021
BC	-----	017-FEL FINAL ELECTRIC					09/20/2021
BC	-----	018-FME FINAL MECHANICAL					09/20/2021
PBF	-----	019-PLF PLUMBING - FINAL OSR READ					09/20/2021
EEI	-----	020-EFL ENGINEERING - FINAL INSPE					09/20/2021
BF	-----	007-RFR ROUGH FRAMING Comments1: PROVIDE ANCHOR BOLTS AT MARKED LOCATIONS Comments2: & PROVIDE STUD SHOE LEFT SIDE OF KITCHEN Comments3: N WINDOW AT VENT PIPE	20210333	2704 NICKERSON CT			09/02/2021
BF	-----	008-REL ROUGH ELECTRICAL					09/02/2021
BF	-----	009-RMC ROUGH MECHANICAL					09/02/2021
PBF	-----	010-PLR PLUMBING - ROUGH					09/02/2021
GH	-----	011-INS INSULATION Comments1: SEAL AROUND ENTRY DOOR, SERVICE DOOR AND Comments2: LOWER CORNER IN FRONT BDRM					09/07/2021
GH	-----	AM 012-PHD POST HOLE - DECK Comments1: MIDWEST 815-839-8175					09/07/2021
GH	-----	AM 013-STP STOOP					09/07/2021
PR	-----	014-RFR ROUGH FRAMING Comments1: ANDREW 331-431-7342 DECK				09/28/2021	
GH	-----	AM 016-WK SERVICE WALK					09/27/2021
GH	-----	AM 017-EPW ENGINEERING- PUBLIC WALK					09/28/2021

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BC	_____	014-FIN FINAL INSPECTION	20210341	2708 NICKERSON CT	168		09/23/2021
BC	_____	015-FEL FINAL ELECTRIC					09/23/2021
BC	_____	016-FME FINAL MECHANICAL					09/23/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					09/23/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					09/24/2021
PR	_____	AM 007-FIN FINAL INSPECTION	20210364	2948 CRYDER WAY	428		09/29/2021
PR	_____	AM 008-PLF PLUMBING - FINAL OSR READ					09/29/2021
BC	_____	002-FOU FOUNDATION	20210416	2072 WHITEKIRK LN	97		09/01/2021
PBF	_____	003-PLU PLUMBING - UNDERSLAB Comments1: STEPHEN HLACH 630-546-1085					09/09/2021
BC	_____	004-BKF BACKFILL					09/09/2021
PBF	_____	005-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338					09/20/2021
BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/22/2021
GH	_____	AM 007-STP STOOP Comments1: FRONT	20210417	2075 DUNBAR CT	91		09/21/2021
GH	_____	AM 008-STP STOOP Comments1: REAR					09/22/2021
BF	_____	AM 001-FTG FOOTING	20210418	2082 WHITEKIRK LN	99		09/17/2021
BF	_____	AM 002-FOU FOUNDATION					09/21/2021
BF	_____	PM 003-BKF BACKFILL Comments1: 815-839-8175					09/27/2021
GH	_____	AM 008-STP STOOP Comments1: FRONT AND REAR	20210419	2055 DUNBAR CT	93		09/22/2021
BC	_____	007-RFR ROUGH FRAMING Comments1: SEE COMMENTS ON TICKET	20210420	1752 CALLANDER TR	62		09/09/2021
BC	_____	008-RMC ROUGH MECHANICAL Comments1: SEE COMMENTS ON TICKET					09/09/2021

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BC	-----	009-REL ROUGH ELECTRICAL Comments1: SEE COMMENTS ON TICKET					09/09/2021
PBF	-----	010-PLR PLUMBING - ROUGH Comments1: SEE COMMENTS ON TICKET					09/09/2021
BC	-----	011-INS INSULATION					09/13/2021
BF	10:00	012-GAR GARAGE FLOOR Comments1: PLEASE DO THIS ONE BEFORE THE WALL IN PRE Comments2: STWICK 815-839-8175					09/20/2021
BC	-----	003-FOU FOUNDATION	20210421	2078 WHITEKIRK LN	98		09/01/2021
PBF	-----	004-PLU PLUMBING - UNDERSLAB Comments1: STEPHEN HLACH 630-546-1085				09/09/2021	
BC	-----	005-BKF BACKFILL					09/09/2021
PBF	-----	006-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338					09/20/2021
BC	-----	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/22/2021
PBF	-----	004-PLU PLUMBING - UNDERSLAB	20210422	2066 DUNBAR CT	95		09/02/2021
PBF	-----	PM 005-WSS WATER & STORM SEWER Comments1: CHECK INSPECTION TICKET					09/07/2021
BC	-----	PM 006-BG BASEMENT AND GARAGE FLOOR					09/09/2021
GH	-----	PM 006-STP STOOP Comments1: FRONT & REAR STOOPS	20210423	2048 WHITEKIRK LN	89		09/09/2021
BF	-----	007-REL ROUGH ELECTRICAL Comments1: SEE COMMENTS ON TICKET					09/15/2021
BF	-----	008-RFR ROUGH FRAMING Comments1: SEE COMMENTS ON TICKET					09/15/2021
BF	-----	009-RMC ROUGH MECHANICAL Comments1: SEE COMMENTS ON TICKET					09/15/2021
PBF	-----	010-PLR PLUMBING - ROUGH					09/15/2021
BC	-----	011-INS INSULATION					09/17/2021

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GH	_____	012-PPS PRE-POUR, SLAB ON GRADE					09/29/2021
		Comments1: PTO					
GH	_____	AM 013-WKS PUBLIC & SERVICE WALKS					09/29/2021
BF	_____	009-RFR ROUGH FRAMING	20210424	524 WARBLER LN	358		09/07/2021
		Comments1: JEFF 847-456-8082/ CHECK INSPECTION TICKET					
		Comments2: ET					
BF	_____	010-REL ROUGH ELECTRICAL					09/07/2021
		Comments1: CHECK INSPECTION TICKET					
BF	_____	011-RMC ROUGH MECHANICAL					09/07/2021
		Comments1: CHECK INSPCTION TICKET					
PBF	_____	012-PLR PLUMBING - ROUGH					09/07/2021
		Comments1: JEFF 847-456-8082/ CHECK INSPECTION TICKET					
		Comments2: ET					
BC	_____	013-INS INSULATION					09/13/2021
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS					09/28/2021
		Comments1: WALKS ALREADY POURED AT 11AM ON 9/28/21					
PBF	_____	PM 007-SUM SUMP	20210426	463 PARKSIDE LN	362		09/10/2021
GH	_____	AM 008-STP STOOP					09/23/2021
		Comments1: FRONT					
GH	_____	009-PHD POST HOLE - DECK				09/30/2021	
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS	20210428	523 COACH RD	412		09/09/2021
BC	_____	AM 011-STP STOOP	20210429	455 PARKSIDE LN	364		09/07/2021
		Comments1: FRONT					
GH	_____	AM 012-PHD POST HOLE - DECK					09/09/2021
PBF	_____	013-SUM SUMP					09/09/2021
		Comments1: 630-367-2001					
BF	_____	014-RFR ROUGH FRAMING					09/28/2021
		Comments1: JEFF 847-456-8082					
BF	_____	015-REL ROUGH ELECTRICAL					09/28/2021
PBF	_____	016-RMC ROUGH MECHANICAL					09/28/2021

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PBF	_____	017-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082					09/28/2021
BC	_____	018-INS INSULATION				09/30/2021	
GH	_____	AM 001-PHF POST HOLE - FENCE	20210435	1286 CHESTNUT LN	26		09/24/2021
BC	_____	015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO WKS	20210444	806 ALEXANDRA LN	17		09/16/2021
BC	08:00	016-EDA ENGINEERING - DRIVEWAY AP					09/16/2021
BF	_____	AM 015-WKS PUBLIC & SERVICE WALKS	20210445	2211 FAIRFIELD AVE	367		09/02/2021
BC	_____	AM 008-STP STOOP Comments1: FRONT	20210446	451 PARKSIDE LN	365		09/07/2021
GH	_____	AM 009-PHD POST HOLE - DECK					09/09/2021
BC	_____	010-REL ROUGH ELECTRICAL					09/16/2021
BC	_____	011-RFR ROUGH FRAMING					09/16/2021
BC	_____	012-RMC ROUGH MECHANICAL					09/16/2021
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: 847-456-8082					09/16/2021
GH	_____	014-INS INSULATION Comments1: MET WITH GEORGE LORD AND TOLD HIM ABOUT Comments2: ITEMS NOTED					09/21/2021
EEI	_____	015-ADA ADA ACCESSIBLE WALK WAY				09/30/2021	
GH	_____	AM 008-PHD POST HOLE - DECK	20210447	459 PARKSIDE LN	363		09/09/2021
PBF	_____	009-SUM SUMP Comments1: 630-367-2001					09/09/2021
BC	_____	010-REL ROUGH ELECTRICAL					09/10/2021
BC	_____	011-RFR ROUGH FRAMING					09/10/2021
BC	_____	012-RMC ROUGH MECHANICAL					09/10/2021
PBF	_____	013-PLR PLUMBING - ROUGH					09/10/2021
BC	_____	014-INS INSULATION Comments1: SEE INSPECTION TICKET FOR COMMENTS					09/14/2021

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GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS					09/23/2021
BC	_____	008-RFR ROUGH FRAMING Comments1: SEE TICKET FOR COMMENTS	20210448	467 PARKSIDE LN	361		09/07/2021
BC	_____	009-REL ROUGH ELECTRICAL					09/07/2021
BC	_____	010-RMC ROUGH MECHANICAL Comments1: SEE TICKET FOR COMMENTS					09/07/2021
PBF	_____	011-PLR PLUMBING - ROUGH					09/07/2021
GH	_____	012-INS INSULATION					09/10/2021
PBF	_____	PM 013-SUM SUMP					09/10/2021
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS					09/23/2021
EEI	_____	015-ADA ADA ACCESSIBLE WALK WAY Comments1: SEE INSPECTION TICKET					09/24/2021
GH	_____	012-INS INSULATION	20210458	810 BRISTOL AVE	6		09/01/2021
BC	_____	013-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVE WAY AND WALKS				09/30/2021	
PR	_____	AM 010-RFR ROUGH FRAMING	20210459	833 ALEXANDRA LN	25		09/07/2021
PR	_____	AM 011-REL ROUGH ELECTRICAL					09/07/2021
PR	_____	AM 012-RMC ROUGH MECHANICAL					09/07/2021
PR	_____	AM 013-PLR PLUMBING - ROUGH					09/07/2021
GH	_____	014-INS INSULATION					09/10/2021
BC	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: WALKS & DRIVE					09/29/2021
PBF	_____	007-SUM SUMP	20210468	535 COACH RD	413		09/01/2021
BC	_____	012-INS INSULATION	20210470	547 COACH RD	414		09/03/2021
GH	_____	AM 013-WKS PUBLIC & SERVICE WALKS					09/09/2021
PBF	_____	009-SUM SUMP Comments1: 630-367-2001	20210471	559 COACH RD	415		09/01/2021

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GH	_____	AM 010-STP STOOP Comments1: FRONT					09/23/2021
GH	_____	011-PHD POST HOLE - DECK				09/30/2021	
BC	_____	007-RFR ROUGH FRAMING Comments1: : 331.431.7342	20210481	4862 W MILLBROOK CIR	6		09/22/2021
BC	_____	008-REL ROUGH ELECTRICAL Comments1: : 331.431.7342					09/22/2021
BC	_____	009-RMC ROUGH MECHANICAL Comments1: : 331.431.7342					09/22/2021
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: : 331.431.7342					09/22/2021
GH	_____	011-INS INSULATION					09/24/2021
BC	_____	013-WKS PUBLIC & SERVICE WALKS	20210482	2864 ALDEN AVE	329		09/01/2021
BF	_____	014-FIN FINAL INSPECTION					09/16/2021
BF	_____	015-FEL FINAL ELECTRIC					09/16/2021
BF	_____	016-FME FINAL MECHANICAL					09/16/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					09/16/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					09/23/2021
GH	_____	AM 011-WKS PUBLIC & SERVICE WALKS	20210483	2867 ALDEN AVE	291		09/09/2021
BC	_____	004-PPS PRE-POUR, SLAB ON GRADE	20210485	831 ALEXANDRA LN	26		09/29/2021
BC	08:00	005-PPS PRE-POUR, SLAB ON GRADE Comments1: PTO STOOPS	20210486	804 ALEXANDRA LN	18		09/16/2021
BC	08:00	006-GAR GARAGE FLOOR					09/16/2021
BC	_____	007-RFR ROUGH FRAMING					09/21/2021
BC	_____	008-REL ROUGH ELECTRICAL					09/21/2021
BC	_____	009-RMC ROUGH MECHANICAL					09/21/2021
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: 630-977-1868					09/21/2021

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GH	-----	011-INS INSULATION					09/24/2021
GH	-----	007-PHD POST HOLE - DECK	20210513	567 COACH RD	416	09/30/2021	
GH	-----	008-STP STOOP	20210514	575 COACH RD	417		09/27/2021
GH	-----	009-PHD POST HOLE - DECK				09/30/2021	
PR	-----	AM 001-FTG FOOTING	20210530	2068 WHITEKIRK LN	96		09/02/2021
BC	-----	002-FOU FOUNDATION					09/08/2021
BC	-----	003-BKF BACKFILL					09/14/2021
PBF	-----	PM 005-ESW ENGINEERING - SEWER / WAT Comments1: MIKE 815-210-3338					09/28/2021
BC	-----	PM 002-STP STOOP	20210537	405 W CENTER ST			09/24/2021
PBF	-----	PM 016-SUM SUMP Comments1: HMD 630-387-2001	20210557	1222 HAWK HOLLOW DR	274		09/07/2021
BF	-----	008-RFR ROUGH FRAMING	20210575	2874 ALDEN AVE	327		09/01/2021
BF	-----	009-REL ROUGH ELECTRICAL					09/01/2021
BF	-----	010-RMC ROUGH MECHANICAL					09/01/2021
PBF	-----	011-PLF PLUMBING - FINAL OSR READ					09/01/2021
BC	-----	012-INS INSULATION					09/03/2021
GH	-----	AM 007-STP STOOP	20210576	4870 W MILLBROOK CIR	5		09/07/2021
GH	-----	AM 008-PHD POST HOLE - DECK Comments1: POST HOLES NOT DUG					09/07/2021
PR	-----	009-RFR ROUGH FRAMING				09/20/2021	
PR	-----	010-REL ROUGH ELECTRICAL				09/20/2021	
PR	-----	011-RMC ROUGH MECHANICAL				09/20/2021	
PBF	-----	012-PLR PLUMBING - ROUGH Comments1: 331-431-7342 ANDREW					09/17/2021
GH	-----	013-INS INSULATION Comments1: SEAL AROUND SERVICE DOOR, 2 WINDOWS MISS Comments2: INGIN BASEMENT					09/22/2021

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GH	-----	014-PH POST HOLES / PILES Comments1: CLEAN OUT WEST HOLE BEFORE POURING					09/23/2021
GH	-----	015-WKS PUBLIC & SERVICE WALKS Comments1: NEED REBAR AT WATER LINE - PUBLIC WALK					09/27/2021
BF	-----	006-REL ROUGH ELECTRICAL Comments1: 847-456-8082	20210598	1227 HAWK HOLLOW DR	317-4		09/27/2021
BF	-----	007-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET					09/27/2021
BF	-----	008-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET					09/27/2021
PBF	-----	009-PLR PLUMBING - ROUGH Comments1: 847-456-8082 JEFF/LENNAR					09/27/2021
BC	-----	010-INS INSULATION				09/30/2021	
BC	-----	006-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET	20210599	1225 HAWK HOLLOW DR	317-3		09/22/2021
BC	-----	007-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET					09/22/2021
BC	-----	008-RMC ROUGH MECHANICAL					09/22/2021
PBF	-----	009-PLR PLUMBING - ROUGH Comments1: 847-456-8082/SEE INSPECTION TICKET					09/22/2021
GH	-----	010-INS INSULATION Comments1: MISSING INSULATION BEHIND HALL TUB					09/27/2021
BC	-----	011-REI REINSPECTION Comments1: ROUGH FRAMING					09/23/2021
BC	-----	006-REL ROUGH ELECTRICAL Comments1: SEE TICKET FOR COMMENTS	20210600	1223 HAWK HOLLOW DR	317-2		09/17/2021
BC	-----	007-RFR ROUGH FRAMING Comments1: SEE TICKET FOR COMMENTS					09/17/2021
BC	-----	008-RMC ROUGH MECHANICAL					09/17/2021
PBF	-----	009-PLR PLUMBING - ROUGH					09/17/2021
GH	-----	010-INS INSULATION Comments1: LARGE HOLE AT DUCT WORK, SECOND FLOOR CE Comments2: ILLING					09/22/2021

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BC	-----	006-REL ROUGH ELECTRICAL	20210601	1221 HAWK HOLLOW DR	317-1		09/16/2021
BC	-----	007-RFR ROUGH FRAMING					09/16/2021
BC	-----	008-RMC ROUGH MECHANICAL					09/16/2021
PBF	-----	009-PLR PLUMBING - ROUGH					09/16/2021
GH	-----	010-INS INSULATION					09/20/2021
BC	-----	011-REI REINSPECTION					09/20/2021
		Comments1: ROUGH FRAMING AND MECHANICAL					
GH	-----	AM 013-WKS PUBLIC & SERVICE WALKS	20210666	2871 ALDEN AVE	292		09/09/2021
GH	-----	AM 009-STP STOOP	20210668	4878 W MILLBROOK CIR	4		09/07/2021
BF	-----	011-RFR ROUGH FRAMING					09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
BF	-----	012-REL ROUGH ELECTRICAL					09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
BF	-----	013-RMC ROUGH MECHANICAL					09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
PBF	-----	014-PLR PLUMBING - ROUGH					09/13/2021
BC	-----	015-INS INSULATION					09/15/2021
		Comments1: 331-431-7342					
GH	-----	016-WKS PUBLIC & SERVICE WALKS					09/27/2021
		Comments1: NEED REBAR AT PUBLIC WALK, STEP AT STOOP					
		Comments2: EXCEEDS 7-3/4"					
GH	-----	017-REI REINSPECTION					09/27/2021
		Comments1: SERVICE WALK (ADJUSTED STEP HEIGHT)					
GH	-----	007-STP STOOP	20210669	4830 W MILLBROOK CIR	10		09/01/2021
		Comments1: NOT READY					
GH	-----	008-WK SERVICE WALK					09/27/2021
PBF	-----	006-PLU PLUMBING - UNDERSLAB	20210670	2714 NICKERSON CT	165		09/02/2021
		Comments1: ANDREW 331-431-7342					
BF	-----	AM 007-BGS BASEMENT GARAGE STOOPS					09/03/2021

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PBF	_____	008-SUM SUMP Comments1: 630-387-2001	20210680	1304 HAWK HOLLOW DR	266-1		09/17/2021
BC	_____	009-RFR ROUGH FRAMING	20210682	1320 HAWK HOLLOW DR	265-1		09/24/2021
BC	_____	010-REL ROUGH ELECTRICAL					09/24/2021
BC	_____	011-RMC ROUGH MECHANICAL Comments1: provide 1" clearance from combustibles a Comments2: t b-vent thru roof connect supply duct t Comments3: o register at front door					09/24/2021
PBF	_____	012-PLR PLUMBING - ROUGH				09/24/2021	
GH	_____	013-INS INSULATION Comments1: SEAL 3" PVC BEHIND HALL TUB					09/28/2021
GH	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					09/24/2021
GH	_____	AM 015-STP STOOP Comments1: FRONT					09/24/2021
GH	_____	AM 016-PHD POST HOLE - DECK					09/24/2021
BF	_____	018-PLR PLUMBING - ROUGH					09/24/2021
PBF	_____	PM 009-SUM SUMP Comments1: HMD 630-387-2001	20210683	1312 HAWK HOLLOW DR	265-2		09/07/2021
BC	_____	010-REL ROUGH ELECTRICAL					09/29/2021
BC	_____	011-RFR ROUGH FRAMING					09/29/2021
BC	_____	012-RMC ROUGH MECHANICAL					09/29/2021
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: 224.760.2966					09/29/2021
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					09/24/2021
GH	_____	AM 016-STP STOOP Comments1: FRONT					09/24/2021
GH	_____	AM 017-PHD POST HOLE - DECK					09/24/2021
PBF	_____	PM 008-SUM SUMP Comments1: HMD 630-387-2001	20210685	1292 HAWK HOLLOW DR	267-2		09/08/2021

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GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20210697	1009 INDEPENDENCE BLVD	7		09/01/2021
BF	_____	008-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET	20210699	3132 JUSTICE DR	614		09/29/2021
BF	_____	009-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET					09/29/2021
BF	_____	010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET					09/29/2021
PBF	_____	011-PLR PLUMBING - ROUGH					09/29/2021
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: NICK 224-531-0181	20210702	2142 HARTFIELD AVE	422		09/10/2021
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR					09/10/2021
BF	_____	PM 003-REI REINSPECTION Comments1: SOLAR NICK 224-531-0181					09/20/2021
PR	_____	001-FIN FINAL INSPECTION	20210715	4679 PLYMOUTH AVE	1027		09/20/2021
BC	_____	AM 003-FTG FOOTING	20210740	4877 W MILLBROOK CIR	156		09/09/2021
BF	_____	PM 004-FOU FOUNDATION					09/10/2021
PBF	10:30	005-WAT WATER Comments1: AL'S 630-492-7635					09/16/2021
BF	_____	AM 006-BKF BACKFILL Comments1: 815-839-8175					09/17/2021
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342					09/23/2021
BF	_____	AM 008-BG BASEMENT AND GARAGE FLOOR Comments1: 815-839-8175					09/27/2021
PBF	_____	AM 003-WAT WATER Comments1: BACKHOE SEVERED ELECTRICAL LINE	20210741	4898 W MILLBROOK CIR	1		09/02/2021
BC	_____	AM 004-BKF BACKFILL					09/02/2021
PR	_____	PM 005-WAT WATER Comments1: 630-492-7635					09/10/2021

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PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: M: 331.431.7342					09/17/2021
BC	_____	AM 007-BG BASEMENT AND GARAGE FLOOR					09/20/2021
GH	_____	002-FIN FINAL INSPECTION Comments1: ROOF	20210747	1875 WALSH DR	54		09/20/2021
BF	_____	007-RFR ROUGH FRAMING Comments1: JIM 331-223-6615	20210766	2062 SQUIRE CIR	187		09/08/2021
BF	_____	008-REL ROUGH ELECTRICAL					09/08/2021
BF	_____	009-RMC ROUGH MECHANICAL					09/08/2021
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: JIM 331-223-6615					09/08/2021
GH	_____	011-INS INSULATION				09/10/2021	
GH	_____	AM 012-WKS PUBLIC & SERVICE WALKS					09/20/2021
BF	_____	010-REL ROUGH ELECTRICAL Comments1: CHECK INSPECTION TICKET	20210767	2868 ALDEN AVE	328		09/21/2021
BF	_____	011-RFR ROUGH FRAMING Comments1: CHECK INSPECTION TICKET					09/21/2021
BF	_____	012-RMC ROUGH MECHANICAL Comments1: CHECK INSPECTION TICKET					09/21/2021
PBF	_____	013-PLR PLUMBING - ROUGH					09/21/2021
GH	09:00 PM	014-INS INSULATION					09/24/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082	20210785	1284 HAWK HOLLOW DR	268		09/03/2021
BC	_____	006-BG BASEMENT AND GARAGE FLOOR					09/09/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082	20210786	1282 HAWK HOLLOW DR	268		09/03/2021
BC	_____	006-BG BASEMENT AND GARAGE FLOOR					09/09/2021
BC	_____	007-STP STOOP	20210794	3129 JUSTICE DR	687		09/17/2021
PR	_____	001-EPW ENGINEERING- PUBLIC WALK	20210803	2832 SHERIDAN CT	197		09/14/2021

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PR	-----	002-PPS PRE-POUR, SLAB ON GRADE					09/14/2021
PR	-----	001-EPW ENGINEERING- PUBLIC WALK	20210804	624 BLUESTEM DR	90		09/14/2021
PR	-----	002-PPS PRE-POUR, SLAB ON GRADE					09/14/2021
BC	-----	002-FIN FINAL INSPECTION	20210810	2743 GOLDENROD DR	238		09/13/2021
		Comments1: SEE INSPECTION TICKET FOR COMMENTS					
BC	-----	003-FIN FINAL INSPECTION					09/20/2021
BF	-----	015-FIN FINAL INSPECTION	20210811	3969 SHOEGER DR	35		09/14/2021
		Comments1: 630-365-7229 ABBY					
BF	-----	016-FEL FINAL ELECTRIC					09/14/2021
		Comments1: 630-365-7229 ABBY					
BF	-----	017-FME FINAL MECHANICAL					09/14/2021
		Comments1: 630-365-7229 ABBY					
PBF	-----	018-PLF PLUMBING - FINAL OSR READ					09/14/2021
		Comments1: 630-365-7229 ABBY					
BF	-----	019-REI REINSPECTION					09/22/2021
		Comments1: BUILDING FINAL					
BF	-----	020-REI REINSPECTION					09/22/2021
		Comments1: FINAL ELEC					
BF	-----	021-REI REINSPECTION					09/22/2021
		Comments1: FINAL MECH					
EEI	-----	022-EFL ENGINEERING - FINAL INSPE					09/20/2021
EEI	-----	023-EFL ENGINEERING - FINAL INSPE					09/24/2021
EEI	-----	015-EFL ENGINEERING - FINAL INSPE	20210812	3967 SHOEGER DR	35		09/20/2021
BF	-----	PM 014-FIN FINAL INSPECTION	20210813	3973 SHOEGER DR	36		09/28/2021
		Comments1: SEE INSPECTION TICKET					
BF	-----	015-FEL FINAL ELECTRIC					09/28/2021
		Comments1: SEE INSPECTION TICKET					
BF	-----	016-FME FINAL MECHANICAL					09/28/2021
		Comments1: SEE INSPECTION TICKET					
PBF	-----	PM 017-PLF PLUMBING - FINAL OSR READ					09/28/2021

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EEI	_____	018-EFL ENGINEERING - FINAL INSPE					09/29/2021
BF	_____	PM 019-FIN FINAL INSPECTION				09/30/2021	
BF	_____	PM 020-FEL FINAL ELECTRIC				09/30/2021	
BF	_____	PM 021-FME FINAL MECHANICAL				09/30/2021	
PBF	_____	PM 022-PLF PLUMBING - FINAL OSR READ				09/30/2021	
EEI	_____	014-EFL ENGINEERING - FINAL INSPE	20210814	3975 SHOEGER DR	36		09/29/2021
BF	_____	PM 008-EPW ENGINEERING- PUBLIC WALK	20210815	3979 SHOEGER DR	37	09/30/2021	
BF	_____	PM 008-EPW ENGINEERING- PUBLIC WALK	20210816	3977 SHOEGER DR	37	09/30/2021	
BF	_____	PM 008-EPW ENGINEERING- PUBLIC WALK	20210817	3983 SHOEGER DR	38	09/30/2021	
BF	_____	008-EPW ENGINEERING- PUBLIC WALK	20210818	3985 SHOEGER DR	38	09/30/2021	
BF	_____	PM 009-REL ROUGH ELECTRICAL	20210819	3989 SHOEGER DR	39		09/15/2021
BF	_____	PM 010-RFR ROUGH FRAMING					09/15/2021
BF	_____	PM 011-RMC ROUGH MECHANICAL					09/15/2021
PBF	_____	PM 012-PLR PLUMBING - ROUGH					09/15/2021
BF	_____	PM 013-INS INSULATION Comments1: ABBY 630-365-7229					09/16/2021
BF	_____	PM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PUBLIC WALK AND DRIVE					09/24/2021
BF	_____	015-STP STOOP Comments1: REAR					09/24/2021
BF	_____	PM 009-PPS PRE-POUR, SLAB ON GRADE Comments1: PUBLIC WALK AND DRIVE	20210820	3987 SHOEGER DR	39		09/24/2021
BF	_____	PM 010-REL ROUGH ELECTRICAL Comments1: SEE INSPECTION TICKET					09/29/2021
BF	_____	PM 011-RFR ROUGH FRAMING Comments1: SEE INSPECTION TICKET					09/29/2021
BF	_____	PM 012-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION TICKET					09/29/2021

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PBF	_____	PM 013-PLR PLUMBING - ROUGH					09/29/2021
GH	_____	001-FIN FINAL INSPECTION	20210831	315 E WASHINGTON ST			09/27/2021
		Comments1: ROOF - MISSING DRIP EDGE/FLASHING ON 3 S					
		Comments2: IDES					
BC	_____	006-BGS BASEMENT GARAGE STOOPS	20210855	2878 ALDEN AVE	326		09/01/2021
BF	_____	010-REL ROUGH ELECTRICAL	20210856	2878 OLD GLORY DR	273		09/28/2021
		Comments1: SEE INSPECTION TICKET					
BF	_____	011-RFR ROUGH FRAMING					09/28/2021
		Comments1: SEE INSPECTION TICKET					
BF	_____	012-RMC ROUGH MECHANICAL					09/28/2021
		Comments1: SEE INSPECTION TICKET					
PBF	_____	013-PLR PLUMBING - ROUGH					09/28/2021
		Comments1: 331-223-6615					
BC	_____	014-INS INSULATION				09/30/2021	
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20210857	2884 ALDEN AVE	325	09/08/2021	
		Comments1: CANCEL					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					09/09/2021
		Comments1: 331-223-6615					
BF	_____	007-BG BASEMENT AND GARAGE FLOOR					09/10/2021
		Comments1: 815-839-8175					
BC	_____	008-STP STOOP					09/15/2021
PR	11:00	001-PPS PRE-POUR, SLAB ON GRADE	20210875	1652 N BEECHER RD	54		09/02/2021
PR	_____	AM 002-RFR ROUGH FRAMING					09/08/2021
PR	_____	AM 003-PPS PRE-POUR, SLAB ON GRADE					09/15/2021
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB					09/15/2021
PR	_____	PM 005-PLU PLUMBING - UNDERSLAB				09/28/2021	
BC	_____	AM 001-FTG FOOTING	20210892	1272 HAWK HOLLOW DR	2691		09/02/2021
BF	_____	AM 002-FOU FOUNDATION					09/08/2021
PBF	_____	003-ESW ENGINEERING - SEWER / WAT					09/17/2021
		Comments1: 630-387-2001					

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PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082					09/21/2021
BF	_____	PM 005-BG BASEMENT AND GARAGE FLOOR Comments1: JOSE 630-465-1159					09/28/2021
BC	_____	AM 001-FTG FOOTING	20210893	1274 HAWK HOLLOW DR	2691		09/02/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: UPLAND 630-330-6705					09/08/2021
PBF	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					09/17/2021
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082					09/21/2021
BF	_____	PM 005-BG BASEMENT AND GARAGE FLOOR Comments1: JOSE 630-465-1159					09/28/2021
PR	_____	AM 004-OCC OCCUPANCY INSPECTION	20210909	98 E SCHOOLHOUSE RD		09/20/2021	
PR	_____	002-TRN TRENCH - (GAS, ELECTRIC,	20210921	2028 SQUIRE CIR	197	09/28/2021	
BC	_____	003-RFR ROUGH FRAMING Comments1: DECK FAILED/SEE INSPECTION TICKET					09/29/2021
GH	_____	AM 001-PHF POST HOLE - FENCE	20210925	3152 MATLOCK DR	671		09/07/2021
GH	_____	002-FIN FINAL INSPECTION					09/09/2021
BF	_____	AM 006-BG BASEMENT AND GARAGE FLOOR	20210930	2263 RICHMOND AVE	441		09/02/2021
PBF	_____	AM 007-SUM SUMP Comments1: 630-387-2001					09/23/2021
BC	_____	006-BG BASEMENT AND GARAGE FLOOR	20210940	701 OMAHA DR	13		09/02/2021
GH	_____	AM 007-STP STOOP Comments1: GARAGE					09/28/2021
GH	_____	AM 008-GAR GARAGE FLOOR					09/28/2021
GH	_____	010-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO/SERVICE WALK/PRIVATE WALK				09/30/2021	
BF	_____	008-RFR ROUGH FRAMING Comments1: 630-364-0224 AARON/SEE COMMENTS ON TICKE Comments2: T	20210941	2867 CRYDER WAY	474		09/20/2021

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BF		009-REL ROUGH ELECTRICAL Comments1: SEE COMMENTS ON TICKET					09/20/2021
BF		010-RMC ROUGH MECHANICAL Comments1: SEE COMMENTS ON TICKET					09/20/2021
PBF		011-PLR PLUMBING - ROUGH Comments1: 630-364-0224 AARON					09/20/2021
BC		PM 003-BKF BACKFILL Comments1: BRACE WALLS BEFORE BACKFILL	20210942	2954 OLD GLORY DR	265		09/02/2021
PR		AM 004-PLU PLUMBING - UNDERSLAB					09/27/2021
EEI		003-FIN FINAL INSPECTION	20210945	4807 W MILLBROOK CIR	151		09/17/2021
BC		AM 001-PPS PRE-POUR, SLAB ON GRADE	20210946	1021 JOHN ST	B		09/15/2021
PR		005-PLU PLUMBING - UNDERSLAB	20210948	1378 SPRING ST	215	09/29/2021	
BC		008-STP STOOP	20210950	3125 JUSTICE DR	686		09/17/2021
GH		001-PHF POST HOLE - FENCE Comments1: VIRTUAL EMAILED PICTURES	20210957	3092 JUSTICE DR			09/07/2021
BC	13:00	001-FOU FOUNDATION	20210959	2399 IROQUOIS LN	1		09/10/2021
GH	11:00	001-PHF POST HOLE - FENCE	20210964	1198 HAWK HOLLOW DR	277		09/28/2021
PR		005-PLR PLUMBING - ROUGH	20210965	1162 TAUS CIR	126	09/02/2021	
PR		006-PLU PLUMBING - UNDERSLAB				09/02/2021	
BC		007-RFR ROUGH FRAMING					09/07/2021
BC		008-REL ROUGH ELECTRICAL					09/07/2021
BC		009-RMC ROUGH MECHANICAL					09/07/2021
GH		PM 010-INS INSULATION					09/09/2021
BC		PM 011-BGS BASEMENT GARAGE STOOPS					09/09/2021
BC		PM 012-EPW ENGINEERING- PUBLIC WALK					09/23/2021
BC		AM 002-FIN FINAL INSPECTION Comments1: POOL	20210969	1610 JOHN ST	132		09/03/2021

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BC	_____	AM 003-BND POOL BONDING					09/03/2021
BF	_____	AM 001-FTG FOOTING Comments1: 815-839-8175	20210974	2721 POTTER CT	142		09/16/2021
BC	_____	AM 002-FOU FOUNDATION					09/20/2021
BC	_____	003-BKF BACKFILL					09/22/2021
PR	_____	004-WAT WATER Comments1: 630-492-7635					09/24/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/28/2021
BC	_____	006-BG BASEMENT AND GARAGE FLOOR					09/29/2021
GH	_____	008-STP STOOP	20210976	2922 ALDEN AVE	321		09/08/2021
GH	_____	009-PHD POST HOLE - DECK					09/08/2021
PBF	_____	PM 003-SEW SEWER INSPECTION	20210981	1154 HAWK HOLLOW DR	304-4		09/08/2021
PBF	_____	PM 004-WAT WATER					09/09/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/28/2021
PBF	_____	PM 003-SEW SEWER INSPECTION	20210982	1156 HAWK HOLLOW DR	304-3		09/08/2021
PBF	_____	PM 004-WAT WATER					09/09/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/28/2021
PBF	_____	PM 003-SEW SEWER INSPECTION	20210983	1158 HAWK HOLLOW DR	304-2		09/08/2021
PBF	_____	PM 004-WAT WATER					09/09/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/28/2021
PBF	_____	PM 003-SEW SEWER INSPECTION	20210984	1162 HAWK HOLLOW DR	304-1		09/08/2021
PBF	_____	PM 004-WAT WATER					09/09/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/28/2021
GH	_____	AM 001-PHF POST HOLE - FENCE	20210992	302 E MAIN ST			09/07/2021
BC	_____	AM 002-FIN FINAL INSPECTION	20210993	1059 HAMPTON LN	228		09/03/2021

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BC	_____	AM 001-SGN SIGN INSPECTION	20210995	674 W VETERANS PKWY			09/07/2021
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: POOL	20210999	344 BERTRAM DR	1155		09/29/2021
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: FENCE	20211000	344 BERTRAM DR	1155		09/29/2021
BC	_____	006-BG BASEMENT AND GARAGE FLOOR	20211002	2463 JUSTICE CT	618		09/01/2021
BC	_____	007-BG BASEMENT AND GARAGE FLOOR	20211003	2461 JUSTICE CT	617		09/01/2021
BF	_____	AM 001-FIN FINAL INSPECTION	20211005	325 BERTRAM DR	1088		09/10/2021
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: NICK 224-531-0181					09/10/2021
GH	13:30	001-PHF POST HOLE - FENCE	20211008	3188 JUSTICE DR	600		09/23/2021
PR	09:00	003-FOU FOUNDATION	20211012	840 ALEXANDRA LN	40		09/02/2021
BC	_____	004-BKF BACKFILL					09/10/2021
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: 630-401-5867	20211026	2227 FAIRFAX WAY	379		09/02/2021
BF	_____	PM 002-FEL FINAL ELECTRIC					09/02/2021
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: DAN 630-401-5867	20211030	976 S CARLY DR	106		09/16/2021
BF	_____	002-FEL FINAL ELECTRIC					09/16/2021
GH	_____	PM 001-PHF POST HOLE - FENCE	20211033	1206 WILLOW WAY	199		09/09/2021
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE					09/20/2021
BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR	20211037	2243 RICHMOND AVE	442		09/02/2021
BF	_____	AM 006-BG BASEMENT AND GARAGE FLOOR	20211038	2223 RICHMOND AVE	443		09/02/2021
BC	_____	AM 003-BKF BACKFILL	20211039	2203 RICHMOND AVE	444		09/01/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: HMD 630-387-2001					09/07/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082					09/17/2021

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BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR					09/23/2021
BC	_____	AM 003-BKF BACKFILL	20211040	2161 COUNTRY HILLS DR	445		09/01/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					09/10/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082					09/17/2021
BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR					09/23/2021
BF	_____	AM 001-FTG FOOTING	20211041	2141 COUNTRY HILLS DR	446		09/15/2021
BC	_____	AM 002-FOU FOUNDATION					09/20/2021
BC	_____	AM 003-BKF BACKFILL					09/23/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT					09/24/2021
BF	_____	AM 001-FTG FOOTING Comments1: CHECK INSPECTION TICKET	20211042	2121 COUNTRY HILLS DR	447		09/21/2021
BC	_____	AM 002-FTG FOOTING					09/23/2021
BF	_____	AM 003-FOU FOUNDATION Comments1: 847-551-9066					09/27/2021
BC	_____	AM 004-BKF BACKFILL					09/29/2021
BC	_____	AM 001-FTG FOOTING	20211044	2101 COUNTRY HILLS DR	448		09/23/2021
BC	_____	AM 002-FOU FOUNDATION				09/30/2021	
PR	_____	PM 005-FIN FINAL INSPECTION	20211049	2699 LILAC WAY	321		09/28/2021
PR	_____	PM 006-FEL FINAL ELECTRIC					09/28/2021
PR	_____	PM 007-PLF PLUMBING - FINAL OSR READ					09/28/2021
GH	11:00	001-PHF POST HOLE - FENCE	20211052	1955 SUNNYDELL CT	90		09/07/2021
GH	10:00	001-PHF POST HOLE - FENCE	20211055	3182 JUSTICE DR	601		09/24/2021
BC	_____	001-FIN FINAL INSPECTION Comments1: TRANSOM WINDOW	20211063	4553 GARDINER AVE	1098		09/08/2021
BC	_____	004-FIN FINAL INSPECTION Comments1: DECK AND GAZEBO	20211064	922 CANYON TR	102		09/22/2021

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BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO	20211065	2685 FAIRFAX WAY	260		09/02/2021
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO	20211066	2161 BLUEBIRD LN	237		09/02/2021
BC	11:00	001-PHF POST HOLE - FENCE	20211067	321 DRAYTON CT	54		09/13/2021
GH	13:00	001-PHF POST HOLE - FENCE	20211069	586 COACH RD	403		09/07/2021
BC	_____	AM 001-FTG FOOTING Comments1: MW	20211073	2058 SQUIRE CIR	188		09/22/2021
BC	_____	AM 002-FOU FOUNDATION					09/23/2021
BF	_____	PM 003-BKF BACKFILL					09/28/2021
PBF	_____	AM 004-WAT WATER Comments1: SEE INSPECTION TICKET					09/29/2021
GH	_____	002-FIN FINAL INSPECTION	20211084	202 BEAVER ST	1		09/01/2021
BC	_____	004-BND POOL BONDING Comments1: SEE INSPECTION TICKET	20211085	1220 PATRICK CT	15		09/15/2021
BC	_____	PM 003-PHF POST HOLE - FENCE Comments1: ADDT'L HOLES	20211089	656 MANCHESTER LN	381		09/15/2021
GH	_____	004-FIN FINAL INSPECTION Comments1: TOP PLATE NOT SECURED PORPERLY, FENCE NO Comments2: T LEVEL - VERY WAVEY, GATE DRAGS ON GROU Comments3: ND					09/28/2021
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: IN GROUND POOL	20211092	579 BIRCHWOOD DR	139		09/21/2021
BC	_____	AM 001-FTG FOOTING	20211098	2078 ABERDEEN CT	103		09/24/2021
BF	_____	PM 002-FOU FOUNDATION Comments1: 815-839-8175					09/27/2021
BC	_____	AM 001-FTG FOOTING	20211099	2102 WHITEKIRK LN	104		09/24/2021
BF	_____	PM 002-FOU FOUNDATION Comments1: 815-839-8175					09/27/2021
BF	_____	AM 001-FTG FOOTING Comments1: 815-839-8175	20211100	2068 ABERDEEN CT	102		09/17/2021

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BF	12:00	002-FOU FOUNDATION					09/20/2021
		Comments1: PLEASE DO THIS INSPECTIONS AFTER THE GAR					
		Comments2: AGE ON CALLANDER 815-839-8175					
BF	_____ PM	003-BKF BACKFILL					09/27/2021
		Comments1: 815-839-8175					
BC	_____	001-FTG FOOTING	20211101	2077 ABERDEEN CT	100		09/08/2021
BC	_____ PM	002-FOU FOUNDATION					09/09/2021
BF	_____ AM	003-BKF BACKFILL					09/17/2021
PBF	_____ AM	004-WSS WATER & STORM SEWER	20211102	1782 CALLANDER TR	66		09/03/2021
BC	_____ AM	005-BG BASEMENT AND GARAGE FLOOR					09/15/2021
PBF	_____	006-PLU PLUMBING - UNDERSLAB					09/24/2021
		Comments1: 630-546-1085					
BC	_____ AM	004-FIN FINAL INSPECTION	20211119	1171 BLACKBERRY SHORE LN	51		09/29/2021
		Comments1: POOL					
PBF	_____ AM	003-WSS WATER & STORM SEWER	20211121	2466 JUSTICE CT	621		09/03/2021
BC	_____ AM	004-BKF BACKFILL					09/03/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/15/2021
		Comments1: CHRIS 224-358-1606					
BF	_____	006-GAR GARAGE FLOOR					09/16/2021
BF	_____	007-BG BASEMENT AND GARAGE FLOOR					09/16/2021
PBF	_____ PM	003-WSS WATER & STORM SEWER	20211122	2471 JUSTICE CT	620		09/02/2021
		Comments1: HOLIDAY 847-526-3788					
BC	_____ AM	004-BKF BACKFILL					09/02/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/15/2021
		Comments1: CHRIS 224-358-1606					
BF	_____ PM	006-BG BASEMENT AND GARAGE FLOOR					09/16/2021
		Comments1: UPLAND 630-465-1159					
PBF	_____ PM	004-WSS WATER & STORM SEWER	20211123	2465 JUSTICE CT	619		09/02/2021
		Comments1: HOLIDAY 847-526-3788					

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PBF	_____	005-PLU PLUMBING - UNDERSLAB					09/15/2021
		Comments1: CHRIS 224-358-1606					
BF	_____	PM 006-BG BASEMENT AND GARAGE FLOOR				09/16/2021	
		Comments1: UPLAND 630-465-1159					
PBF	_____	007-PLU PLUMBING - UNDERSLAB					09/21/2021
		Comments1: 224-358-1606/ SEE INSPECTION TICKET					
BC	_____	PM 008-BG BASEMENT AND GARAGE FLOOR					09/23/2021
PR	_____	001-EPW ENGINEERING- PUBLIC WALK	20211124	1169 HAMPTON LN			09/14/2021
PR	_____	002-PPS PRE-POUR, SLAB ON GRADE					09/14/2021
BC	_____	002-PPS PRE-POUR, SLAB ON GRADE	20211126	2065 SQUIRE CIR	213		09/03/2021
BF	_____	PM 001-FIN FINAL INSPECTION	20211133	465 SHADOW WOOD DR	33		09/17/2021
		Comments1: NICK 224-531-0181					
BF	_____	PM 002-FEL FINAL ELECTRIC					09/17/2021
PR	_____	001-EPW ENGINEERING- PUBLIC WALK	20211137	706 MILL ST			09/14/2021
PR	_____	002-PPS PRE-POUR, SLAB ON GRADE					09/14/2021
PR	_____	AM 003-ESW ENGINEERING - SEWER / WAT	20211140	1106 CARLY DR	27		09/01/2021
BC	_____	AM 002-FOU FOUNDATION	20211141	966 S CARLY CIR	104		09/01/2021
PR	_____	003-ESW ENGINEERING - SEWER / WAT					09/15/2021
BF	_____	AM 001-FTG FOOTING	20211144	3986 SHOEGER CT	25		09/02/2021
		Comments1: ABBY 630-365-7229					
BF	_____	PM 002-FOU FOUNDATION					09/03/2021
		Comments1: ABBY 630-365-7229					
BF	_____	PM 003-BKF BACKFILL					09/20/2021
		Comments1: 630-365-7229					
PBF	_____	PM 004-PLU PLUMBING - UNDERSLAB					09/28/2021
		Comments1: 630-273-2012					
BF	_____	AM 005-ELS ELECTRIC SERVICE					09/29/2021
PBF	_____	006-ESW ENGINEERING - SEWER / WAT					09/29/2021
		Comments1: WINNINGER 630-364-8785/ONLY WATER PASSED					

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BF	_____	007-BG BASEMENT AND GARAGE FLOOR					09/29/2021
BF	_____	AM 001-FTG FOOTING	20211145	3988 SHOEGER CT	25		09/02/2021
		Comments1: ABBY 630-365-7229					
BF	_____	PM 002-FOU FOUNDATION					09/03/2021
		Comments1: ABBY 630-365-7229					
BF	_____	PM 003-BKF BACKFILL					09/20/2021
		Comments1: 630-365-7229					
PBF	_____	PM 004-PLU PLUMBING - UNDERSLAB					09/28/2021
		Comments1: 630-365-7229					
BF	_____	AM 005-ELS ELECTRIC SERVICE					09/29/2021
PBF	_____	006-ESW ENGINEERING - SEWER / WAT					09/29/2021
		Comments1: WINNINGER 630-364-8785/ONLY WATER PASSED					
BF	_____	007-BG BASEMENT AND GARAGE FLOOR					09/29/2021
BF	_____	PM 001-FTG FOOTING	20211146	4023 SHOEGER CT	26		09/03/2021
		Comments1: ABBY 630-365-7229					
BF	_____	AM 002-FOU FOUNDATION					09/23/2021
BF	_____	AM 003-BKF BACKFILL				09/30/2021	
BF	_____	AM 004-ELS ELECTRIC SERVICE					09/29/2021
PBF	_____	PM 005-PLU PLUMBING - UNDERSLAB					09/29/2021
BF	_____	PM 001-FTG FOOTING	20211147	4025 SHOEGER CT	26		09/03/2021
		Comments1: ABBY 630-365-7229					
BF	_____	AM 002-FOU FOUNDATION					09/23/2021
BF	_____	AM 003-BKF BACKFILL				09/30/2021	
BF	_____	AM 004-ELS ELECTRIC SERVICE					09/29/2021
PBF	_____	PM 005-PLU PLUMBING - UNDERSLAB					09/29/2021
BF	_____	AM 003-BKF BACKFILL	20211148	4043 SHOEGER CT	27		09/07/2021
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB					09/07/2021
BF	_____	AM 005-BG BASEMENT AND GARAGE FLOOR					09/23/2021

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BF	_____	AM 006-ELS ELECTRIC SERVICE					09/29/2021
BF	_____	AM 003-BKF BACKFILL	20211149	4045 SHOEGER CT	27		09/07/2021
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB					09/07/2021
BF	_____	AM 005-BG BASEMENT AND GARAGE FLOOR					09/23/2021
BF	_____	AM 006-ELS ELECTRIC SERVICE					09/29/2021
BF	_____	AM 001-FTG FOOTING	20211150	4063 SHOEGER CT	28		09/23/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: NOT READY					09/27/2021
BF	_____	AM 003-REI REINSPECTION Comments1: FOUNDATION/630-365-7229					09/29/2021
BF	_____	AM 001-FTG FOOTING	20211151	4065 SHOEGER CT	28		09/23/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: NOT READY					09/27/2021
BF	_____	AM 003-REI REINSPECTION Comments1: FOUNDATION/630-365-7229					09/29/2021
BF	_____	AM 003-BKF BACKFILL	20211152	4062 SHOEGER CT	29		09/08/2021
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB					09/07/2021
BF	_____	AM 005-BG BASEMENT AND GARAGE FLOOR					09/27/2021
BF	_____	AM 006-ELS ELECTRIC SERVICE					09/29/2021
BF	_____	AM 003-BKF BACKFILL	20211153	4064 SHOEGER CT	29		09/08/2021
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB					09/07/2021
BF	_____	AM 005-BG BASEMENT AND GARAGE FLOOR					09/27/2021
BF	_____	AM 006-ELS ELECTRIC SERVICE					09/29/2021
BC	_____	AM 001-FTG FOOTING	20211162	2056 SQUIRE CIR	189		09/29/2021
BC	_____	PM 002-FOU FOUNDATION				09/30/2021	
PBF	_____	PM 002-SEW SEWER INSPECTION	20211165	1144 HAWK HOLLOW DR	303-4		09/08/2021

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PBF	_____	PM 003-WAT WATER					09/09/2021
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082					09/28/2021
PBF	_____	PM 002-SEW SEWER INSPECTION	20211166	1146 HAWK HOLLOW DR	303-3		09/08/2021
PBF	_____	PM 003-WAT WATER					09/09/2021
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082					09/28/2021
PBF	_____	PM 002-SEW SEWER INSPECTION	20211167	1148 HAWK HOLLOW DR	303-2		09/08/2021
PBF	_____	PM 003-WAT WATER					09/09/2021
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082					09/28/2021
PBF	_____	PM 002-SEW SEWER INSPECTION	20211168	1152 HAWK HOLLOW DR	303-1		09/08/2021
PBF	_____	PM 003-WAT WATER					09/09/2021
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: JEFF 847-456-8082					09/28/2021
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211174	2233 OLIVE LN	286		09/10/2021
GH	_____	001-PHF POST HOLE - FENCE	20211176	2199 HENNING LN	313		09/10/2021
GH	_____	002-FIN FINAL INSPECTION	20211188	937 STONY CREEK LN	18		09/07/2021
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20211189	1331 SPRING ST	171		09/09/2021
BC	_____	AM 002-FTG FOOTING					09/16/2021
BC	_____	003-FOU FOUNDATION					09/21/2021
PR	_____	AM 004-BKF BACKFILL Comments1: SEE INSPECTION TICKET					09/29/2021
BC	_____	003-PHD POST HOLE - DECK	20211191	124 NADEN CT	65		09/15/2021
BC	_____	004-RFR ROUGH FRAMING					09/21/2021
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: GAZEBO	20211193	2689 PATRIOT CT	227		09/08/2021

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GH	_____	PM 001-PHF POST HOLE - FENCE	20211194	2585 ANNA MARIA LN	721		09/24/2021
GH	_____	AM 001-PHF POST HOLE - FENCE	20211195	2020 WHITEKIRK LN	51		09/07/2021
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20211208	1994 CONEFLOWER CT	152		09/13/2021
BF	_____	AM 001-FTG FOOTING	20211212	2221 COUNTRY HILLS DR	469		09/15/2021
BC	_____	AM 002-FOU FOUNDATION					09/29/2021
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: NICK 224-531-0181	20211216	812 BRISTOL AVE	7		09/17/2021
BF	_____	PM 002-FEL FINAL ELECTRIC					09/17/2021
BC	_____	001-FIN FINAL INSPECTION Comments1: TRENCH	20211217	2332 WINTERTHUR GREEN	179		09/21/2021
GH	_____	AM 002-FIN FINAL INSPECTION Comments1: FENCE	20211221	2135 HEARTHSTONE AVE	430		09/07/2021
PBF	_____	AM 001-RPZ PLUMBING - RPZ VALVE Comments1: SEE TICKET FOR COMMENTS	20211224	2425 SAGE CT	22		09/08/2021
BC	_____	AM 001-PHF POST HOLE - FENCE	20211228	2952 GRANDE TR	421		09/15/2021
BC	_____	002-FIN FINAL INSPECTION Comments1: ABG	20211235	2512 BOOMER LN			09/15/2021
GH	_____	002-PHF POST HOLE - FENCE Comments1: HOLES NOT CLEANED OUT/NOT 36"	20211239	1932 WREN RD	4		09/23/2021
BC	_____	AM 001-FTG FOOTING	20211240	601 ASHWORTH LN	514		09/15/2021
BC	_____	AM 002-FOU FOUNDATION					09/20/2021
BC	_____	AM 003-BKF BACKFILL					09/23/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT					09/24/2021
GH	_____	AM 001-PHF POST HOLE - FENCE	20211241	3175 JUSTICE DR	700		09/29/2021
GH	_____	002-FIN FINAL INSPECTION Comments1: GATE RUBS ON GROUND & AT TOP PLATE, GAP Comments2: AT RIGHT SIDE OF HOUSE- MISSING FILLER B Comments3: OARD	20211247	585 MANCHESTER LN	399		09/20/2021
GH	_____	002-FIN FINAL INSPECTION	20211253	582 COACH RD	404		09/20/2021

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GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20211254	403 SANDERS CT			09/09/2021
GH	_____	AM 002-FIN FINAL INSPECTION Comments1: ROOF NAIL STICKING THRU SHINGLE ON LEFT Comments2: SIDE OF HOUSE, DRIP EDGE SHORT ON FRONT Comments3: GABLE AT GUTTER					09/21/2021
PR	_____	PM 001-ESW ENGINEERING - SEWER / WAT	20211257	802 ALEXANDRA LN	19		09/21/2021
BC	_____	002-FTG FOOTING					09/24/2021
BC	_____	003-FOU FOUNDATION				09/30/2021	
BC	_____	001-FTG FOOTING	20211258	2067 ABERDEEN CT	101		09/08/2021
BC	_____	AM 002-FOU FOUNDATION					09/10/2021
BF	_____	AM 003-BKF BACKFILL					09/17/2021
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR NICK 224-531-0181	20211260	503 FAIRHAVEN DR			09/20/2021
BF	_____	PM 002-FEL FINAL ELECTRIC Comments1: SOLAR NICK 224-531-0181					09/20/2021
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: ROOF	20211268	325 W KENDALL DR			09/14/2021
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR	20211269	483 TWINLEAF TR	90		09/20/2021
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20211270	1302 WILLOW WAY	192		09/03/2021
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211271	2844 OLD GLORY DR	280		09/14/2021
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20211273	202 SPRUCE CT	25		09/21/2021
GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO & WALK	20211277	2828 ALDEN AVE	331		09/10/2021
GH	_____	002-PPS PRE-POUR, SLAB ON GRADE Comments1: SHED PAD					09/10/2021
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20211278	568 POPLAR DR	151		09/02/2021
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: VIRTUAL - WILL SUBMIT PICTURES, NO PICTU Comments2: RES RECEIVED	20211281	467 POPLAR DR	21		09/21/2021

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GH	_____	002-FIN FINAL INSPECTION					09/21/2021
PR	_____	PM 001-FTG FOOTING	20211282	2861 CRYDER WAY	475		09/13/2021
BF	12:00	002-FOU FOUNDATION Comments1: 630-364-0224					09/17/2021
PR	_____	AM 003-BKF BACKFILL					09/27/2021
GH	_____	002-FIN FINAL INSPECTION	20211285	905 STATE ST			09/09/2021
GH	11:30	001-PHF POST HOLE - FENCE	20211286	564 WARBLER LN	354		09/28/2021
GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO	20211287	584 MANCHESTER LN	384		09/01/2021
GH	_____	AM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: SERVICE WALK					09/01/2021
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211288	2441 WYTHE PL	5		09/02/2021
BC	_____	001-FIN FINAL INSPECTION Comments1: SIGN	20211289	802 S BRIDGE ST			09/09/2021
BC	_____	AM 001-FTG FOOTING	20211290	2464 JUSTICE CT	622		09/15/2021
BC	_____	002-FOU FOUNDATION					09/17/2021
PBF	_____	PM 003-WSS WATER & STORM SEWER Comments1: HOLIDAY 847-526-3788					09/23/2021
BF	_____	004-BKF BACKFILL					09/28/2021
BC	_____	AM 001-FTG FOOTING	20211291	2462 JUSTICE CT	623		09/15/2021
BC	_____	002-FOU FOUNDATION					09/22/2021
PBF	_____	PM 003-WSS WATER & STORM SEWER Comments1: HOLIDAY 847-526-3788					09/23/2021
BF	_____	004-BKF BACKFILL					09/28/2021
BC	_____	001-FTG FOOTING	20211292	3108 JUSTICE DR	624		09/17/2021
BC	_____	002-FOU FOUNDATION					09/24/2021
PBF	11:00	003-WSS WATER & STORM SEWER Comments1: HOLIDAY JOE 708-278-3109					09/29/2021

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BF	_____	PM 001-FIN FINAL INSPECTION	20211298	442 WINDETT RIDGE RD	190		09/17/2021
		Comments1: NICK 224-531-0181					
BF	_____	PM 002-FEL FINAL ELECTRIC					09/17/2021
GH	13:30	001-PPS PRE-POUR, SLAB ON GRADE	20211300	1333 CORALBERRY CT			09/20/2021
		Comments1: DRIVEWAY					
GH	13:00	002-WKS PUBLIC & SERVICE WALKS					09/20/2021
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211301	1732 CALLANDER TR	58		09/24/2021
		Comments1: PATIO					
GH	_____	002-PPS PRE-POUR, SLAB ON GRADE					09/24/2021
		Comments1: SERVICE WALK					
GH	_____	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20211302	4626 PLYMOUTH AVE	93		09/24/2021
GH	_____	001-PHD POST HOLE - DECK	20211303	2838 ALDEN AVE	333		09/20/2021
PBF	_____	PM 001-ESW ENGINEERING - SEWER / WAT	20211308	2082 WHITEKIRK LN	99		09/28/2021
		Comments1: MIKE 815-210-3338					
GH	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211314	802 E SPRING ST			09/08/2021
BC	_____	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20211322	2082 INGEMUNSON LN	146		09/02/2021
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20211324	1132 SPRING ST	75		09/10/2021
		Comments1: EMAILED PICTURES					
GH	_____	AM 002-FIN FINAL INSPECTION					09/20/2021
		Comments1: ROOF					
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20211325	307 BERTRAM DR	1085		09/22/2021
GH	_____	001-FIN FINAL INSPECTION	20211326	2857 ALDEN AVE	289		09/09/2021
		Comments1: PAVER					
GH	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE	20211328	601 SUTTON ST	160		09/10/2021
		Comments1: PATIO					
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211331	2571 LYMAN LOOP	34		09/16/2021
GH	_____	001-FIN FINAL INSPECTION	20211344	1472 WALSH DR	194		09/27/2021
		Comments1: ROOF					
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20211367	323 W KENDALL DR			09/08/2021

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 001-PHF POST HOLE - FENCE	20211368	374 TIMBALIER ST.	1000	09/30/2021	
GH	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20211371	121 CLAREMONT CT	31		09/27/2021
		Comments1: NEED MEMBRANE INSTALLED UNDER ENTRY DOOR					
		Comments2: /SIDELITES					
GH	_____	AM 002-REI REINSPECTION					09/29/2021
PR	10:00	001-OCC OCCUPANCY INSPECTION	20211372	1427 CANNONBALL TR			09/07/2021
		Comments1: SEE INSPECTION TICKET					
MT	10:00	002-FFD BKFD FINAL INSPECTION					09/07/2021
PBF	11:00	001-SEW SEWER INSPECTION	20211375	807 ALEXANDRA LN	11	09/30/2021	
PBF	_____	002-WAT WATER				09/30/2021	
		Comments1: JOHN 630-546-8057					
GH	_____	AM 001-PHD POST HOLE - DECK	20211376	771 WINDETT RIDGE RD	88		09/08/2021
BC	_____	AM 002-RFR ROUGH FRAMING					09/16/2021
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211392	231 BARRETT DR B	215		09/17/2021
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE	20211394	506 COLTON ST			09/17/2021
BC	_____	AM 001-PHF POST HOLE - FENCE	20211407	2886 MCLELLAN BLVD	462		09/17/2021
GH	_____	002-FIN FINAL INSPECTION					09/29/2021
GH	13:00	001-PHF POST HOLE - FENCE	20211408	1722 CALLANDER TR	56		09/22/2021
GH	_____	PM 001-PHF POST HOLE - FENCE	20211409	1148 HOMESTEAD DR	43		09/29/2021
GH	_____	AM 001-FIN FINAL INSPECTION	20211414	2842 KETCHUM CT	212		09/29/2021
		Comments1: PAVER PATIO					
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20211416	284 WINDETT RIDGE RD	19	09/29/2021	
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20211417	901 B HARVEST TR	24		09/21/2021
GH	_____	002-FIN FINAL INSPECTION					09/27/2021
		Comments1: ROOF					
PR	_____	PM 001-FIN FINAL INSPECTION	20211423	122 W VETERANS PKWY			09/23/2021
BKF	_____	PM 002-OCC OCCUPANCY INSPECTION					09/23/2021

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20211425	507 W RIDGE STREET			09/16/2021
		Comments1: MIKE 630-538-1523					
BC	-----	002-REI REINSPECTION					09/17/2021
		Comments1: ICE & WATER					
GH	-----	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20211426	804 FREEMONT ST			09/22/2021
		Comments1: HALF OF ROOF					
BF	-----	001-ROF ROOF UNDERLAYMENT ICE & W	20211427	363 FONTANA DR	60		09/17/2021
		Comments1: 847-828-5651					
GH	-----	001-ROF ROOF UNDERLAYMENT ICE & W	20211436	821 PRAIRIE CROSSING DR	177		09/28/2021
GH	12:30	001-ROF ROOF UNDERLAYMENT ICE & W	20211489	2933 ALDEN AVE	302		09/29/2021
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20211503	368 TYLER CREEK		09/30/2021	

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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

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

PERMIT TYPE SUMMARY:		ADD ADDITION			1		
		AGP ABOVE-GROUND POOL			5		
		BDO COMMERCIAL BUILD-OUT			1		
		BSM BASEMENT REMODEL			5		
		CCO COMMERCIAL OCCUPANCY PERMIT			4		
		CRM COMMERCIAL REMODEL			9		
		DCK DECK			12		
		DRV DRIVEWAY			7		
		FNC FENCE			33		
		GAZ GAZEBO			1		
		IGP IN-GROUND POOL			4		
		MIS MISCELLANEOUS			1		
		MSC MISCELLANEOUS			1		
		PTO PATIO / PAVERS			24		
		REP REPAIR			1		
		ROF ROOFING			31		
		RPZ RPZ - BACKFLOW PREVENTION			1		
		SDW SIDEWALK			2		
		SFA SINGLE-FAMILY ATTACHED			276		
		SFD SINGLE-FAMILY DETACHED			486		
		SGN SIGN			2		
		SOL SOLAR PANELS			18		
		SWK PRIVATE SIDEWALK			2		
		WIN WINDOW REPLACEMENT			1		
INSPECTION SUMMARY:		ADA ADA ACCESSIBLE WALK WAY			5		
		BG BASEMENT AND GARAGE FLOOR			31		
		BGS BASEMENT GARAGE STOOPS			3		
		BKF BACKFILL			32		
		BND POOL BONDING			2		
		EDA ENGINEERING - DRIVEWAY APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			37		
		ELS ELECTRIC SERVICE			8		
		EPW ENGINEERING- PUBLIC WALK			11		
		ESW ENGINEERING - SEWER / WATER			16		
		FEL FINAL ELECTRIC			43		
		FFD BKFD FINAL INSPECTION			1		
		FIN FINAL INSPECTION			85		
		FMC FINAL MECHANICAL			5		
		FME FINAL MECHANICAL			28		
		FOU FOUNDATION			35		
		FTG FOOTING			31		
		GAR GARAGE FLOOR			14		
		INS INSULATION			38		
		OCC OCCUPANCY INSPECTION			3		
		PH POST HOLES / PILES			1		
		PHD POST HOLE - DECK			15		

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		PHF POST HOLE - FENCE			24		
		PLF PLUMBING - FINAL OSR READY			38		
		PLR PLUMBING - ROUGH			38		
		PLU PLUMBING - UNDERSLAB			47		
		PPS PRE-POUR, SLAB ON GRADE			60		
		PWK PRIVATE WALKS			1		
		REI REINSPECTION			31		
		REL ROUGH ELECTRICAL			40		
		RFR ROUGH FRAMING			45		
		RMC ROUGH MECHANICAL			40		
		ROF ROOF UNDERLAYMENT ICE & WATER			18		
		RPZ PLUMBING - RPZ VALVE			1		
		SEW SEWER INSPECTION			9		
		SGN SIGN INSPECTION			1		
		STP STOOP			27		
		SUM SUMP			11		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		
		WAT WATER			14		
		WK SERVICE WALK			7		
		WKS PUBLIC & SERVICE WALKS			20		
		WSS WATER & STORM SEWER			9		
INSPECTOR SUMMARY:		BC BOB CREADEUR			263		
		BF B&F INSPECTOR CODE SERVICE			226		
		BKF BRISTOL KENDALL FIRE DEPT			1		
		EEI ENGINEERING ENTERPRISES			53		
		GH GINA HASTINGS			153		
		MT MICHAEL TORRENCE			1		
		PBF BF PLUMBING INSPECTOR			164		
		PR PETER RATOS			67		
STATUS SUMMARY:	A	BF			1		
	C	BC			65		
	C	BF			46		
	C	BKF			1		
	C	EEI			37		
	C	GH			32		
	C	MT			1		
	C	PBF			27		
	C	PR			29		
	I	BC			198		
	I	BF			176		
	I	EEI			9		
	I	GH			121		
	I	PBF			137		
	I	PR			38		

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UNITED CITY OF YORKVILLE
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INSPECTIONS SCHEDULED FROM 09/01/2021 TO 09/30/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		T	EEI		7		
		V	BF		3		

REPORT SUMMARY: 928



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

Agenda Item Number

New Business #3

Tracking Number

EDC 2021-35

Agenda Item Summary Memo

Title: Property Maintenance Report for September 2021

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: September 30, 2021
Subject: September Property Maintenance

Property Maintenance Report September 2021

There were 6 cases heard in September 2021.

9/13/2021

N4278	579 E Kendall Dr	Fencing Standards	Dismissed
N4279	579 E Kendall Dr	Junk, Trash	Dismissed
N4280	Parcel next to 402 Liberty	Weeds	Liable \$2,000

9/20/2021

N4275	105 Worsley St	Vehicles on Property	Dismissed
N4276	105 Worsley St	Fencing Standards	Continued

9/27/2021

N4281	555 Bluestem Dr	Weeds	Liable \$1,000
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Case Report

9/1/2021 - 9/30/2021

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	POSTED
20210404	9/29/2021	212 Windham Cir	Weeds & Grass	TO BE INSPECTED				
20210403	9/29/2021	2431 Alan Dale Ln	Junk, Trash & Refuse	CLOSED		COMPLIANT		
20210402	9/28/2021	3395 Ryan Dr	Watering Lawn Outside of Permitted Hours of Water Use	IN VIOLATION				
20210401	9/28/2021	3475 Ryan Dr	Working without a Permit	CLOSED		COMPLIANT		
20210400	9/28/2021	1023 S Carly Cir	Grass & Weeds	IN VIOLATION				9/28/2021
20210399	9/28/2021	983 S Carly Cir	Grass & Weeds	IN VIOLATION				9/28/2021
20210398	9/28/2021	906 N Carly Cir	Grass & Weeds	IN VIOLATION				9/28/2021
20210397	9/28/2021	892 N Carly Cir	Weeds, Dead trees, Trash	IN VIOLATION				
20210396	9/27/2021	2004 Prairie Crossing Dr	Watering Lawn Outside of Permitted Hours of Water Use	IN VIOLATION				
20210395	9/27/2021	2188 Hartfield Ave	Watering Lawn Outside of Permitted Hours of Water Use	IN VIOLATION				

20210393	9/27/2021	2374 Titus Dr	Shed Too Close to Home	IN VIOLATION				
20210392	9/23/2021	2857 Alden Ave	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210391	9/23/2021	2835 Alden Ave	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210390	9/23/2021	522 Bluestem Dr	Boat/Trailer Parking	IN VIOLATION				
20210389	9/23/2021	2176 Hartfield Ave	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210388	9/22/2021	2841 Alden Ave	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210387	9/22/2021	3143 Matlock Dr	Working without a Permit	IN VIOLATION	9/30/2021			
20210386	9/22/2021	103 W Washington St	Stagnant water - pool	IN VIOLATION				
20210385	9/22/2021	1901-1965 S Bridge St	Weed Height	IN VIOLATION	9/22/2021			
20210384	9/21/2021	1901-1965 S Bridge St	Junk, Trash & Refuse	IN VIOLATION	9/22/2021			
20210383	9/21/2021	206 River St	Fence in Disrepair	IN VIOLATION				
20210382	9/21/2021	206 River St	Junk, Trash & Refuse	IN VIOLATION				

20210381	9/22/2021	Next to 402 Liberty St	Weeds	IN VIOLATION				9/21/2021
20210380	9/21/2021	2383 Sumac	Grass Height	CLOSED		COMPLIANT		
20210379	9/22/2021	2595 Anna Maria Ln	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210378	9/22/2021	3174 Justice Dr	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210377	9/22/2021	3165 Justice Dr	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210376	9/22/2021	3142 Justice Dr	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210375	9/21/2021	3146 Justice Dr	Watering Lawn Outside of Permitted Hours of Water Use	CLOSED		COMPLIANT		
20210373	9/20/2021	877 Greenfield Turn	Working without a Permit	CLOSED		COMPLIANT		
20210372	9/20/2021	451 Honeysuckle	Junk, Trash & Refuse	IN VIOLATION				
20210371	9/20/2021	1023 S Carly Cir	Construction Debris	IN VIOLATION	9/20/2021			
20210370	9/10/2021	699 Yellowstone	Junk, Trash & Refuse	CLOSED		COMPLIANT		

20210369	9/10/2021	451 Honeysuckle	Junk, Trash & Refuse	IN VIOLATION				
20210368	9/9/2021	582 Arrowhead Dr	Working without a Permit	CLOSED		COMPLIANT		
20210367	9/8/2021	811 Caufield	Pool Safety	CLOSED		COMPLIANT		
20210366	9/8/2021	805 S Bridge St	Grass Height & Working without a Permit (Pavers)	CLOSED		COMPLIANT		
20210365	9/8/2021	367 Windett	Weeds	CLOSED		COMPLIANT		
20210364	9/7/2021	451 Honeysuckle	Junk, Trash & Refuse	IN VIOLATION				
20210363	9/1/2021	405 Blaine St	Site Obstruction, Tree Branches Overhanging Street	CLOSED		COMPLIANT		
20210362	9/1/2021	2192 Henning Ln	Grass & Weeds	IN VIOLATION				9/1/2021
20210361	9/1/2021	312 Pierpont Ln	Grass & Weeds	CLOSED		COMPLIANT		9/1/2021

Total Records: 42

9/30/2021



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

Agenda Item Number

New Business #4

Tracking Number

EDC 2021-36

Agenda Item Summary Memo

Title: Economic Development Report for October 2021

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive, Suite 102 • Yorkville, Illinois • 60560
Phone 630-553-0843 • FAX 630-553-0889
Monthly Report – for November 2021 EDC Meeting of the United City of Yorkville

October 2021 Activity

General Updates:

- Continued to stay connected with the State of Illinois (DCEO), and the Small Business Administration (SBA); to collect information for the business community on loans, grants and other programs of assistance.
- Working with Yorkville Not-For-Profits as Kendall County has rolled out their Business Support Grants on September 22nd and must be submitted by October 27, 2021. Maximum grant is \$25,000. Many Yorkville Not-For-Profits will apply.
- Working with downtown Yorkville businesses and land owners to collect letters of support for the City's grant to DCEO (State of Illinois) for the DOWNTOWN YORKVILLE NEIGHBORHOOD and MAINSTREET IMPROVEMENT CORRIDOR (DYMANIC) PROJECT PLAN. This grant would provide funding to offset the costs of projects in our downtown.

New Development:

- **Kendall Marketplace: Kendall Meat Company.** Local entrepreneur Yonas Hagos is preparing to open a butcher shop with specialty meats. Information on opening date will be forthcoming. **Building permits have been issued, remodel is underway.**
- **Yorkville Crossing: A/K/A Menard's Center.** There is due diligence being performed on the lot directly south of Culver's. This is at the northeast corner of Route 47 & Countryside Parkway. Information will be forthcoming soon. **Due diligence continues.**
- **Gerber Collison & Glass** has purchased the property at 1203B N Bridge Street, which is the former Chignoli Auto and former Millennium Motors building. Gerber plans on constructing a 10,000+ square foot building "addition" in front of the existing building, and open sometime in 2022. Gerber Collison has been in business since 1937, and has over 500 locations throughout the USA. **Business is preparing to apply for permits.**
- **The Salon Social** is a new hair salon owned by Yorkville resident Katie Ash. This establishment will be located at 223 S. Bridge Street (former Harmony Aesthetics). Katie is moving her business from Plainfield and plans to open in Yorkville around January 1, 2022. **Business owner is preparing for relocation.**
- **The Smoke Spot.** This is a new business that is moving into a small space at 155 E. Veterans Parkway (former Katy Did It Florist). **Business owner is preparing to open very soon.**
- **The Scrap Cabana** has completed their relocation, is now open at 96 Schoolhouse Road. Their new location at the southeast corner of Route 47 & Route 126 has been very well received.
- Working with a number of additional potential new businesses who are conducting research and due diligence, on various building and sites in Yorkville. More information will be provided, as it becomes available.

Respectfully submitted,

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



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2021-37

Agenda Item Summary Memo

Title: DCEO ReBuild Downtowns and Main Streets Capital Grant

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: Details the proposed DCEO 2021 Grant Application

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: Discussion and feedback

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Jason Engberg, Senior Planner
Date: October 25, 2021
Subject: **DCEO Rebuild Downtowns & Main Streets Capital Grant**
Proposed Submission of Grant Application

Summary:

Review of a grant opportunity for Downtown Redevelopment.

Background:

A recent Notice of Funding Opportunity (NOFO) was posted on September 10, 2021 by the Illinois Department of Commerce and Economic Opportunity (DCEO) called Rebuild Downtown and Main Streets Capital Grant. The grant is intended to support improvements and encourage investment in commercial corridors and downtowns that have experienced disinvestment; especially those communities hardest hit by the COVID-19 public health and economic crisis. Successful projects will demonstrate well-conceived and locally supported plans that propose infrastructure investments with a strong and direct connection to COVID-19 health and economic crisis recovery. According to the DCEO, the grant has an estimated funding of \$50 million which will be awarded to thirty (30) recipients ranging between \$250,000 - \$3,000,000 per project. Submission deadline for the grant is January 10, 2022 with notification of awardees in April 2022. It is anticipated the grant awardees will complete all improvements within two (2) calendar years.

Since the City has focused numerous plans and efforts on redeveloping downtown Yorkville over the past five (5) years, staff felt this grant opportunity would be the perfect vehicle to create an overarching capital investment and improvement plan for the historic commercial core. The attached DYNAMIC (Downtown Yorkville Neighborhood and Mainstreet Improvement Corridor) Project Plan consolidates the implementation goals established in the following approved documents/plans: Downtown Parking Study (2015), Comprehensive Plan Update (2016), Neighborhood Design Manual (2018), Downtown Wayfinding & Signage (2018), Downtown Overlay District and Master Streetscape Plan (2019), and Downtown Public Art Plan (2020). Staff has proposed a list of previously discussed downtown redevelopment project components and has a few new project ideas. We seek feedback on the projects and direction on whether to apply for the grant.

Eligible Projects

Due to the grant's funding source coming from Illinois General Obligation bond proceeds, projects are required to meet the bondable capital improvements guidelines such as: not having a recurring cost; characterized as durable; reflect an extended useful life (generally 13 years); and are not subject to inherent risk of failure. The types of projects which are eligible for funding include, but are not limited to, the new construction or rehabilitation of the following:

- Roads, parking, and sidewalks
- Transit, pedestrian, or bicycle infrastructure
- Broadband infrastructure

- Water/sewer infrastructure
- Public spaces, such as parks and plazas, including lighting and landscaping
- Sustainable investment in or modernization of structures in disrepair
- Mixed-use development or transit-oriented development

Eligible expenditures include:

- Architectural planning and engineering design
- Site selection
- Land and building acquisition/demolition (in preparation for additional work)
- Site preparation and improvement
- Utility work
- New construction of buildings/structures
- Expansion, reconstruction, or improvement of existing buildings/structures
- Replacement of currently utilized assets by a better asset
- Original furnishings and durable equipment

Additionally, the funds sourced through the federal American Rescue Plan Act must meet the guidelines from the U.S. Treasury regarding the use of Coronavirus State Fiscal Recovery Funds. Therefore, priority will be given to projects that:

- Are located in a disproportionately impacted area (DIA), as defined for the Back to Business Grant Program; an Opportunity Zone (OZ); or a Qualified Census Tract (QCT)
- Are located in a rural area that has experienced major economic disinvestment or job loss
- Advance initiatives that are part of a regional or local plan
- Demonstrate likelihood of attracting future private investment
- Benefit a corridor or business district with significant presence of businesses in industries hard-hit by COVID-19, including hospitality, tourism, and the arts.
- Preserve structures of historic significance that enhance the unique character of the corridor or neighborhood
- Demonstrate extensive community support
- Feature a strong minority inclusion plan and commit to a competitive Business Enterprise Program (BEP) goal.
- Receive additional funding support from the federal government, local government, or private sources.

Non-Eligible Projects

The Rebuild Downtown considers the following projects not eligible for funding:

- Operational and administrative expenses
- Lease payments for rental of equipment or facilities
- Costs of staff or resident labor and material
- Expenditures to acquire or construct temporary facilities
- Purchase of automobiles, trucks, farm equipment, boats or rolling stock
- Livestock or laboratory animals
- Unpredictable or unusual legal expenses
- Costs for archaeological digs, research, or exploration

Matching Fund Request

As mentioned, the grant may award anywhere between \$250,000 to \$3 million dollars per project proposal. While applicants that are private businesses or non-profit organizations must provide matching funds of at

least 50% of the project cost, units of local government are exempt from this requirement. However, providing a match might improve the odds of a municipality of receiving an award.

Schedule

The application for the grant must be submitted electronically no later than **January 10, 2022 at 11:59 p.m.** The following is a list of other important days for this program:

- **April 2022:** Approximately three (3) months after the grant close date, the DCEO will send Notices of State Award (NOSA) to successful applicants. It is important to note the State reserves the right to issue a reduced award, or not to issue any awards. Unsuccessful applicants will be notified after the acceptance of the NOSA by all successful applicants.
- **Late Spring/Early Summer 2022:** Funds will be disbursed, per terms of the grant agreement. Funding is generally handled on a reimbursement basis but grant awardees can receive up to two (2) months of expenses upfront.
- **Summer 2022-2024:** Anticipated design/permitting/bid packaging and project construction timeframe.
- **December 31, 2024:** Grant agreements will generally cover one calendar year but will be extended as appropriate for long-term projects. However, all funds must be obligated by the end of 2024.

Additionally, those applicants that are awarded grants are required to submit “Periodic Performance Reports” and “Periodic Financial Reports” with the final closeout report occurring 60 calendar days following the end of the project completion. Monitoring visits and financial audit(s) by the state’s grant program staff will also occur during the construction period of the project.

Selection Criteria

Grant proposals will be graded by a DCEO designated Evaluation Committee using the Merit Review Process. Each committee member will assign a numerical grade to each submission which will be calculated, and an average final score give. The projects will then be ranked by score. The project proposals will be graded on a 100-point scale using specific criteria.

The selection criteria and the weight each category has is listed below:

- **Applicant Capacity (25 point)** – The description of the overall scope of the proposal and the ability to administer and manage the project including: project timeline and milestones, funding plan, plan for obtaining all necessary permits and organizational experience managing similar projects.
- **Proposal Quality (40 points)** – Robust description of project area/community; demonstration project will complement existing assets and improve post-construction economic recovery; project likely to leverage additional investment; preservation of structures with historic significance; provision of a detailed budget; broad community support; consistency with approved local or regional plans; provision of strong minority inclusion plan; and additional financial support or match.
- **Community Need (35 points)** – Demonstration project will address a significant deficiency within the downtown; eligibility to receive federal funds; project in a DIA, QCT or OZ designated area; located in rural area; community economic hardship and area harmed/impacted by COVID-19.

DYNAMIC Project Plan, Potential Components:

The proposed DYNAMIC (Downtown Yorkville Neighborhood and Mainstreet Improvement Corridor) Project plan envisions the approximately 42-acre (0.07 square mile) area of the historic “downtown” core as a mixed-use city-center. The revived downtown will offer a variety of shopping, dining, entertainment, colorful public art, walkable streets, placemaking and gateway features, business incubator space and agritourism opportunities to foster the community’s unique identity.

Additionally, the proposed upgraded public infrastructure such as burying overhead utilities, remediating the city's portion of the existing brownfield, replacing an underground watermain, and improving railroad pedestrian crossings will allow for the conversion of public space into socially distanced outdoor dining to support local restaurants.

As illustrated in the attached draft project narrative prepared by staff, the proposed Downtown Yorkville Neighborhood and Mainstreet Improvement Corridor (DYNAMIC) Project consists of four (4) major plan components:

1. **Building Acquisition/New Structures**
 - Purchase and renovation of an existing property (property choice TBD, after closed session discussion by the City Council) to lease small-scale commercial and agribusiness incubator space to local businesses.
 - Purchase and installation of new four (4) permanent custom single tenant retail kiosks to be installed on city-owned property and leased to local startup businesses.
2. **Upgraded and New Utilities**
 - Installation of overhead catenary lights on Van Emmon Street.
 - Undergrounding of overhead utility poles in the "East Alley" of an existing city-owned parking lot.
 - Replacement of water main also located within the "East Alley" parking lot from Van Emmon Street to Hydraulic Street.
 - Installation of a broadband network providing free wireless internet access (Wi-Fi) in Riverfront Park and the public areas of the downtown.
3. **Site Improvements**
 - Remediation of contaminated soils underneath the city-owned "East Alley" parking lot.
 - Two (2) proposed placemaking/gateway arch type signs are proposed at the corners of Bridge and E. Hydraulic Streets and Bridge and E. Van Emmon Streets.
 - Signage, landscaping, and placemaking improvements to the grass embankment on the west side of Bridge Street between Fox Street and Van Emmon ("Landscape Hill").
 - Permanent public art installations such as wall murals, sculptures, and light pole mounted banners.
4. **Roadway Improvements**
 - Removal and replacement of existing roadway on Van Emmon and Hydraulic Streets between Bridge Street (IL Route 47) to Mill Street with decorative pavement as part of a shared street design.
 - Installation of thermoplastic painted intersection improvements at Bridge and Hydraulic Streets and Bridge and Van Emmon Streets to visually guide downtown visitors to public parking areas, riverfront amenities, and designated pedestrian zones.

Proposed Cost/Funding:

Cost estimates are still being generated by staff. However, based on past project discussions, we know that:

- 1) The original cost of the landscaping hill was approximately \$570,000.
- 2) Any proposal to purchase and renovate a building for incubator space will be highly variable.

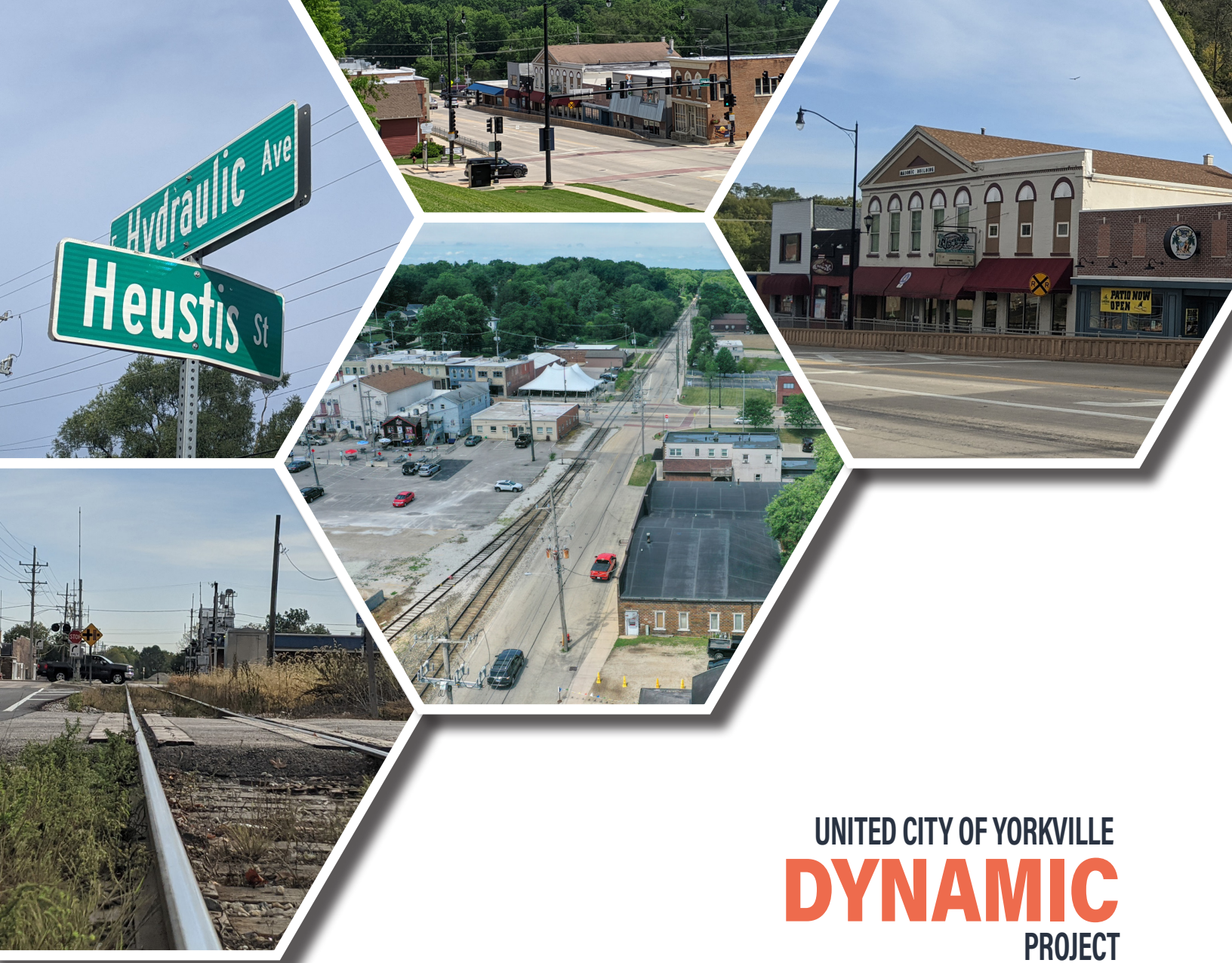
- 3) The east alley watermain is between \$350,000 AND \$400,000.
- 4) Undergrounding utility poles in the east alley is between \$400,000 AND \$500,000.
- 5) Remediation of the contaminated soils in the east alley is between \$300,000 AND \$600,000
- 6) Overhead catenary lights along Van Emmon Street is between \$130,000 AND \$200,000.
- 7) Wall murals, gateway signage, light pole banners and brackets, and art sculptures are estimated between \$650,000 AND \$700,000.

Staff Comments:

Staff is seeking feedback and direction from the committee regarding the attached proposed project scope and narrative for the Illinois Department of Commerce and Economic Opportunity for the Rebuild Downtowns and Main Streets Capital Grant Program.

Attachments:

1. Downtown Yorkville Neighborhood and Mainstreet Improvement Corridor – Project Narrative
2. Proposed Application Package
3. State of Illinois Uniform Notice of Funding Opportunity (NOFO) Summary Information
4. FAQ's – Rebuild Downtowns and Main Streets Capital Grant Program
5. Rebuild Downtowns and Main Streets Capital Grant Program (RDMS) presentation



UNITED CITY OF YORKVILLE
DYNAMIC
PROJECT

Downtown Yorkville
Neighborhood And Mainstreet
Improvement Corridor

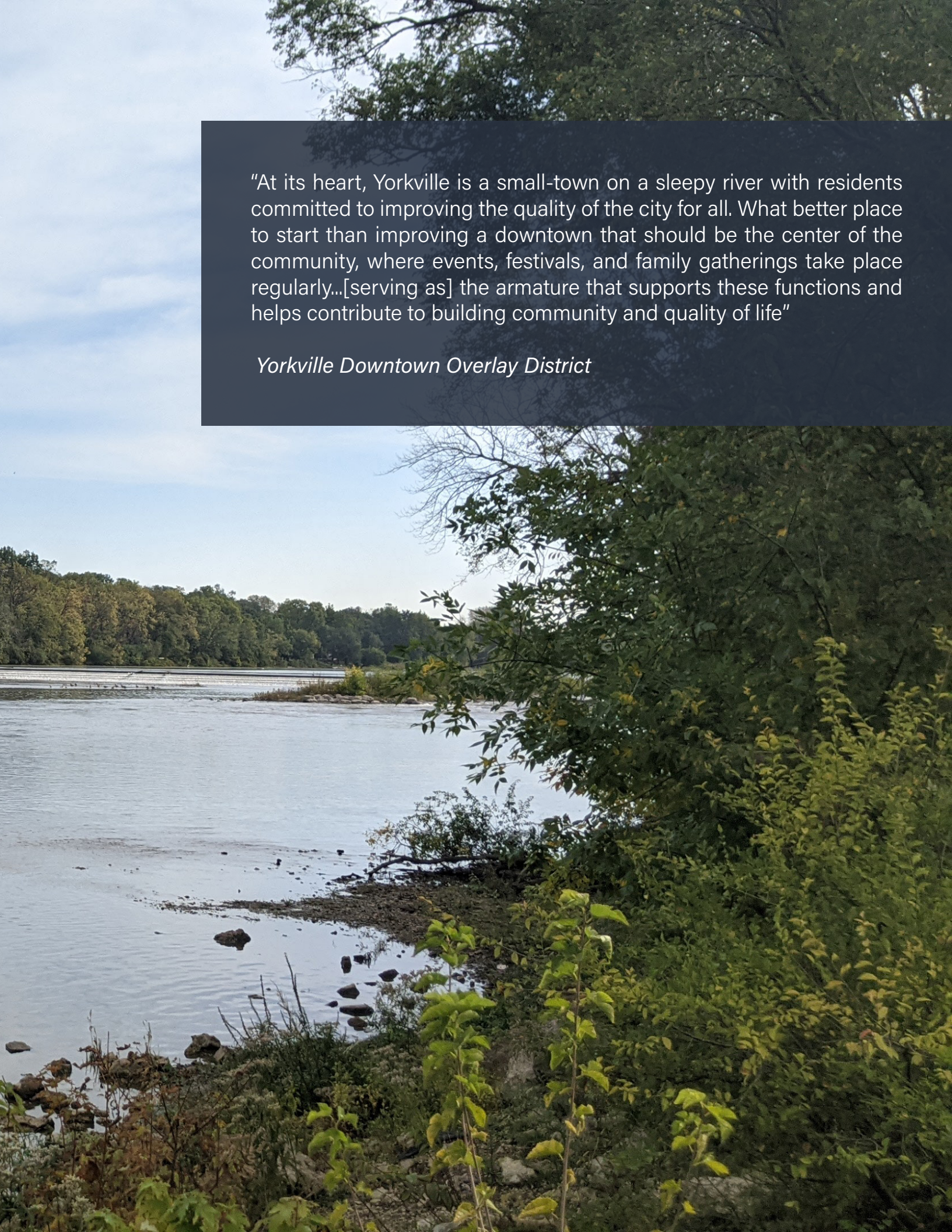
PROJECT NARRATIVE

October 28, 2021

United City of Yorkville, Illinois
800 Game Farm Road
Yorkville, IL 60560







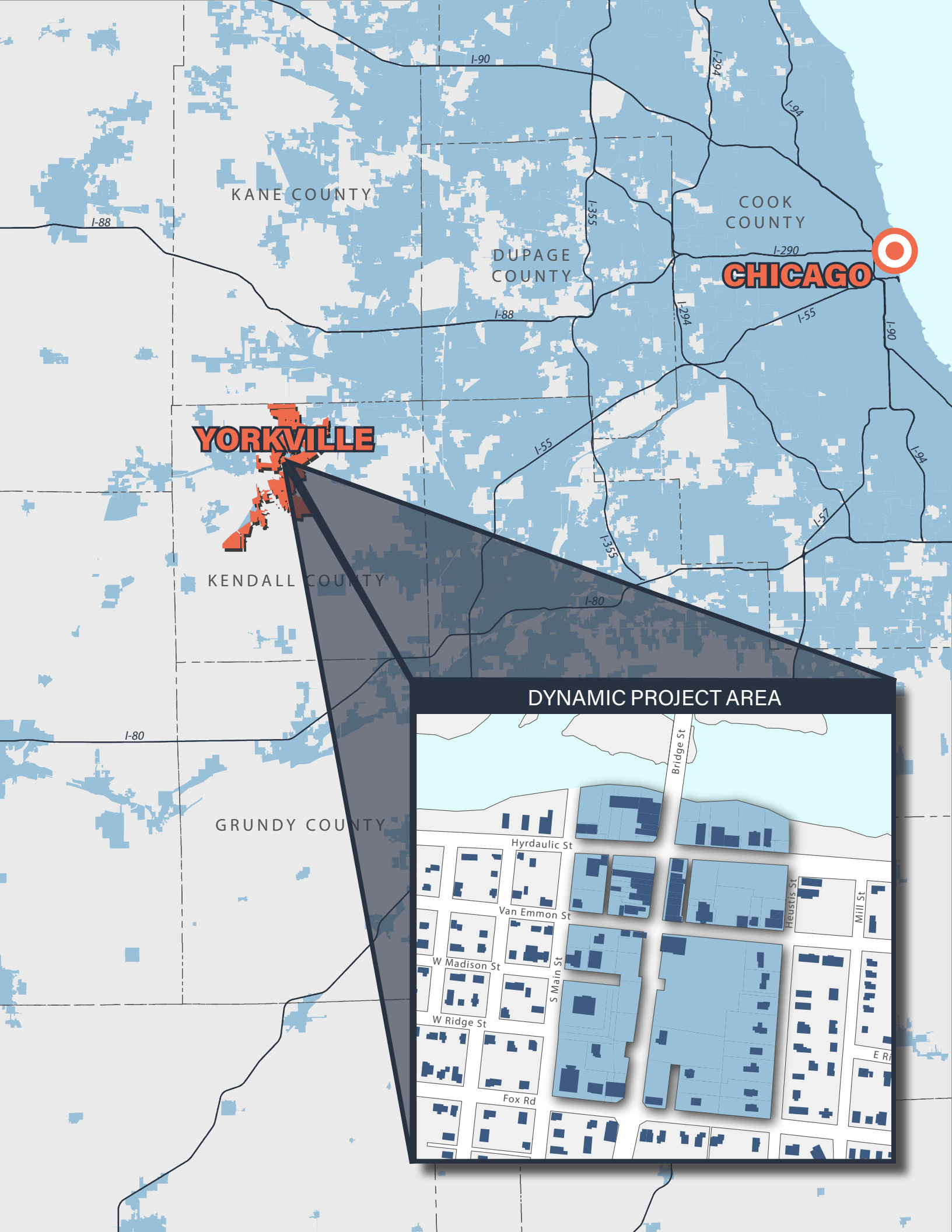
"At its heart, Yorkville is a small-town on a sleepy river with residents committed to improving the quality of the city for all. What better place to start than improving a downtown that should be the center of the community, where events, festivals, and family gatherings take place regularly...[serving as] the armature that supports these functions and helps contribute to building community and quality of life"

Yorkville Downtown Overlay District

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YORKVILLE

CHICAGO

DYNAMIC PROJECT AREA



PROJECT AREA SUMMARY

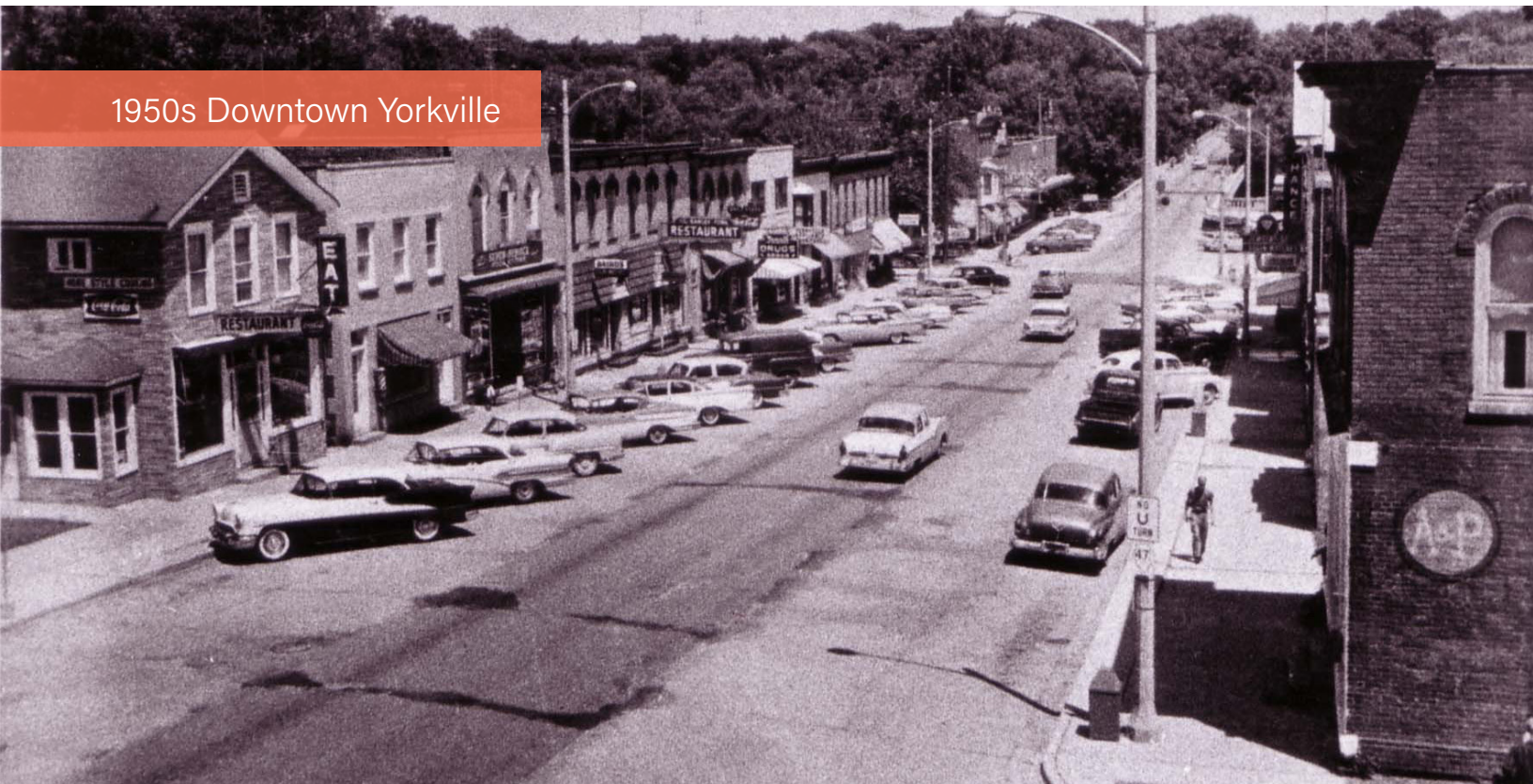
The United City of Yorkville (the “City”) is located approximately 50 miles southwest of Chicago within Kendall County’s Fox River Valley. The historic downtown commercial core of Yorkville is defined by the Fox River on the north, Fox Street to the south, Mill Street to the east, and Main Street to the west.

Although the City started as a small town, growth has been a hallmark of the community since its inception as illustrated by Yorkville’s designation as the County Seat in 1859; the establishment of the Chicago Burlington and Quincy railroad route through Yorkville in 1870; and, Yorkville’s incorporation in 1887. Yorkville grew even further when in 1957, based on shared circumstances, the then town of Yorkville and its neighbor to the north of the Fox River, the town of Bristol, combined to form what we know today as the “United City of Yorkville”.

Between 1960 and the census of 2000, the City’s population grew to 6,189. However, the most explosive growth came in the last two decades, with the population expanding to 21,533 per the recently released 2020 US Census. In response to the sprawling development of residential subdivisions, commercial corridors and an industrial park, Yorkville has begun to attract tourists with the recreational amenities provided by the Fox River and the opening of the Marge Cline Whitewater Course at the Glen D. Palmer Dam located at the City’s Bicentennial Riverfront Park. Yorkville is also home to the Wrigley/Mars plant where such iconic candies as Skittles, Juicy Fruit and Life Savers are made, as well as Raging Waves, Illinois largest water park.

However, the City’s downtown has not kept pace with the changing times, despite the implementation of economic development tools such as Tax Increment Finance (TIF) and Business districts. Therefore, the proposed DYNAMIC Project plan envisions Downtown Yorkville as a mixed-use city-center offering a variety of shopping, dining, entertainment, colorful public art, walkable streets, placemaking and gateway features, business incubator space and agritourism opportunities to foster the community’s unique identity. Additionally, the proposed upgraded public infrastructure such as burying overhead utilities, remediating an existing brownfield, replacing an underground watermain, and improving railroad pedestrian crossings will allow for the conversion of public space into socially distanced outdoor dining to support local restaurants.

1950s Downtown Yorkville



HISTORIC CONTEXT

The Kendall County and Yorkville area was first settled around 1829 by pioneers and newcomers from the New York state and New England. The first reported permanent structure in Yorkville was built in 1833 by Earl Adams, located south of the Fox River, atop of the hill which is now home to the Kendall County Courthouse. In 1836, the plans for the village of Yorkville were laid out, and by 1859, Yorkville was designated the Kendall County seat. The extension of the railroad through Yorkville in the 1870's spurred the growth of the downtown with businesses such as Squire Dingee's pickle factory, the Yorkville Ice Company, which sold the harvest from the Fox River, and the Renbehn Brothers button factory whose product was made from clam shell found in the Fox River.

The historic character of Bridge Street between Van Emmon and Hydraulic Streets remains to this day, as almost all these buildings in this area of downtown Yorkville date from the late 1880's. This includes the Kendall County Courthouse on Fox Street, originally built in 1864, and the Crusade Burger Bar, believed to be the oldest building in the downtown built in 1856 by merchants Crooker and Hobbs.

CURRENT CONDITIONS

The approximately 42-acre (0.07 square mile) area of the historic “downtown” core is comprised of 40 structures mainly utilized for commercial and residential purposes. An inventory of over twenty-five (25) downtown businesses and demographic information for the project area is provided below.

Business Name	Address	Type of Business	Category	Ownership
Yorkville Glass & Mirror	123 E. Hydraulic Street	House Repairs	Business Service	Private
GCP Sales	204 Heustis Street	Custom Golf Cars	Business Service	Private
Securities Quote Xchange	108 Bridge Street	Financial Institution	Business Service	Private
Grieter's Mechanical	121 E. Hydraulic Street	Mechanical Contractor	For Sale/Vacant	Private
Upper Crust Catering	109 S. Bridge Street	Catering	Business Service	Private
Paradise Cove 220	220 S. Bridge Street	Restaurant	Food Service	Private
Your Performance Arts Center	222 S. Bridge Street	Dance, Tumbling, Music & Theater training	Performance Art	Private
Van Emmon Activity Center	102 E. Van Emmon Street	Parks & Recreation Facility	Government	Public
Vacant	208 S. Bridge Street	Office	Closed/Vacant	Private
Luxe Classic Kitchens & Interiors	135 E. Van Emmon	Cabinet Store/Office	Business Service	Private
Masonic Lodge Office	214 S. Bridge Street	Private Club (upper floor)	Office	Private
Living Divina Yoga/Pamela Lewis Photography	219 S. Bridge Street	Yoga Studio/Photography	Personal Service	Private
Mandrake	101 W. Van Emmon Street	Restaurant	Food Service	Private
Law Offices	103 E. Van Emmon Street	Bar/Music Venue	Entertainment	Private
Sense of Samadhi	212 S. Bridge Street	Yoga Studio	Personal Service	Private
Foxy's Ice Cream/ Ginger+Soul	131 E. Hydraulic Street	Restaurant	Food Service	Public
Butcher Block 360	227 Heustis Street	Restaurant	Food Service	Private
Crusade Burger Bar	209 South Bridge Street	Restaurant	Food Service	Private
Vacant	111 E. Van Emmon Street	Vacant	Closed/Vacant	Private
Vacant (Ground Floor)	214 South Bridge Street	Vacant	Closed/Vacant	Private
Vacant	109 S. Bridge Street	Vacant	Closed/Vacant	Private
Todd Lawrence Photography	202 S. Bridge Street	Photography	Personal Service	Private
Rewild Wellness	202 S. Bridge Street	Massage Therapist	Personal Service	Private
Dickenson's Building	130 Bridge Street Plaza	Vacant	Closed/Vacant	Private
Southbank Original Barbecue	129 E. Hydraulic Street	Restaurant	Food Service	Private

CURRENT CONDITIONS

While Downtown Yorkville capitalizes on the juxtaposition of turn-of-the-century building stock and a whitewater river course, it is bisected by the recently widened state roadway (IL Route 47/Bridge Street). However, the main east/west arterial streets that feed into IL Route 47/Bridge Street are Hydraulic and Van Emmon streets. These streets are the primary focus of the identified improvements as part of the grant proposal.

Hydraulic Street consists of commercial and manufacturing land uses, a public parking lot, railroad line and a city-owned riverfront park. Van Emmon Street has similar commercially zoned land uses, a city-owned recreation center, and an apartment complex.

In recent years, some buildings along the north side of Hydraulic Street have been converted to residential use and new investment has occurred in adjacent Bicentennial Riverfront Park, transforming it into a significant Yorkville destination. Downtown buildings are generally in good condition although several along Route 47, Hydraulic Street, and Van Emmon Street could be candidates for building and storefront rehabilitation and adaptive use.

There is also a significant need to improve streetscape conditions and the pedestrian environment, especially given the recent widening of Illinois Route 47 and the elimination of on-street parking. Business owners and residents have consistently commented that Illinois Route 47 is now a significant barrier to pedestrian movement in the downtown district, and with the loss of on-street parking along Route 47, finding areas to accommodate new parking has become a significant challenge given downtown's tight building development pattern. Retailers and restaurants have had to orient their storefronts to their parking areas away from Illinois 47/Bridge Street, leaving very little foot traffic present along the busy Illinois 47 thoroughfare.

However, given these constraints, downtown Yorkville is underutilized, and with the strategic DYNAMIC Project plan the downtown will attract new development and reinvestment in the existing historic commercial buildings.



Hydraulic Avenue facing west with businesses to the right and the railway crossing through downtown Yorkville to the left.



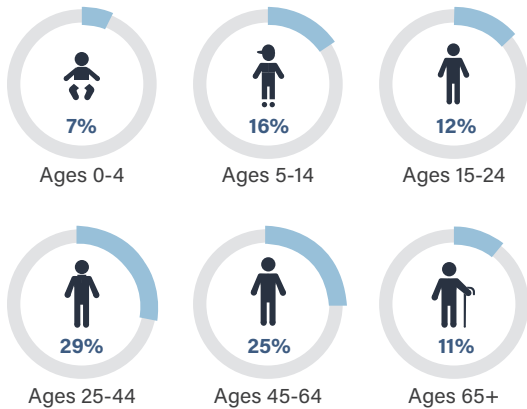
Van Emmon Street has a wide right-of-way for public improvements and contains several businesses.



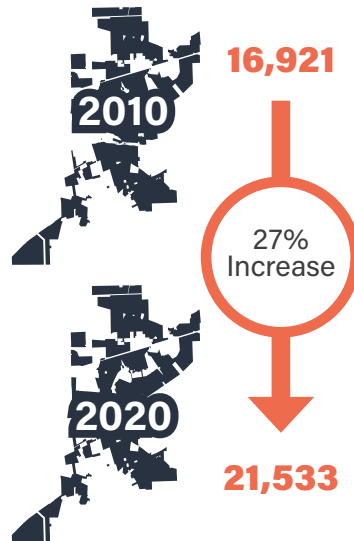
The widening of Route 47 has left the historic downtown core difficult to travel for pedestrians.

YORKVILLE, ILLINOIS COMMUNITY PROFILE

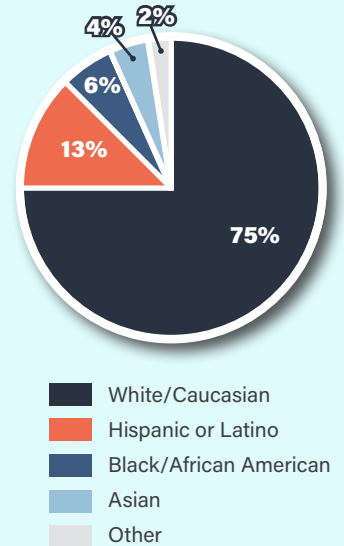
POPULATION BY AGE



POPULATION GROWTH

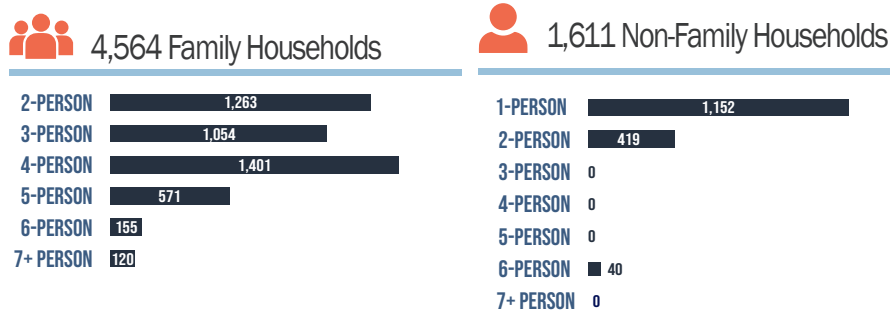


POPULATION BY RACE



YORKVILLE, ILLINOIS HOUSEHOLD PROFILE

HOW MANY PEOPLE LIVE IN EACH YORKVILLE HOUSEHOLD?



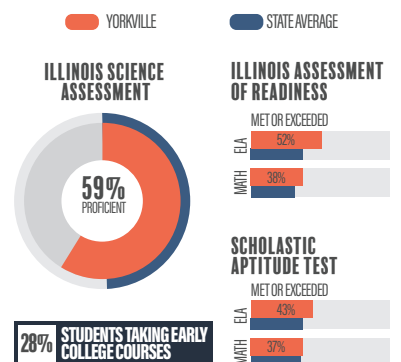
DWELLING UNITS BY TYPE OF STRUCTURE



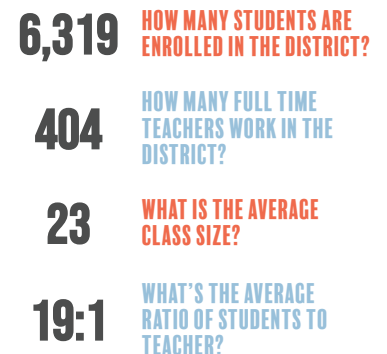
WHEN WERE DWELLING UNITS BUILT?



ACADEMIC PROGRESS



STUDENTS & TEACHERS



DYNAMIC PROJECT COMPONENTS

The proposed Downtown Yorkville Neighborhood and Mainstreet Improvement Corridor (DYNAMIC) Project consists of four (4) major plan components:



**Building Acquisition &
New Structures**



Utilities



**Site
Improvements**



Roadways

DYNAMIC PROJECT COMPONENT MAP



BUILDING ACQUISITION & NEW STRUCTURES

RENOVATE EXISTING STRUCTURES OR PURCHASE NEW PROPERTIES FOR BUSINESS INCUBATOR

Renovate existing City owned properties within the downtown or purchase a new building to lease small-scale commercial and agribusiness incubator space to local businesses. The City owns two existing structures which have the opportunity to be altered into outward facing commercial spaces. Additionally, there are other properties and structures located within the downtown which could be purchased and renovated to provide this type of commercial space as well. Preference will be given to local businesses that lost brick and mortar space during the COVID-19 pandemic.

Both the City owned Van Emmon Activity Center and Parks and Recreation Building offer an opportunity to be renovated into potential small business incubator spaces.



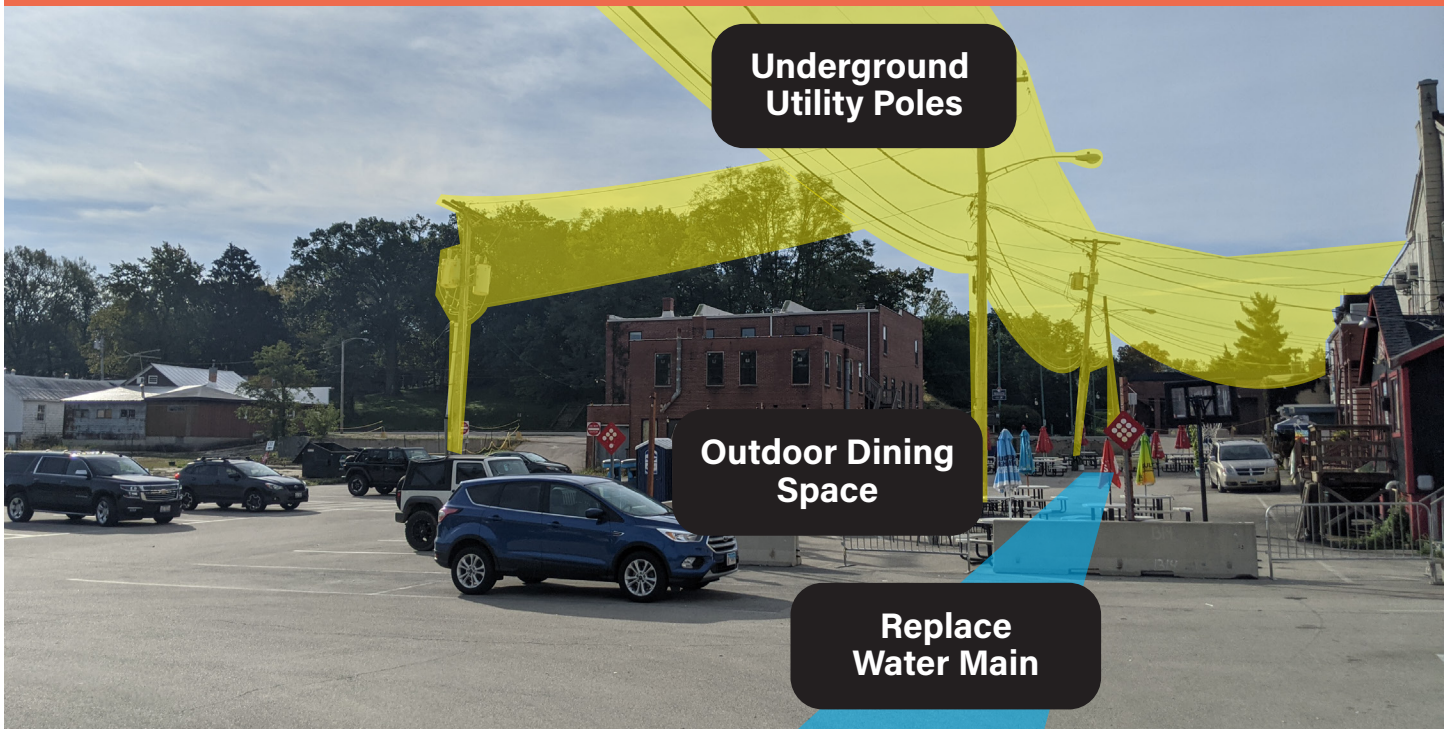
POP-UP RETAIL KIOSKS



Purchase and installation of new four (4) permanent custom single tenant retail kiosks to be installed on city-owned property and leased to local startup businesses. Preference will be given to entrepreneurs/owners transitioning into new businesses as a result of the COVID-19 pandemic.

Concept examples from Muskegon, MI

EAST ALLEY UTILITIES



Undergrounding of overhead utility poles in the “East Alley” of an existing city-owned parking lot. The area will then be utilized for outdoor dining and reoriented main entrances for those existing businesses impacted by the widening of Bridge Street (IL Route 47) and the COVID-19 pandemic.

Replacement of water main also located within the “East Alley” parking lot from Van Emmon Street to Hydraulic Street which services the businesses in the DYNAMIC Project plan area.

VAN EMMON CATENARY LIGHTS



Installation of overhead catenary lights on Van Emmon Street. This gateway feature will enhance the safety and walkability of this area at night, especially in consideration of pedestrians crossing the heavily traveled and high volume of truck traffic on Bridge Street (IL Route 47).

DOWNTOWN WIFI

Installation of a broadband network providing free wireless internet access (Wi-Fi) in Riverfront Park and the public areas of the downtown.

SITE IMPROVEMENTS

PLACEMAKING & GATEWAY SIGNAGE IMPROVEMENTS

Placemaking and Gateway Signage includes branding that creates a cohesive visual environment. Two (2) proposed gateway arch type signs are proposed at the corners of Bridge and E. Hydraulic Streets and Bridge and E. Van Emmon Streets. These locations represent the entrances of two distinct vibrant public spaces that will incorporate attractive urban design features and public art used as a catalyst for ongoing investment and development. These well-designed signs will implement a recognizable graphic brand or image and facilitate travel for both motorists and pedestrians throughout the downtown.

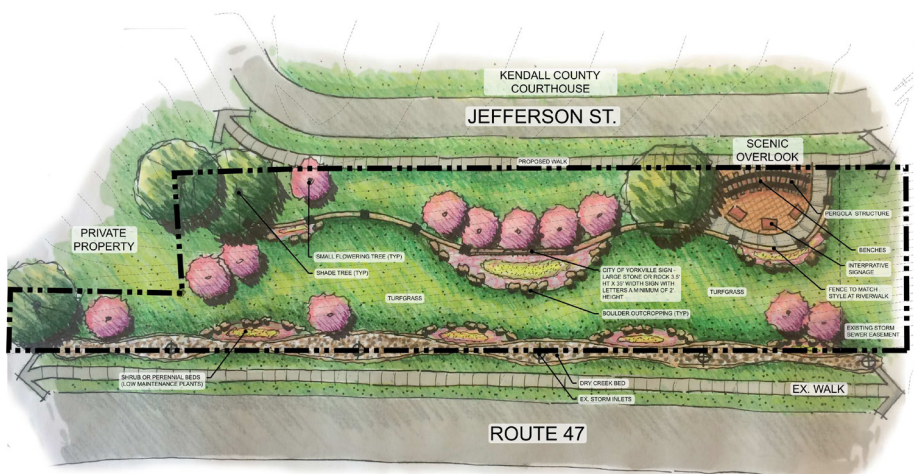
This also includes signage and placemaking improvements to the span of an approximately 560' long, 75' wide, and 20' tall grass embankment on the west side of Bridge Street (IL Route 47) between Fox Street and Van Emmon, a remnant of the roadway widening project. This area will be improved with a lookout pavilion and public seating area near the historic Kendall County Courthouse and allow panoramic views of the Fox River from the highest point in the downtown. A ground sign with associated landscaping is also proposed in this area to announce arrival into downtown Yorkville.



Gateway signage example from Orlando, FL



Gateway signage example from San Diego, CA



Final concept plan for gateway project

SITE IMPROVEMENTS

EAST ALLEY CONTAMINATED SOIL REMEDIATION

Remediation of contaminated soils underneath the city-owned “East Alley” parking lot. This will be required for as part of any underground utility improvements to this area as part of the DYNAMIC Project plan such as water main replacement, undergrounding of overhead utilities and possibly broadband network infrastructure.

PUBLIC ART INSTALLATIONS

Permanent public art installations embedded into the built environment will include wall murals, sculptures and light pole mounted banners. All art will be commissioned to reflect, amplify and identify local businesses in and around the downtown. Commissioned art pieces will require a maintenance agreement with a required minimum display period.



Example of banners from Edgewater, Chicago



Example of interactive public sculptures from Clayton, NC (Artwork Archive)



SHARED STREET DESIGN & HYDRAULIC SLIP LANE



Long-term vision of Van Emmon Street (facing east) from Yorkville Master Streetscape Plan which illustrates decorative pavement and shared street concept.



Long-term vision of Hydraulic Avenue (facing west) from Yorkville Master Streetscape Plan which illustrates decorative pavement and slip lane on north side of the railway.

Removal and replacement of existing roadway on Van Emmon and Hydraulic Streets between Bridge Street (IL Route 47) to Mill Street. The proposed new roadways will be improved with decorative pavement as part of a shared street design which will continue to allow vehicular traffic, but also lends itself to street closures for pedestrian oriented events and activities supported by the City and local businesses.

Construction of a frontage road on Hydraulic Street from Mill Street to Bridge Street (IL Route 47). The new frontage road would separate the Illinois Railnet railroad line and proposed new sidewalk on the south side of the street. This provides for additional outside event space for public gatherings or outdoor dining for area businesses on the shared street portion of Hydraulic and increases safety and walkability of the area by separating pedestrian and vehicular uses.

PAINTED INTERSECTIONS

Installation of painted intersection improvements at Bridge (IL Route 47) and Hydraulic Streets and Bridge (IL Route 47) and Van Emmon Streets, will visually guide downtown visitors to public parking areas, riverfront amenities, and designated pedestrian zones. These thermoplastic painted intersection designs will also double as social distance reminders (spaced 6 feet apart) when the public congregates outside for events in reference to COVID-19 protocols.



EXISTING



Street design example at Bridge Street and Hydraulic intersection



WHAT WOULD BE THE IMPACT OF THIS INVESTMENT?

The investment the grant would enable is the opportunity to connect disjointed sections of the downtown into a cohesive well-planned destination. In particular, Hydraulic and Van Emmon Streets could benefit from streetscape and urban design enhancements that would make them more walkable and comfortable for pedestrians. Hydraulic Street would better connect the downtown's east and west sides and is the one street that offers scenic views of the Fox River.

The hill near the Kendall County Courthouse can be transformed into a gateway feature with placemaking signage visible from Hydraulic and Van Emmon Streets. In addition to enhancing the streetscape environment, Van Emmon Street can also provide a link to the Kendall County Courthouse complex and the eastern portion of downtown. Since completion of the Bridge Street widening project, Van Emmon has now become the primary vehicular access point into the downtown area. The DYNAMIC Project plan encourages motorists to park their car and explore Downtown Yorkville on foot.

COMMERCIAL & BUSINESS ENHANCEMENT

Downtown Yorkville, with its picturesque Fox River views, has the potential to draw residents and visitors alike to businesses, parks and recreation areas, and outdoor events. Supportable uses within the downtown area in the near to mid-term would likely include additional eating and drinking establishments, recreation-oriented activities, unique local retail shops, small-scale commercial agritourism businesses, public art space and mixed-use residential.

In the past five (5) years, the City has invested in various planning studies to help address the challenges of a former rural town burgeoning into an urban-lite community. These adopted plans range in scope from a macro-level view of the City's potential future growth to a micro-level study of urban design initiatives that "placemake" downtown Yorkville.

Below is a listing of guiding documents the City has adopted that the DYNAMIC Project plan would implement:

COMPREHENSIVE PLAN UPDATE | 2016



Update to the 2008 comprehensive planning document providing a new strategic vision and direction through policies and initiatives to guide the community's growth and development through the next decade with emphasis on downtown revitalization.

STREETSCAPE MASTER PLAN | 2019



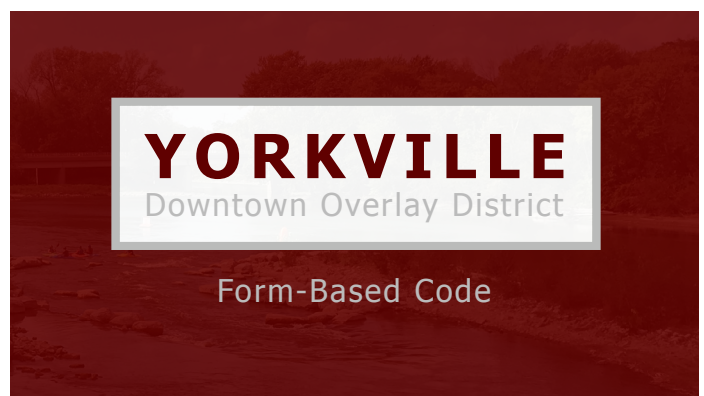
Provides guidance for the direction and character of future street related capital improvement projects within Yorkville's downtown. Focus centered on street type classification, wayfinding and signage and incremental redevelopment goals.

DOWNTOWN PUBLIC ART PROGRAM | 2020



Promotes the City's planning goals by visually articulating the community's identity and establishing a sense of place in the historic downtown commercial core through art. Plan employs public art to promote economic tourism, enhance pedestrian experiences, define gateways, and improve the streetscape.

FORM-BASED CODE | 2019



Establishes development standards for downtown Yorkville and adjacent area's redevelopment efforts by encouraging a mix of uses with appropriate scale and intensity, creating a pedestrian-oriented environment for people of all ages and lifestyles.

COMMERCIAL & BUSINESS ENHANCEMENT

The buildings that front IL Route 47/Bridge Street between Van Emmon and Hydraulic Streets have maintained their historical character for over the past 130 years. The DYNAMIC Project plan proposes to improve the built environment in the downtown to inspire existing business owners to continue to invest in their properties. The improvements in the plan will also attract new businesses and spur infill development. For its role, the City proposes, as part of the plan, to renovate or potential purchase an existing structure for small-scale commercial and agribusinesses incubator space.

In the past several years, the City has been approached by various property owners in the downtown with concept plans for redevelopment but have stalled to move forward due to the lack of public investment in the downtown area. This includes, but not limited to, the following projects which currently have Tax Increment Finance (TIF) inducement agreements approved by the City for future development:

- ◆ Proposed mixed-use commercial and residential redevelopment of assembled land at W. Hydraulic and Main Street. (Resolution 2021-13)
- ◆ Proposed multi-story restaurant and retail use on a former agricultural and industrial product company site which requires remediation on E. Hydraulic Street.
- ◆ Renovation of a former farm bureau building for mixed-use commercial space at E. Van Emmon Street. (Resolution 2019-35)
- ◆ Infill redevelopment for commercial land use for vacant land located at the southwest corner of W. Van Emmon and Bridge Street (IL Route 47). (Resolution 2017-32)
- ◆ Exterior renovation and interior rehab of an existing 5,000 square foot commercial building located at the southeast corner of E. Hydraulic and Bridge Street (IL Route 47). (Resolution 2016-31)

Future planning goals in this area that will also foster economic development and compliment the proposed DYNAMIC Project plan improvements includes the expansion of existing amenities along the Fox River. Bicentennial Riverfront Park, located between Hydraulic Street and the Fox River east of Bridge Street, is a year-round attraction for both residents and visitors.



Marge Cline Whitewater Course

In particular, the Marge Cline Whitewater Course is a compelling regional attraction as it allows experienced Fox River kayakers and rafters to bypass the Glen Palmer Dam while also providing opportunities for beginners to learn whitewater rafting and paddling. On the eastern edge of this Park, Hydraulic Street terminates into a gravel parking lot and the park space transitions into underutilized land and a tree grove that touches the northwest portion of Van Emmon Park. Expansion of the Bicentennial Riverfront Park to the east along this land would add new waterfront park space, allowing residents and visitors to enjoy a longer expanse of the Fox River. It would make the surrounding area more attractive for commercial and residential redevelopment on land to the south and southeast near Van Emmon Park.

PROJECT AREA HARDSHIPS



Properties south of Hydraulic Avenue have seen significant Deterioration over the past 10 years.

The Yorkville project plan area is located within two (2) Downtown Tax Increment Finance (TIF) Districts. The original Downtown TIF was established in 2006 and the most recent Downtown TIF was created in 2018. The properties within both TIF Districts experienced major economic disinvestment with the widening of Route 47 and this area has seen a steady decline in overall equalized assessed values (EAVs) since 2005.

Specifically, the map below illustrates the devaluation in EAV of the properties within the DYNAMIC Project plan area. The parcels in the area have declined **\$387,295** or **11.6%** in equalized assessed value in the past ten (10) years. This further illustrates why the downtown has not reached its potential in terms of private investment and generated tax increment, making it necessary for substantial public improvements to boost economic opportunities.



Change in Equalized Assessed Value Map

COVID IMPACTS

As noted in the Downtown Yorkville Business Inventory chart, the primary land use within the downtown Yorkville project plan area is commercial, consisting of hospitality (food service) and arts/entertainment-based businesses which were most impacted by COVID-19 restrictions and shutdowns. According to data obtained by the Paycheck Protection Program (PPP) Database, Yorkville had a total of 422 loans distributed leading to a reported 2,564 jobs retained.

Within the project area, several businesses received PPP loans. Below is a listing of those businesses:

Business Name	Loan Amount	# of Employees
Parma Pizza Bar	\$125,000	33
Yorkville Performing Arts Center	\$102,409	25
BBQ 123, LLC (Southbank BBQ)	\$48,896	40
Upper Crust Catering	\$34,949	5
Crusade Burger Bar LLC	\$715,814	59
TOTAL:	\$1,027,068.00	162

In addition to PPP Loans, some businesses in the DYNAMIC Project plan area received local and state grants awarded by the United City of Yorkville affected by the COVID-19 pandemic and related shutdowns. A portion of the grants were distributed through the Local CURE Economic Support Program which was administrated by the Illinois Department of Commerce and Economic Opportunity and City matching funds. The amounts awarded were based on a merit basis, with consideration given to the overall impact of COVID-19 on the business, the continued viability of the business, and qualification under the program.

A listing of the businesses in the project area receiving these grants is below:












Business Name	Grant Amount	Funding Source
Foxy's Ice Cream	\$2,500	City
Paradise Cove 220	\$15,000	City
Parma Pizza Bar	\$15,000	City
Rowdy's	\$12,500	City
Southbank Original Barbeque	\$12,500	City
Sense of Samadhi	\$10,000	City
Harmony Aesthetics	\$10,600	State
TOTAL:	\$78,100	

COVID ELIGIBILITY

According to the United States Treasury Department, the Coronavirus State and Local Fiscal Recovery Funds provide eligible state, local, territorial, and Tribal governments with a substantial infusion of resources to meet pandemic response needs and rebuild a stronger, and more equitable economy as the country recovers.

Recipients may use these funds to address negative economic impacts caused by the public health emergency, including economic harms to small businesses, impacted industries, and the public sector. Additionally, recipients can also use funds to invest in water, sewer, and broadband infrastructure. Within these overall categories, recipients have broad flexibility to decide how best to use this funding to meet the needs of their communities.

Based upon that criteria, the following components of the DYNAMIC Project plan, the following improvements qualify:

-  Located in a downtown commercial corridor with multiple public-facing commercial establishments.
-  Benefits businesses in industries hardest hit by COVID-19 (e.g. hospitality, performing arts and personal services businesses)
-  Rehabilitation of Hydraulic and Van Emmon Streets
-  Replacement of underground utilities
-  Purchase and construction of new incubator commercial space
-  Contaminated site remediation
-  Burying of existing overhead utilities
-  Engineering design
-  Construction of public spaces (including installation of lighting systems and landscaping)
-  Improvement of pedestrian crossing at railroad
-  Installation of broadband infrastructure for free Wi-Fi services



LETTERS OF SUPPORT

[INSERTED AND FORMATTED ONCE RECEIVED]

LETTERS OF SUPPORT

[INSERTED AND FORMATTED ONCE RECEIVED]

TIMELINE & CAPACITY

The anticipated timeline for completion of the DYNAMIC Project Plan is **##-##-####**. We understand the grant agreements generally cover one (1) calendar year, however, all funds will be obligated with a contract or bid award by the end of 2024.

The United City of Yorkville with the assistance of our engineering consultant, Engineering Enterprises, Inc (EEI) has successfully completed nine (9) publicly funded projects totaling nearly \$6.5 million dollars for public improvements since 1985, as detailed in the attached chart.

Grants	Loans	Funding Details	Amount	Project	Construction Year
ITEP		Illinois Transportation Enhancement Project	\$491,270	Street Lights	2016
SRTS		Safe Route to Schools	\$280,000	Sidewalks	2013
ITEP		Illinois Transportation Enhancement Project	\$1,387,280	Kennedy Road Shared-Use Bike Path	2017
	IEPA	Illinois Environmental Protection Agency-Low Interest Loan	\$1,947,070	Wells No. 3 & 4 Water Treatment Plant	2005
STAG		State & Tribal Assistance Grant	\$950,246	Water Works System Improvements	2003
IEPA		"Build Illinois" Grant	\$500,000	EWST, Booster Pump Station and Water Main Improvements	1985
LAPP		Local Agency Pavement Preservation	\$427,500	Fox Road Resurfacing	2009
LAFO*		Local Agency Functional Overlay	\$300,000	Cannonball Trail	2014
LAFO*		Local Agency Functional Overlay	\$187,140	Mill Street	2016
Total Amount Secured:			\$6,470,506		

* LAPP resurfacing projects changed names to LAFO in 2012 9/30/2021

MATCHING FUNDS

[INSERTED AND FORMATTED ONCE RECEIVED]



MINORITY INCLUSION PLAN

The Minority Inclusion Plan proposed for the Downtown Yorkville Neighborhood and Mainstreet Improvement Plan (DYNAMIC) will consist of two (2) approaches.

The first approach is to proactively recruit minority, women, people with disabilities and veterans to participate in the construction/development of the downtown project. The United City of Yorkville will send bid notifications to any appropriate Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Veteran Business Enterprise (VBE), or Persons with Disability Business Enterprise (PBE) companies certified with the State of Illinois's Business Enterprise Program (BEP).

Additionally, the United City of Yorkville will allocate at least one (1) small business incubator space for a certified Minority, Women, Veteran, or Persons with Disability business enterprise. Qualifying certified businesses must be comply with the following State of Illinois's Business Enterprise Program (BEP) criteria:

- ◆ Have at least 51% ownership by a minority, woman, veteran, or person with a disability
- ◆ Have at least 51% of their business controlled by one or more minority groups, women, veteran, or person with a disability
- ◆ Be owned by a citizen of the United States or US foreign national
- ◆ Have annual gross sales of less than \$75 million

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APPENDIX

The City has numerous adopted plans regarding the downtown region.
Click on any of the following links to review each one:

COMPREHENSIVE PLAN UPDATE | 2016

<https://www.yorkville.il.us/DocumentCenter/View/3012/2016-Comprehensive-Plan-Update-PDF?bidId=>

STREETSCAPE MASTER PLAN | 2019

<https://www.yorkville.il.us/DocumentCenter/View/6529/Downtown-Streetscape-Master-Plan?bidId=>

FORM-BASED CODE | 2019

<https://www.yorkville.il.us/DocumentCenter/View/6528/Downtown-Form-Based-Code?bidId=>

DOWNTOWN PUBLIC ART PROGRAM | 2020

<https://www.yorkville.il.us/DocumentCenter/View/7318/Downtown-Public-Art-Policy--Plan?bidId=>

State of Illinois Uniform Notice of Funding Opportunity (NOFO)
Summary Information

Awarding Agency Name	Commerce And Econ Opp
Agency Contact	John O'Conner (CEO.RDMS@illinois.gov)
Announcement Type	Initial
Type of Assistance Instrument	Grant
Funding Opportunity Number	1
Funding Opportunity Title	Rebuild Downtowns & Main Streets Capital Grant
CSFA Number	420-00-2560
CSFA Popular Name	Rebuild Downtowns & Main Streets
Anticipated Number of Awards	30
Estimated Total Program Funding	\$50,000,000
Award Range	\$250000 - \$3000000
Source of Funding	State
Cost Sharing or Matching Requirements	Yes
Indirect Costs Allowed	No
Restrictions on Indirect Costs	Yes : Section 3 of 30 ILCS 420 the Capital Development Bond Act of 1972; Section 4 of 30 ILCS 425 the Build Illinois Bond Act; 30 ILCS 330 the General Obligation Bond Act
Posted Date	09/10/2021
Application Date Range	09/10/2021 - 01/10/2022 : 11:59PM
Grant Application Link	Please select the entire address below and paste it into the browser... https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/Pages/2560-2019.aspx .
Technical Assistance Session	Offered : Yes Mandatory : No Date : 09/13/2021 : 4:00PM Registration link : https://illinois.webex.com/illinois/onstage/g.php?MTID=ed9338fa5fca558bcb4ad80b340226434

State of Illinois Uniform Notice of Funding Opportunity (NOFO)
Summary Information

Awarding Agency Name	Commerce And Econ Opp
Agency Contact	John O'Conner (CEO.RDMS@illinois.gov)
Announcement Type	Initial
Type of Assistance Instrument	Grant
Funding Opportunity Number	1
Funding Opportunity Title	Rebuild Downtowns & Main Streets Capital Grant
CSFA Number	420-27-2729
CSFA Popular Name	Rebuild Downtowns & Main Streets
Anticipated Number of Awards	30
Estimated Total Program Funding	\$45,000,000
Award Range	\$250000 - \$3000000
Source of Funding	Federal
Cost Sharing or Matching Requirements	Yes
Indirect Costs Allowed	No
Restrictions on Indirect Costs	<p>Yes : Section 3 of 30 ILCS 420 the Capital Development Bond Act of 1972; Section 4 of 30 ILCS 425 the Build Illinois Bond Act; 30 ILCS 330 the General Obligation Bond Act</p> <p>ARPA funds are being used to complement the bond funds for this program so for consistency the indirect cost restriction needs to apply to both funding sources.</p>
Posted Date	09/10/2021
Application Date Range	09/10/2021 - 01/10/2022 : 11:59PM
Grant Application Link	<p>Please select the entire address below and paste it into the browser...</p> <p>https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/Pages/2560-2019.aspx</p>
Technical Assistance Session	<p>Offered : Yes</p> <p>Mandatory : No</p> <p>Date : 09/13/2021 : 4:00PM</p> <p>Registration link : https://illinois.webex.com/illinois/onstage/g.php?MTID=ed9338fa5fca558bcb4ad80b340226434</p>

Agency-specific Content for the Notice of Funding Opportunity Rebuild Downtowns & Main Streets Capital Grant Program

NOFO ID: 2560-2019 and 2729-2020

A. Program Description

The Rebuild Downtowns & Main Streets Capital Grant Program (Rebuild Downtowns & Main Streets), will provide grants of up to \$3 million to support improvements and encourage investment in commercial corridors and downtowns that have experienced disinvestment, particularly in communities hardest-hit by the COVID-19 public health and economic crisis. Through this program, we will fund capital projects that make these commercial areas in Illinois more attractive for private investment, generate short-term and long-term employment opportunities, and improve quality of life in the community through high-quality infrastructure and amenities. **This opportunity is being jointly posted to 2 CSFAs (420-00-2560 and 420-27-2729) and applicant only needs to apply once to be considered for the opportunities posted to both CSFAs.**

DCEO administers grant programs designed to promote and enhance economic development as specified by the Fiscal Year 2022 appropriation bill (Public Act 102-0017) enacted by the Illinois General Assembly. This grant is a component of both the Rebuild Illinois capital plan (https://www2.illinois.gov/sites/capitalmarkets/Documents/20266-Rebuild_Illinois_Capital_Plan.pdf#search=rebuild%20Illinois%20capital%20plan) and the 2019 Illinois Economic Plan (<https://www2.illinois.gov/dceo/Documents/IllinoisEconomicPlan2019.10.9.2019.pdf>) and will be supported in part by federal funding through the American Rescue Plan Act of 2021 (P.L. 117-2, 42 USC 802) ("ARPA" or "American Rescue Plan Act"). The funded project must meet bondable requirements set forth in 30 ILCS 425 Build Illinois Bond Act (30 ILCS 425 et seq.) and as further defined in Section D.6 of this notice. The subset of projects funded using federal funding from the American Rescue Plan Act must be eligible projects, according to guidelines from the U.S. Treasury regarding the use of Coronavirus State Fiscal Recovery Funds.

To be eligible for this grant opportunity, projects must be located in a commercial corridor or downtown area with multiple public-facing commercial establishments. Eligible projects include -- but are not limited to -- new construction or rehabilitation of the following:

- Roads, parking, and sidewalks
- Transit, pedestrian, or bicycle infrastructure
- Broadband infrastructure
- Water/sewer infrastructure¹
- Public spaces, such as parks and plazas, including lighting and landscaping
- Sustainable investment in or modernization of structures in disrepair
- Mixed-use development or transit-oriented development

This grant opportunity is intended for infrastructure investment that has a strong and direct connection with efforts to promote recovery from the COVID-19 health and economic crisis. Priority will be given to projects that:

¹ For a description of which capital projects in broadband and water/sewer infrastructure are eligible for ARPA funds, see categories 5.16 through 5.17, and 5.1 through 5.15, respectively from the CSFR Reporting Guidance (<https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf>). While ARPA-eligible projects will receive priority, projects are not required to be eligible for ARPA to be awarded a grant under this opportunity.

- Are located in a disproportionately impacted area (DIA), as defined for the Back to Business Grant Program (<https://www2.illinois.gov/dceo/SmallBizAssistance/Pages/B2B.aspx>); an Opportunity Zone (<https://www2.illinois.gov/dceo/Pages/OpportunityZone.aspx>); or a Qualified Census Tract (QCT) (<https://www.huduser.gov/portal/datasets/qct.html>)
- Are located in a rural area that has experienced major economic disinvestment or job loss
- Advance initiatives that are part of a regional or local plan
- Demonstrate a likelihood of attracting future private investment
- Benefit a corridor or business district with significant presence of businesses in industries hard-hit by COVID-19, including hospitality, tourism, and the arts
- Preserve structures of historic significance that enhance the unique character of the corridor or neighborhood
- Demonstrate extensive community support
- Feature a strong minority inclusion plan and commit to a competitive Business Enterprise Program (BEP) goal (<https://www2.illinois.gov/cms/business/sell2/bep/pages/default.aspx>)
- Receive additional funding support from the federal government, local government, or private sources

Grants to private businesses or organizations (including non-profits) must include a minimum match of 50%. For more details, see Section C2. Units of local government are not required to offer matching funds but doing so may improve the chances of receiving an award.

Successful applicants will demonstrate that investment plans are well-conceived, consistent with local and regional economic development strategies, facilitate recovery from the economic downturn caused by the COVID-19 pandemic, and will promote job creation and enhance quality of life in the area.

B. Funding Information

This grant program is utilizing state capital funds through the Rebuild Illinois Capital Plan enacted by Public Act 102-0017 and federal funds provided through the American Rescue Plan Act. The total amount of grant funds anticipated for this award is \$50 million. Individual awards will range from \$250,000 to \$3,000,000.

Applicants must submit a project narrative that describes in detail how the award will be executed. The project narrative should include enough information for DCEO to understand the scope of the project, the budget, including a detailed breakdown of the costs associated with each budget line and any additional necessary detail to enable DCEO to manage the grant agreement activity against planned project performance. The Project Narrative must include evidence of capacity, quality and need as defined in Section E.1.

Agreement(s) and budget(s) with subrecipients and subcontractors must be pre-approved by and on file with DCEO. Agreements can be submitted to DCEO when available. Subcontractors and subrecipients are subject to all applicable provisions of the Agreement(s) executed between DCEO and the grantee.

Subcontractors and subrecipients are subject to all applicable provisions of the Agreement(s) executed between DCEO and the grantee. The successful applicant shall retain sole responsibility for the performance of its subrecipient(s) and/or subcontractor(s).

The release of this NOFO does not obligate the Department to make an award.

C. Eligibility Information

An entity must be registered in the Grant Accountability and Transparency Act (GATA) Grantee Portal, www.grants.illinois.gov/portal at the time of grant application. The portal will verify that the entity:

- Has a valid FEIN number;
- Has a valid DUNS number;
- Has a current SAM.gov account;
- Is not on the Federal Excluded Parties List;
- Is in Good Standing with the Illinois Secretary of State, as applicable;
- Is not on the Illinois Stop Payment list; and
- Is not on the Department of Healthcare and Family Services Provider Sanctions list.

Entities on the Illinois Stop Payment List and/or the Federal Excluded Parties List at time of application submission will not be considered for an award.

An automated email notification to the entity alerts them of “qualified” status or informs how to remediate a negative verification (e.g., inactive DUNS, not in good standing with the Secretary of State). A federal Debarred and Suspended status cannot be remediated.

Pursuant to the policy of the Illinois Office of the Comptroller, to receive grant funds from the State of Illinois, a grantee must be considered a regarded entity by the IRS for federal income tax purposes. Disregarded entities will not be eligible to receive grant funds.

1. Eligible Applicants include:

1. Private businesses
2. Non-profit organizations
3. Units of Local Government

The Department complies with all applicable provisions of state and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity including, but not limited to: The Illinois Human Rights Act (775 ILCS 5/1-101 et seq.), The Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.), The United States Civil Rights Act of 1964 (as amended) (42 USC 2000a-and 2000H-6), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), The Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), and The Age Discrimination Act (42 USC 6101 et seq.).

2. Cost Sharing or Matching.

Private businesses and private non-profit organizations must provide matching cash funds of at least 50% of the project cost for their project to be eligible for this grant opportunity. This match can come from the applicant's own resources, other private funds, or through grants from foundations or units of government (excluding the State of Illinois). Any in-kind matching does not count towards the 50% minimum. Units of local government are not required to provide matching funds but including matching funds may improve the chances of receiving an award.

3. Indirect Cost Rate.

This grant opportunity is limited to capital improvement expenses. The grant will not compensate for indirect costs, overhead or administrative expenses associated with the execution of the program.

4. Other, if applicable.

Applicants may only submit (1) one application for this program.

D. Application and Submission Information

1. Address to Request Application Package.

Grant application forms are available at the web link provided in the “Grant Application Link” field of this announcement or by contacting the Program Manager:

John O’Conner
Illinois Department of Commerce & Economic Opportunity
Tele: 217-557-7808
Email: CEO.RDMS@Illinois.gov

2. Content and Form of Application Submission.

A standard application package must be submitted and reviewed by the Department. Each package should contain the following items:

1. Uniform Grant Application in fillable PDF format. (print, sign and scan signature page with submission)
2. Uniform Capital Budget utilizing the template provided by DCEO for this project. The entire budget with all worksheets included even if the worksheets are not relevant to the grant opportunity must be submitted with the application materials. (print, sign and scan signature page with submission)
3. Conflict of Interest Disclosure
4. Mandatory Disclosures
5. Project Narrative – There is no limit on the number of pages, spacing, font, etc. Each proposal should include a narrative containing the following:
 - a. A complete description of the commercial corridor or business district encompassing the project area. This description should include demographic data, business information, and pictures as necessary and appropriate.
 - b. A complete description of the proposed project and the investment that the grant would enable.
 - c. An assessment of how the project would enhance the commercial corridor or business district, including, if applicable:
 - i. How it accomplishes goals established in a regional or local economic plan
 - ii. How it would preserve or enhance the aesthetics and historic character of the area
 - iii. How it complements other amenities to foster economic development
 - iv. How it directly impacts businesses and/or amenities currently located in the corridor or district.
 - v. How it will result in future local investment by businesses
 - d. If applicable, a description with detailed evidence that shows how the project is located in an area that has experienced major economic disinvestment, job loss, or other form of particular economic hardship.

- e. If applicable, documentation that the proposed project area and businesses within the area have been significantly harmed by the COVID-19 health and economic crisis.
- f. If applicable, a reference to language from Treasury guidance (<https://www.govinfo.gov/content/pkg/FR-2021-05-17/pdf/2021-10283.pdf>) on the use of Coronavirus State Fiscal Relief (CSFR) funds, confirming that the project is an eligible project. (Note this is not a requirement but does result in additional points in merit review.)
- g. A demonstration that the project has significant community support, through letters of support or similar evidence.
- h. A clearly defined timeline of the proposed project
- i. A demonstration that the applicant has the capacity to successfully complete the project, overcome anticipated and unanticipated barriers, and possesses experience managing similar capital projects and/or receiving state grants
- j. Documentation of a minority inclusion plan, reflecting how minority-owned businesses and/or minority residents will benefit, and to what extent, during the construction phase and once the project is complete.²
- k. Documentation of the availability of any matching funds identified in the proposal and any additional support from units of government or community organizations. This should include identification of the source and status (e.g. secured, pending, or not-yet-applied for) of matching funds.

3. Dun and Bradstreet Universal Numbering System (DUNS) Number and System for Award Management (SAM)

Each applicant (unless the applicant is an individual or Federal or State awarding agency that is exempt from those requirements under 2 CFR § 25.110(b) or (c), or has an exception approved by the Federal or State awarding agency under 2 CFR § 25.110(d)) is required to:

- (i) Be registered in the System for Award Management (SAM) before submitting its application. To establish a SAM registration, go to www.SAM.gov and/or utilize this instructional link: [How to Register in SAM from the www.grants.illinois.gov](#), Resource Links tab.
- (ii) Provide a valid DUNS number in its application; and,
- (iii) Continue to maintain an active SAM registration with current information at all times during which it has an active Federal, Federal pass-through or State award or an application or plan under consideration by a Federal or State awarding agency. The State awarding agency may not make a Federal pass-through or State award to an applicant until the applicant has complied with all applicable DUNS and SAM requirements and, if an applicant has not fully complied with the requirements by the time the State awarding agency is ready to make a Federal pass-through or State award, the State awarding agency may determine that the applicant is not qualified to receive a Federal pass-through or State award and use that determination as a basis for making a Federal pass-through or State award to another applicant.

4. Submission Dates and Times.

The application and all required documentation shall be submitted electronically and must be

² For minority inclusion plans, define “minority person” as identified under the “Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575).”

received no later than 11:59 p.m. on January 10, 2022. Failure to meet the application deadline will result in the Department returning the application without review or may preclude the Department from making the award.

5. Intergovernmental Review, if applicable.

N/A

6. Funding Restrictions.

Pre-award costs are not allowable.

The funded project must meet bondable requirements set forth in 30 ILCS 425 Build Illinois Bond Act.

Allowable expenses include but are not limited to:

- architectural planning and engineering design;
- site selection;
- land and building acquisition;
- demolition (in preparation for additional work);
- site preparation and improvement;
- utility work;
- new construction of buildings and structures;
- reconstruction or improvement of existing buildings or structure;
- original furnishings and durable equipment;
- replacement of currently utilized assets by a better asset;
- expansion of existing buildings or facilities.

Unallowable expenses include but are not limited to:

- Operational and administrative expenses;
- Lease payments for rental of equipment or facilities;
- Costs of staff or resident labor and material;
- Expenditures to acquire or construct temporary facilities;
- Purchase of automobiles, trucks, farm equipment, boats or rolling stock;
- Livestock or laboratory animals;
- Unpredictable or unusual legal expenses;
- Costs for archaeological digs, research or exploration

For more details on eligible expenses, see the Bondability Guidelines (<https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/SupportDocuments/Bondability%20Guidelines%20-%20Rebuild%20IL.pdf>).

7. Other Submission Requirements.

Application materials must be submitted to the Department via electronic form at:

<https://app.smartsheet.com/b/form/5e7936176fb040c8b89e04f9704551bf>. The Department is under no obligation to review applications that do not comply with the above requirements.

Failure to meet the application deadline may result in the Department returning application without review or may preclude the Department from making the award. Only complete applications will be accepted.

E. Application Review Information.

1. Criteria.

Grant proposals will be reviewed on a competitive basis. Each proposal will be scored on a 100-point scale. DCEO shall consider the following criteria when evaluating the application submittal:

(35 points) Need – Up to 35 points will be awarded to the applicant that can demonstrate the need for capital investment in the project's commercial corridor or downtown area. Points will be based on:

- A demonstration that the repair, replacement, or enhancement proposed will address an existing deficiency
- A demonstration that the repair, replacement, or enhancement proposed will promote the area's quality of life and economic development prospects
- Location of the project in a disproportionately impacted area (DIA) as defined for the Back to Business Grant Program (<https://www2.illinois.gov/dceo/SmallBizAssistance/Pages/B2B.aspx>); an Opportunity Zone (<https://www2.illinois.gov/dceo/Pages/OpportunityZone.aspx>); a Qualified Census Tract (<https://www.huduser.gov/portal/datasets/qct.html>); a rural area, as defined by the U.S. Census Bureau; and/or an area that has experienced disinvestment, job loss, or other forms of economic hardship.
- A demonstration that businesses impacted by the project and/or in the project area have been sharply affected by the COVID-19 health and economic crisis
- Eligibility for ARPA Coronavirus State Fiscal Recovery Funds, if applicable. To identify project eligibility for ARPA, see a copy of the Interim Final Rule on the use of these funds (<https://www.federalregister.gov/documents/2021/05/17/2021-10283/coronavirus-state-and-local-fiscal-recovery-funds>). (Note that a project need not meet this criterion to be considered for grant funding under this opportunity, but it will result in additional points in merit review.)

(25 Points) Capacity – Up to 25 points will be awarded to the applicant which demonstrates the ability to successfully complete the proposed capital improvement project. Points will be based on:

- A detailed description of the proposed project demonstrating command of the implementation steps needed for successful completion, including steps like land acquisition, permits, environmental assessments, etc., and their status.
- A detailed timeline, including completion milestones
- A detailed budget, including as appropriate bids from contractors and quotes for equipment.
- A detailed plan to fully fund the project, including status of commitments for matching funds, if applicable.
- A demonstration of the applicant's experience with and ability to manage grants, assemble qualified contractors, and overcome barriers to successful completion.

(40 Points) Quality – Up to 40 points will be awarded to the applicant that demonstrates the value of the proposed project to businesses and residents in the community relative to the amount of funds requested and clearly and appropriately addresses questions and considerations posed by this notice of funding opportunity. Points will be based on:

- A demonstration that the project will improve quality of life in the project area
- A demonstration that the project will promote job creation, including long-term jobs, in the project area
- Matching funds from non-State sources into the project above the minimum required for eligibility and any tangible support from units or government or community organizations

- A demonstration that the project will preserve structures of historic significance that enhance the unique character of the corridor or neighborhood, where applicable
- A demonstration that the project will leverage additional investment in the area and/or improve conditions for future investment in the project area
- A demonstration of broad community support for the project, including letters of support
- The project's consistency with local and regional planning efforts
- A minority inclusion plan with Business Enterprise Program (BEP) goals (<https://www2.illinois.gov/cms/business/sell2/bep/pages/default.aspx>)

2. Review and Selection Process.

Applications will be graded using the Merit Review Process and scored on the criteria specified in Section E.1. DCEO will designate an Evaluation Committee to grade each application received for this funding opportunity. The final score of each committee member will be calculated and an average of all scores will be the final grantee score. Each applicant will then be ranked and awards will be recommended according to project ranking and available funding. DCEO may take into account the geographic distribution of projects and eligibility under each of the respective funding sources for this NOFO, in addition to grantee score, when making award determinations.

The Merit Based Review process is subject to appeal. However, evaluation scores cannot be appealed. The appeal must be submitted in writing to the Department within 14 calendar days after the date that the grant award notice has been published. The written appeal shall include the name and address of the appealing party, the identification of the grant and a statement of reasons for the appeal. To file an appeal, applicants must submit the appeal in writing and in accordance with the Merit-Based Application Review Appeals Process listed on the Grant Opportunities page of the DCEO website:
<https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/Pages/MeritAppReview.aspx>.

3. Anticipated Announcement and State Award Dates, if applicable.

The Department anticipates sending Notices of State Award by approximately three months after the application deadline, but reserves the right to issue a reduced award, or not to issue any award. The date of any actual award will depend upon multiple factors including specifics of the review necessary based on the details of the funded projects.

F. Award Administration Information

1. State Award Notices.

The Notice of State Award (NOSA) will specify the funding terms and specific conditions resulting from the pre-award risk assessments. The NOSA must be accepted in the GATA Portal by an authorized representative of the grantee organization. The NOSA is not an authorization to begin performance or incur costs.

Unsuccessful applicants will be notified after the acceptance of the NOSA by all successful applicants.

2. Administrative and National Policy Requirements.

State COVID-19 Requirements: Due to the COVID-19 public health emergency, to be eligible to receive an award, grant applicants are required to adhere to all applicable executive orders issued by the Governor of Illinois, rules issued by an Illinois state agency, or other directives

and/or guidance issued by Illinois state agencies related to the prevention of the spread of COVID-19. These same requirements will apply to grantees in carrying out the activities in the award throughout the award term.

Coronavirus State Fiscal Recovery Fund ("CSFRF"), Section 602 of the Social Security Act, 42 USC 602: All grantees receiving ARPA funded grants will be required to comply with related rules and guidance issued by the U.S. Department of the Treasury, including the Interim Final Rule (86 FR 26786 (May 17, 2021)) and any subsequent regulations, including but not limited to:

- i. COVID-19 Requirements. Grantees should adhere to all COVID-19 guidelines in carrying out an award as directed by the Department and required by the State.
- ii. Grant Uniform Requirements. The Grant Accountability and Transparency Act (30 ILCS 708/1 et seq.) (and its related administrative rules, 44 Ill. Admin. Code Part 7000), was enacted to increase the accountability and transparency in the use of grant funds from whatever source and to reduce administrative burdens on both State agencies and grantees by adopting federal guidance and regulations applicable to those grant funds; specifically, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR 200).
- iii. Procurement. Grantees will be required to adhere to methods of procurement per the Procurement Standards (2 CFR 200.317 – 2 CFR 200.327).
- iv. Civil Rights Law Compliance. In addition to all other non-discrimination and Civil Rights law compliance required, Treasury requires that all grantees must certify that they are in full compliance with the terms and provisions of all legal requirements of the Treasury relating to non-discrimination and non-discriminatory use of federal funds. These requirements include ensuring that grantees do not deny benefits or services, or otherwise discriminate on the basis of race, color national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and general identity), in accordance with the following authorities: Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1 et seq.) and the Treasury's implementing regulations, 31 CFR Part 22; Section 504 of the Rehabilitation Act of 1973 (29 USC 794), Title IX of the Education Amendments of 1972 (20 USC 1681 et seq.) and the Treasury's implementing regulations, 31 CFR Part 28; and the Age Discrimination Act of 1975 (42 USC 6101 et seq.) and the Treasury's implementing regulations at 31 CFR Part 23.
- v. Recordkeeping Requirements. Grantees are required to maintain, for five (5) years after all funds have been expended or returned to Treasury by the State, adequate books, all financial records and supporting documents, statistical records, and all other records pertinent to this Award. If any litigation, claim, or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken. Grantees are responsible for ensuring all contractors and subrecipients, if applicable, adhere to these records retention requirements.
- vi. Grantees agree to provide or make available all records related to an award, to Grantor or to Treasury upon request, and to any authorized oversight body, including, but not limited to, the Government Accountability Office ("GAO"), Treasury's Office of Inspector General ("OIG"), and the Pandemic Relief Accountability Committee ("PRAC").
- vii. Interest on Grant Funds. Grantees are not required to maintain grant funds in an interest-bearing account, but if they choose to do so, grantees may retain the interest and are not limited to using that interest for eligible uses under the grant award.

Grant Uniform Requirements: The Grant Accountability and Transparency Act (30 ILCS 708/5(b)), codified in 44 IL Administrative Code 7000, was passed to increase the accountability and transparency in the use of grant funds from whatever source and to reduce administrative burdens on both State agencies and grantees by adopting federal guidance and regulations applicable to those grant funds; specifically, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR 200).

Procurement: Awardee will be required to adhere to methods of procurement per Procurement Standards (2 CFR 200.317 – 2 CFR 200.327).

Business Enterprise Program: For grant awards of \$250,000 or more, the grantee will be required to comply with the Business Enterprise Program for Minorities, Females, and Persons with Disabilities Act (30 ILCS 575/0.01 *et seq.*), which establishes a goal for contracting with businesses that have been certified as owned and controlled by persons who are minority, female or who have disabilities. The Department and the Capital Development Board will work with the grantee to ensure compliance prior to the establishment of the grant agreement as well as through the life of the grant.

Environmental Review Requirements: Capital grants will be reviewed to determine environmental review requirements. Based on the scope of the project, the grantee may be required to complete additional environmental approvals before a grant agreement can be initiated.

Illinois Works Jobs Program Act (30 ILCS 559/20-1 *et seq.*): For grants with an estimated total project cost of \$500,000 or more, the grantee will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The “estimated total project cost” is a good faith approximation at the time an applicant submits to the Department a grant application of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantees will be permitted to seek from the Department a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The grantee must ensure compliance for the life of the entire project, including during the term of the grant and after the term ends, if applicable, and will be required to report on and certify its compliance.

Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*): Applicants that are awarded grants shall comply with all requirements of the Prevailing Wage Act, including but not limited to, inserting into all contracts for construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the project shall be paid to all laborers, workers, and mechanics performing work under the award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract. Grantees will be required to report on Prevailing Wage Act compliance on a monthly basis.

Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 *et seq.*): All grantees will be required to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 *et seq.*) (the “Act”), which provides that whenever there is a period of excessive unemployment in Illinois (as defined by the Act), if the Grantee is using Grant Funds for (1) constructing or building any public works, or (2) performing the clean-up and on-site disposal of hazardous waste for the State of Illinois or any political subdivision of the State, then the Grantee shall employ at least 90% Illinois laborers on such project. Illinois laborers refers to any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident. Grantees may receive an exception from this requirement by submitting a request and supporting documents certifying that Illinois laborers are either not available or are incapable of performing the particular type of work involved. The certification must: (a) be submitted to the

grant manager within the first quarter of the Award Term; (b) provide sufficient support that demonstrates the exception is met; (c) be signed by an authorized signatory of the Grantee; and (d) be approved by DCEO in consultation with the Illinois Department of Labor. In addition, every contractor on a public works project or improvement or hazardous waste clean-up and on-site disposal project in this State may place on such work no more than 3 (or 6 in the case of a hazardous waste clean-up and on-site disposal project) of the contractor's regularly employed non-resident executive and technical experts.

Grant Award Payment: The grant agreement will specify the payment terms and the payment schedule pursuant to cash management requirements as stated in 44 Illinois Administrative Code, Title 44, Subtitle F, Part 7000, Section 120. The Department reserves the right to determine the appropriate payment structure on a project-specific basis.

3. Reporting.

Periodic Performance Report (PPR) and Periodic Financial Report (PFR)

Grantees funded through this NOFO are required to submit in the format required by the Grantor, at least on a quarterly basis, the PPR and PFR electronically to their assigned grant manager. The first of such reports shall cover the first three months after the award begins. Pursuant to 2 CFR 200.328, Periodic Financial Reports shall be submitted no later than 30 calendar days following the period covered by the report. Pursuant to 2 CFR 200.329, Periodic Performance Reports shall be submitted no later than 30 calendar days following the period covered by the report. Any additional reporting requirements will be disclosed in the NOSA.

Projects funded by the State's allocation of CSFR funds will be part of the State's reporting to the US Treasury. Grantees must be prepared to comply with requests made by DCEO in preparation of CSFR reporting. Please review Treasury's reporting guidance (<https://home.treasury.gov/system/files/136/SLFRF-Compliance-and-Reporting-Guidance.pdf>) to learn more.

Grantees are required within 60 calendar days following the end of the period of performance to submit a final closeout report in the format required by the Grantor (See 2 CFR 200.344).

Monitoring

Grantees funded through this NOFO are subject to fiscal and programmatic monitoring visits by the Department in accordance with 2 CFR 200.337. They must have an open-door policy allowing periodic visits by Department monitors to evaluate the progress of the project and provide documentation upon request of the monitor. Program staff will also maintain contact with participants and monitor progress and performance of the contracts. The Department may modify grants based on performance.

Audit

Grantees shall be subject to Illinois' statewide Audit Report Review requirements. Terms of the Single Audit Act Amendments of 1996 (31 USC 7501-7507), Subpart F of 2 CFR Part 200, and the audit rules set forth under the Grant Accountability and Transparency Act shall apply (See 30 ILCS 708/65(c)).

G. State Awarding Agency Contact(s)

John O'Conner
Illinois Department of Commerce & Economic Opportunity

Email: CEO.RDMS@Illinois.gov

H. Other Information, if applicable

This is a one-time initiative as defined within the annual appropriation bill (Public Act 102-0017) set forth by the Illinois General Assembly. This notice does not obligate the State of Illinois to make any State awards.

Frequently Asked Questions

Rebuild Downtowns and Main Streets Capital Grant Program

Q: Is there an anticipated timeline for when applicants will be notified of an award? When will funds be available for use?

A: DCEO expects to notify applicants of awards in mid-April (roughly 90 days after the application deadline of January 10, 2022). Funds will be available per terms of the grant agreement, perhaps by late Spring or early Summer 2022.

Q: Will funding be disbursed as you receive applications, or will all applications be evaluated after January 10th?

A: This is a competitive grant opportunity and all submissions will be evaluated after the application deadline.

Q: Will grant recipients receive their funds up front or over time?

A: Payment schedules will be specified in the grant agreement. Funding is generally handled on a reimbursement basis, but grantees can receive up to two months of expenses up front.

Q: Can an applicant submit more than one proposal? Do the grant minimum and maximum awards apply to the applicant or the project?

A: Yes, applicants may submit multiple proposals. The minimum and maximum awards apply to the project.

Q: Are projects not located within a Disproportionately Impacts Area (DIA), Opportunity Zone (OZ) or Qualified Census Tract (QCT) eligible for a grant?

A: Yes. Projects will receive points in the evaluation if located within a DIA/OZ/QCT but this is not an eligibility requirement. We would expect particularly strong proposals outside of these areas to be competitive.

Q: Can a municipality submit one proposal that focuses on multiple commercial corridors?

A: Yes. Depending on the degree of interconnectedness of the proposed activities across project areas, the applicant may be better off submitting a composite proposal or separate corridor/area-specific proposals. We encourage applicants to submit what they consider to be their strongest proposal(s).

Q: Is there an anticipated deadline of when construction / grant activities must be complete?

A: Timelines and deadlines for grant activities will be tailored to the specific grant and included in the grant agreements, which we expect have in place by late Spring/early Summer 2022. Grant agreements will generally cover one calendar year but will be extended as appropriate for long-term projects. All funds must be obligated by the end of 2024.

Q: Are construction engineering/observation costs eligible?

A: Yes, as a component of a larger project involving construction. Engineering-only projects will not be considered for this grant opportunity.

Q: Can this grant program and the Tourism Attractions and Festivals Grant program be used in combination with one another?

A: These particular programs have quite different programmatic objectives and parameters (one promoting events and the other capital investment), but complementary applications for both grant opportunities would be welcome. Two cautionary notes: 1) Each application must stand on its own, and 2) a state grant cannot be used as matching funds for another.

Q: Can we repave a parking lot as part of this grant?

A: No. Resurfacing is considered maintenance and is not eligible for capital funding. See the ["Bondability Guidelines"](#) for details on which types of projects and expenses are eligible for Rebuild Illinois capital grants.

Q: Is there a definition of downtowns and commercial corridors?

A: This must be an area that includes multiple public-facing establishments offering retail goods or services to the general public. This could encompass anything from a central business district in a city to a commercial street in a rural town.

Q: Can the commercial corridor noted in the program offering include industrial parks or industrial sites that need improvement?

A: No. This program is primarily focused on promoting economic recovery in commercial areas, in particular those areas that have been impacted by COVID-19, rather than industrial areas.

Q: We are a nonprofit. Will we still need the 50% match?

A: Yes. The 50% match requirement is waived only for units of local government.

Q: Is there a better chance of getting an award if we have both significant match from the City and from multiple private partners and/or foundations?

A: Applicants will receive points in the evaluation for providing matching funds beyond the minimum required. The points awarded are proportional to the level of the match. The match can come from the applicant's own resources or from 3rd parties such as local government, project partners, private individuals, and foundations, etc. Note that matching funds cannot come from another state grant. Financial contributions from project partners may also be relevant to demonstrating broad community support.

Q: Can my community submit a proposal that includes multiple options? For example, can we give DCEO the option of awarding a grant for Phase 1 of our project or for both Phase 1 and Phase 2 together?

A: No. Each application must identify a specific proposal for evaluation. We recommend submitting the strongest overall proposal that fits the program parameters.

Q: Is there a specific format for the project narrative?

A: Please see sections D and E of the NOFO.

Q: Can projects already in the planning stage be considered under this program as long as the bidding process and construction have not begun?

A. Yes. However, prior costs are not reimbursable under the grant. So costs incurred during the planning stage will not be reimbursed or considered as part of a match. Note that a project that has already been bid out may need to be re-bid to comply with requirements of Rebuild Illinois capital grants.

Q: Can we use our federal ARPA money as a match to this grant?

A. Yes.

Q: The NOFO says that projects may be funded by either federal ARPA money or by state Rebuild Illinois dollars. Could my project being funded by one or the other source of funds result in different requirements or eligibility standards?

A: No. The requirements and eligibility standards outlined in the NOFO will apply to all projects regardless of their funding source. The only difference that a grantee may experience between funding sources is related to the reporting that may be required to comply with federal reporting requirements if they receive ARPA funds.



Rebuild Downtowns and Main Streets Capital Grant Program (RDMS)

Purpose



Rebuild Downtowns & Main Streets (RDMS) will provide capital grants to support economic recovery in commercial corridors and downtowns that have experienced disinvestment, particularly in communities hardest-hit by COVID-19.

Funding Sources



- RDMS is supported by State and Federal Funding
 - State -- Rebuild Illinois Capital Plan (Public Act 102-0017)
 - Federal -- American Rescue Plan Act (ARPA)
- **Two distinct CSFAs (420-00-2560 and 420-27-2729) but applicant only needs to apply once to be considered for both.**

Grant Parameters



- Eligible entities
 - Local Units of Government
 - Private businesses (profit or non-profit)
- Total Funding Available -- \$50 million
- Individual Grant Amounts
 - Minimum \$250,000
 - Maximum \$3 million
- Application Deadline: January 10, 2022

Grants are Intended for Prospective Capital Investment



- Project must meet bondable requirements set forth in 30 ILCS 425/ (Build Illinois Bond Act)
- Prior costs are not allowable
- Indirect costs are not allowable

Examples of Allowable Expenditures



Architectural planning and engineering design

Site selection

Land and building acquisition

Demolition (in preparation for additional work)

Site preparation and improvement

Utility work

New construction of buildings and structures

Reconstruction or improvement of existing buildings or structure

Original furnishings and durable equipment

Replacement of currently utilized assets by a better asset

Expansion of existing buildings or facilities



Examples of Unallowable Expenditures



Operational and administrative expenses

Lease payments for rental of equipment or facilities

Costs of staff or resident labor and material

Expenditures to acquire or construct temporary facilities

Purchase of automobiles, trucks, farm equipment, boats or rolling stock

Livestock or laboratory animals

Unpredictable or unusual legal expenses

Costs for archaeological digs, research or exploration

Matching Requirements



- Private businesses and private non-profit organizations must provide matching cash funds of at least 50% of the project cost
 - Matching funds can come from any non-state source
 - In-kind contributions do not count towards the match requirement
 - Matching funds above the 50% minimum may improve the odds of receiving an award
- Matching requirement is waived for units of local government, but providing a match might improve the odds of receiving an award


Projects must be located in a commercial corridor or downtown area



- Must feature multiple public-facing commercial establishments
- May be located in rural and urban areas




Eligible projects include -- but are not limited to -- new construction or rehabilitation of the following

- 
- Roads, parking, and sidewalks
 - Transit, pedestrian, or bicycle infrastructure
 - Broadband infrastructure
 - Water/sewer infrastructure
 - Public spaces, such as parks and plazas, including lighting and landscaping
 - Sustainable investment in or modernization of structures in disrepair
 - Mixed-use development or transit-oriented development




Successful projects will have a strong connection with efforts to promote recovery from COVID-19 crisis

- 
- Are located in a disproportionately impacted area (DIA), Opportunity Zone (OZ) or a Qualified Census Tract (QCT)
 - Are located in a rural area that has experienced major economic disinvestment or job loss
 - Advance initiatives that are part of a regional or local plan
 - Demonstrate a likelihood of attracting future private investment
 - Benefit a corridor or business district with significant presence of businesses in industries hard-hit by COVID-19, including hospitality, tourism, and the arts



Projects should have a strong connection with efforts to promote recovery from COVID-19 crisis (con'd)


- 
- Preserve structures of historic significance that enhance the unique character of the corridor or neighborhood
 - Demonstrate extensive community support
 - Feature a strong minority inclusion plan and commit to a competitive Business Enterprise Program (BEP) goal
 - Receive additional funding support from the federal government, local government, or private sources

Application Grading and Awards

- DCEO will grade and rank applications according to consistency with review criteria
- Review team will recommend awards according to evaluations and available funding.
- DCEO may take the geographic distribution of projects and eligibility under each of the respective funding sources into account, in addition to grantee score, when making award determinations
- Successful applicants will receive a Notice of State Award (NOSA). Unsuccessful applicants will be notified once successful applicants have accepted their awards




Applications Will Be Graded on a 100-pt Scale

- 
- Applicant Capacity (25 points)
 - Proposal Quality (40 points)
 - Community Need (35 points)




Scoring Applicant Capacity (25 pts)

- 
- Description of the overall scope of the proposed project and the plan to administer and manage the project
 - Project timelines and milestones
 - Funding plan
 - Plan for obtaining all necessary permits
 - Organizational experience managing similar projects and overcoming obstacles



Scoring Proposal Quality (40 pts)

- 
- Robust description of project area/community
 - Demonstration that the project will complement existing assets and improve post-construction economic recovery
 - Demonstration that the project is likely to leverage additional investment in the area
 - Preservation of structures of historic significance, where applicable
 - Provision of a detailed budget, including a breakdown by categories
 - Evidence of broad community support
 - Demonstration of consistency with local and regional planning efforts
 - Provision of a strong minority inclusion plan
 - Additional financial support above minimum match



Scoring Community Need (35 pts)

- Demonstration that project will address a significant existing deficiency within a downtown area or commercial corridor that is impacting quality of life or economic development prospects
- Eligibility to receive ARPA funds
- Project located within a Disproportionately Impacted Area (DIA), Qualified Census Tract (QCT), or Opportunity Zone (OZ)
- Project located in a rural area
- Demonstrate evidence of community economic hardship, aside from its location within a DIA, QCT, or OZ (e.g. high poverty and unemployment, loss of major employer, etc.)
- Demonstration that the local community, especially its downtown area and commercial corridors, have been harmed by the COVID-19 crisis (aside from its designation as a DIA/QCT/OZ)? For example, does the project area have a significant presence of businesses in industries hard-hit by COVID-19?



Administrative Requirements

- GATA
- Procurement
- Business Enterprise Program
- Environmental Review Requirements
- Illinois Works Jobs Program Act
- Prevailing Wage Act
- Employment of Illinois Workers on Public Works Act
- Performance and Financial Reporting
- Monitoring and Audits

More Information?

- **DCEO Web Site:**
<https://www2.illinois.gov/dceo/AboutDCEO/GrantOpportunities/Pages/default.aspx>
- **Program Manager:**
John O'Conner
Illinois Department of Commerce & Economic Opportunity
Email: CEO.RDMS@illinois.gov



Questions?

Thank You!

Office of Policy Development, Planning & Research
500 East Monroe
Springfield, IL 62701
Email: CEO.RDMS@Illinois.gov



Illinois
Department of Commerce
& Economic Opportunity

Bruce Rauner, Governor



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2021-38

Agenda Item Summary Memo

Title: Unified Development Ordinance – Project Update

Meeting and Date: Economic Development Committee – November 2, 2021

Synopsis: General purpose update on the Unified Development Ordinance Project

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: _____

Submitted by: Jason Engberg Community Development
Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?

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



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: October 27, 2021
Subject: **Unified Development Ordinance – Project Update**

PROJECT SUMMARY:

In March 2019, the City initiated the Unified Development Ordinance (UDO) project which began the process of taking various existing City ordinances and combining them into a cohesive, single-reference, graphic-based document. The City ordinances that are being reviewed, updated, and merged are:

1. Zoning Ordinance (originally adopted 1974, amended 2014)
2. Subdivision Control Ordinance and Standard Specifications for Improvements (adopted 2004)
3. Landscape Ordinance (adopted 2009)
4. Appearance Code (adopted 2005)

The City retained a planning consultant, Houseal Lavigne Associates, to draft the new UDO and conduct the review process with an appointed Advisory Committee. Additionally, the City hired EnCode Plus to take the finished version of the code and create a unique online user-friendly version of the ordinance.

In 2019, Houseal Lavigne conducted an initial assessment of the City's ordinances, focus group interviews with local stakeholders, discussions with department heads, and drafted a diagnostic memo to evaluate what changes need to be made according to recommendations from the 2016 Comprehensive Plan. Due to the COVID-19 pandemic, the project was put on a one-year hiatus from May 2020 to May 2021. Prior to the project's hiatus, the UDO Advisory Committee met three previous times to discuss the project and review materials from Houseal Lavigne. The materials included a project overview, diagnostic memo, and a review of Chapter 3 revisions. The comments and insights given at these meetings help in forming a code that is fit for Yorkville.

After restarting the project this summer, Houseal Lavigne has been drafting new Chapters for the UDO and staff has been reviewing the materials and giving comments back for revisions. The Advisory Committee was scheduled to meet in June but did not have a quorum of its nine members. It was rescheduled for September but that meeting also did not have a quorum. The committee was then reduced to five appointed members and conducted a meeting on Thursday, October 21st.

CURRENT PROJECT DETAILS:

Now that the project has been reestablished, there have been several rounds of material review conducted by staff and the committee. The sections below give a brief description of the types of changes being made to the City's ordinances:

Chapter 3: District Standards

Reviewed by staff and Advisory Committee

Elements: Establishing Districts; Purpose of Districts; Bulk and Dimensional Standards; Permitted Obstructions; and Permitted and Special Uses

Major Discussion Topics:

- Combining and streamlining similar zoning districts
- Modifying bulk regulations to eliminate non-conforming lots
- Adjustment of Permitted and Special Uses

Major Committee Comments:

- Create a new residential district for smaller lot sizes as opposed to drastically reducing R-2 lot dimensions and requirements
- Permit front porches to go a little bit further into the required front yard
- Keep the M-1 and M-2 Districts separate as they have different intensities
- Massage establishments should be special uses

Chapter 4: Use Standards

Reviewed by staff and Advisory Committee

Elements: Standards for agricultural, residential, commercial, vehicle, industrial, transportation, alternative energy, cannabis, institutional, accessory, and temporary land uses

Major Discussion Topics:

- Residential appearance standards for duplex, townhome, and multi-dwelling units
- Regulations for accessory dwelling units which are currently unregulated
- Additional regulations in regard to solar and wind farms

Major Committee Comments:

- Remove standards for short-term rentals (AirBNB, VRBO)
- For accessory dwelling unit locations – add an exception for corner lots with multiple driveways
- Allow private alleys for future development
- Instead of maximum townhome units, regulate the maximum length

Chapter 5: Development Standards

Reviewed by staff and waiting for revisions from Houseal Lavigne

Elements: Off-street parking standards; landscaping and screening standards; fencing standards; and outdoor lighting standards

Major Discussion Topics:

- Dimensions of parking stalls and a variety of angles and driveway widths
- Addition of compact parking and motorcycle parking standards
- Cross Access regulations
- Potential maximum requirements for parking
- Updated table of land uses with parking standards
- Pedestrian Circulation Standards
- Land Bank Parking standards
- Completely new and detailed landscape ordinance standards

Chapter 6: Signs

Reviewed by staff and waiting for revisions from Houseal Lavigne

Elements: Purpose of standards; Measurements, permitted signs, temporary sign standards, general sign standards, prohibited signs, and maintenance standards

Major Discussion Topics:

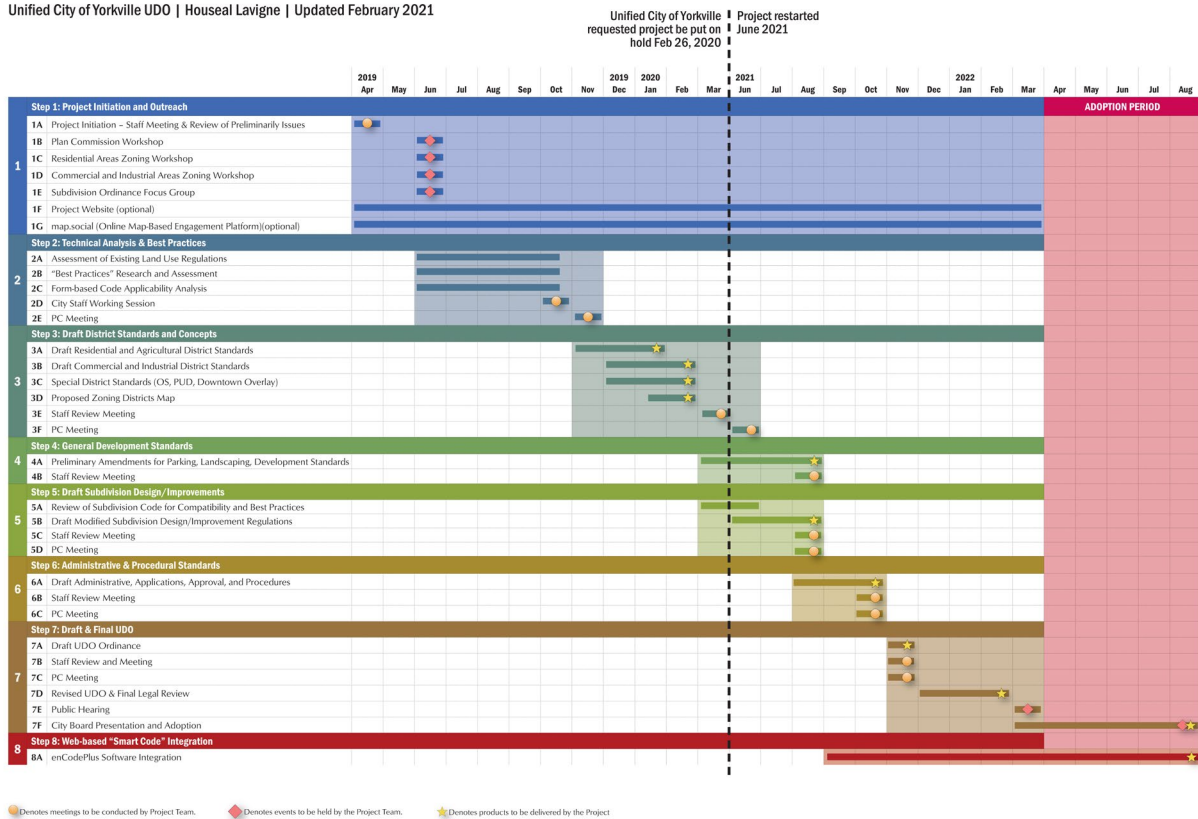
- Updating code to meet federal legal standards set by Reed v. Gilbert
- Expand material list for monument signs
- Update temporary sign standards to permit larger banners for larger establishments
- Permit changeable copy signage as monument signs

PROJECT TIMELINE:

After reinitiating the project, Houseal Lavigne set the project schedule seen below:

UDO PROJECT SCHEDULE

Unified City of Yorkville UDO | Houseal Lavigne | Updated February 2021



The delay in Advisory Committee meetings has pushed this schedule back a few months but the project is still expected to be complete by the end of 2022.

ATTACHMENTS:

1. October 9, 2019 Diagnostic Memorandum
2. January 17, 2020 Non-Conformities Analysis



Date: October 9, 2019

SENT VIA EMAIL

To: Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
United City of Yorkville, IL

From: John Houseal, FAICP
Nik Davis, AICP
Jackie Wells

Re: Code Diagnostic Memorandum for the Unified Development Ordinance

This memorandum is delivered in support of the **Unified Development Ordinance (UDO)** project for the United City of Yorkville. It presents the accumulated research of *Step 2: Technical Analysis and Best Practices*, as described in the project scope of work.

The memo contains Houseal Lavigne's initial assessment of Yorkville's existing land development ordinances, including zoning, subdivision, landscape, and appearance codes, and the Downtown Overlay District code (adoption pending). Best practices relating to development regulations are provided throughout the memorandum for potential application in the UDO document. Please note that the recommendations of this report are preliminary, based upon the information and community input available to date. Future engagement with City staff, the Advisory Committee, and the community, may result in revisions.

This memorandum includes:

- a plan for alignment with the Comprehensive Plan;
- a summary of issues identified during the public outreach process;
- a proposed UDO structure; and
- preliminary recommendations for the Unified Development Ordinance.

Comprehensive Plan Alignment

The United City of Yorkville Comprehensive Plan Update, adopted by the City in April 2016, presented zoning considerations and recommendations for code changes. However, it also specified that further study would be needed to determine the specific zoning changes required to carry out the Comprehensive Plan's land use goals and objectives. The Comprehensive Plan Alignment is the further analysis of the City's long-range plan needed to guide the development of the new UDO.

The following table identifies those important and relevant Comprehensive Plan sections, ordered by related topics, and a recommended approach to address and implement each item, with the intention of aligning development in Yorkville with the Plan's future vision. Note that some of the strategies outlined below, if implemented in the UDO, may result in changes to the zoning district map in some areas of the City.

HOUSEAL LAVIGNE

CHICAGO, IL
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Chicago, Illinois 60601
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

DRAFT VERSION
FOR STAFF REVIEW ONLY

United City of Yorkville
Unified Development Ordinance

Comprehensive Plan Goals, Policies, or Principles	Page #	UDO Approach
Zoning, Use Standards, and Use-Specific Requirements		
Ensure that proposed new residential, commercial and industrial developments are compatible in scale and design with their surrounding areas.	78	Review and "right-size" dimensional standards for each zoning district, apply use-specific requirements as needed, and ensure zoning district standards align with the goals of the Comprehensive Plan
Support the maintenance and rehabilitation of Yorkville's traditional residential building stock.	112	Maintain existing zoning standards in established, stable neighborhoods, or approach adjustments to regulations in small steps to build stability and encourage investment
Encourage sustainable residential growth patterns and different types of housing products that are affordable to a wide range of households.	86	Review and revise existing residential districts to ensure that a variety of housing types are permitted throughout the City
Allowances for proper use mix and density in new land use classifications, such as the Mid-Density and the Estate/Conservation Residential zones.	87	
Allowances for proper mix of housing types that support housing choice, accessibility and affordability.	87	
Consider alternative uses to retail on sites that are unlikely to be fully built-out as commercial centers.	90	
Promote and implement effective growth management practices.	122	Consider a flexible approach to development in commercial areas, with mixed-use development uses Work with Staff to evaluate and amend the zoning map, as needed, ensuring to reference the Future Land Use Map
Encourage new residential development only in areas where adequate public facilities and infrastructure exist.	78	
Work to achieve a proper balance of residential, commercial, industrial, open space and institutional uses.	78	
Concentrate new development in existing residential areas, commercial zones and industrial parks.	146	
Focus commercial and industrial development activity in existing commercial and industrial areas.	78	
Encourage infill industrial development in existing industrial parks.	90	
Encourage new commercial, institutional and mixed-use development on available opportunity sites.	90	
Strengthen and promote Downtown Yorkville as the community's primary mixed-use center.	90	
Conduct additional industrial areas along major transportation corridors.	90	
Facilitate commercial development on available sites and out-parcels for both large format and neighborhood-scale commercial activity.	90	
Re-zone for alternative land uses commercially zoned land not likely to be built out over the time horizon of this Comprehensive Plan.	90	
Plan for a future Metra Station TOD neighborhood.	90	
Facilitate the re-zoning of certain Tier 3 and 4 subdivisions to different land uses, including open space and agricultural.	112	
Revitalize and redevelop Downtown Yorkville as a compact, mixed-use center of activity.	78	Work with staff to identify areas suited for mixed-use development, and integrate mixed-use recommendations with the proposed Downtown Overlay District form-based code

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Comprehensive Plan Goals, Policies, or Principles	Page #	UDO Approach
Development Standards		
Enhance the visual appearance, pedestrian environment and functionality of Downtown Yorkville.	90	Evaluate the proposed Downtown Overlay District regulations to carry forward or extend form-based building design regulations, as appropriate
Encourage and facilitate high quality building design and placemaking improvements in Yorkville's destination commercial areas.	90	
A form-based code may be useful for Downtown Yorkville where redevelopment is proposed for areas both east and west of the Downtown core along Route 47.	171	
Maintain the physical scale, qualities and visual charm of the traditional residential neighborhoods surrounding the Downtown core district both north and south of the Fox River.	86	Evaluate the application of form-based design regulations for specific areas outside of the Downtown, such as along Illinois Route 47, as location-based development standards
A zoning overlay with specific standards that address particular development design issues could be considered for Yorkville's corridors in order to ensure new development is compatible in scale, massing and height and land use with adjacent land uses and buildings.	120	
Improve the overall land use and urban design environment of Yorkville's principal corridors and ensure compatibility between different land uses along such corridors.	86	
Enhance corridor design through urban design and landscape treatments and other placemaking initiatives.	78	
Maintain the unique visual, scenic and environmental qualities of Eldamain Road while encouraging compatible development in appropriate locations.	146	
Promote orderly growth along Illinois Route 47 and enhance and maintain the corridor's visual environment and land use pattern.	146	
Rehabilitate and reuse existing commercial buildings and encourage high quality new development design.	78	
Support the preservation, rehabilitation, and re-use of Downtown Yorkville's traditional commercial buildings.	90	Evaluate the application of adaptive reuse requirements for commercial buildings for neighborhood retail, services, or small-scale industry
Update or develop new design guidelines as needed and consider new zoning tools to promote high quality development design.	78	Review, revise, and update development standards, including parking and landscaping requirements, to ensure that any new development or major renovation be held to a higher standard of development
Implement a more pro-active approach to managing the Downtown parking supply.	78	Evaluate and revise parking-lot minimums and consider the use of parking maximums and any parking adjustments to calculations based on best practices for parking counts
Provisions that outline required plantings in areas adjacent to building foundations should be incorporated in the City's Ordinance.	171	Review and revise landscaping standards to require building foundation landscaping, when landscaping provisions are applicable
Minimize land use conflicts between commercial and industrial land uses and residential areas.	78	Review and revise landscaping standards to update transition yard landscaping and fence/screening requirements
Lighting standards should be reviewed to offer additional choices for luminaire and street pole design and materials that are more compatible to certain types of residential subdivisions.	171	Review and revise lighting design standards to establish modern standards with reference to LED lights and to minimize light pollution
Promote a safe and comfortable pedestrian network in residential and commercial areas, including the Downtown.	78	Establish new sidewalk standards, with participation of the Public Works department, and with reference to subdivision sidewalk connectivity requirements

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Comprehensive Plan Goals, Policies, or Principles	Page #	UDO Approach
Promotion of sustainable design and development techniques.	87	Modernize Engineering Design Specifications with contemporary best management practices for development, under the guidance of the Public Works Department and City Engineer
New standards should allow the option of using pervious pavement surfaces and materials for driveways and alleys.	171	Update materials standards for driveway construction where appropriate, including in the Engineering Design Specifications
Support development options that enhance networks of open space, recreation, and environmentally sensitive land.	146	Review, revise, or develop new environmental standards or regulations related to development, and encourage open space preservation and recreation area requirements in the subdivision code update
Maintain and enhance parks and greenways and protect the watersheds of the Fox River, Blackberry Creek and other waterways from inappropriate encroachment and development.	86	Review, revise, or develop new environmental protections standards for riparian areas and wetlands
Address brownfield and environmental issues for targeted redevelopment sites.	90	Review, revise, or develop new environmental standards or regulations related to development
Administrative Standards		
Consider Yorkville's open spaces, scenic views, historic and cultural resources, and other environmental features as Yorkville assets to be preserved and maintained in new residential, commercial and industrial development.	86	Review and revise the approval process for development plans to ensure that important scenic assets are retained, or require a public hearing if there is a question regarding a threat to a local asset
Procedural amendments that may streamline the development review and approval process and encourage development and investment.	87	Review, revise, and streamline administrative and procedural standards with potential administrative relief for infill or other desirable forms of development
Subdivision Standards		
Adopt new subdivision design codes and design standards that encourage quality development and protect and preserve Yorkville's environment assets.	112	Review and revise subdivision design standards with modern requirements and consideration of development best practices
A conservation district could potentially be implemented in Yorkville's traditional neighborhoods adjacent to or near the Downtown district. (In conservation design, generally 40 to 60 percent of a development site is set aside in conservation areas; consequently, homes may be built on smaller lots than in a conventional estate-type subdivision.)	170	Evaluate the addition of a conservation design subdivision to subdivision regulations, with reference to the zoning districts where this subdivision type is best applied
Facilitate completion of Tier 1 and 2 subdivisions while considering alternative land uses and subdivision design in the Tier 3 and Tier 4 areas.	78	Evaluate the application of an administrative process for the "restart" of dormant subdivision developments and evaluate all dormant subdivisions in the zoning map update
Continue building the community roadway network through new development projects.	122	Apply subdivision road-connection requirements based on road-segment length and connectivity index standards
Improve cul-de-sac design, requiring landscaping and sustainable design features, or reducing the amount of paving area.	171	Evaluate possibly requiring special approval or subdivision waiver process for cul-de-sacs to disincentivize their construction and to require greater road network connectivity
Integrate new park and open space elements wherever feasible in subdivision development.	122	Include open space provision requirements as a design standard for all subdivision applications
Consider alternative design approaches that complete the trail and bicycle path network.	78	Include pedestrian and bicycle circulation as a standard of review for subdivision and Planned Unit Development (PUD) applications
Collaborate with the Yorkville-Bristol Sanitary District on infrastructure planning issues.	78	Align subdivision utility standards with the Yorkville-Bristol Sanitary District's standards, including referencing Engineering Design Specifications to the District's requirements, as needed
The subdivision ordinance could benefit from sketches and line drawings that illustrates specific subdivision design standards.	171	Include graphics and clear illustrations of subdivision requirements and other design requirements in the code

Summary of Issues from Public Outreach Events

The United City of Yorkville hosted outreach events at City Hall on Thursday, June 13, 2019. Residents, business owners, developers, and other stakeholders were invited to provide their input on the issues and challenges with the existing land development ordinances. A summary of the feedback from the community is as follows:

- **Zoning and Use Standards**
 - The UDO should provide more flexibility for development in the City
 - Form-based codes could be applicable in some areas
 - Tattoo parlors and pawn shops should remain special use
 - Cannabis dispensaries could be zoned in the Business Districts
 - Recreational uses, such as gyms, trampoline, and indoor golf, could be permitted in Manufacturing districts, with the right development requirements
- **Development Standards**
 - The parking space calculation is not adequate to provide enough parking
 - Adjacent parking lots should be required to provide cross-access drives
 - Landscaping regulations should focus on quality of landscaping rather than quantity
 - Landscaping buffer-yard standards need clarification
 - Lighting regulations are contributing to over-lighting (light pollution) and do not address LED lighting (need modernizing)
 - Standards related to quality building materials (such as for masonry) should be retained
 - Sign regulations should be improved and include requirements for multi-tenanted buildings
- **Subdivision Standards**
 - Need to codify the design specifications for subdivision improvements
 - The right-of-way minimum should remain 60 feet
 - No cul-de-sacs or “eye-brow” street layouts
 - Sidewalks should be required on one side and an asphalt trail (eight-foot wide) on the other
 - More open space could be required
 - Street tree requirements should be for hardy tree species
 - There could be different styles of subdivisions, based on zoning district, or using conservation or cluster design principles
 - No triangular or “pie-shaped” lots should be created
 - Need smaller lot option for 10,000-square-foot lots (current minimum is 12,000) with more common area/open space provision
 - Smaller lots (as small as 5,500 square feet) should be considered for mixed housing type development (like 55+ communities)
 - Need to align with the Yorkville-Bristol Sanitary District’s standards

- **Administration and Enforcement**

- Engineering review requirements should be streamlined where possible, due to the high cost of engineering fees passed on to the builder/developer
- There should be some administrative relief mechanism that does not require a public hearing for minimal variations
- Bonding process and procedures need updating, and should only be allowed to cover public domain improvements
- “Restarts” of dormant subdivisions need to be addressed, including accounting for the cost of further administrative reviews and inspections
- New utility locations in subdivisions should have a geocoding submittal requirement
- Plan Unit Development (PUD) process is burdensome, and by-right development options could bypass this process

These public comments helped to inform the direction of preliminary recommendations and shall be reflected upon over the course of the code drafting project.

Proposed UDO Structure

From the beginning of the UDO project, the code document should be organized in a manner that makes it straightforward to use and administer. This type of user-friendly code utilizes tables and graphics when appropriate, and orders sections based on how frequently they are used and referenced.

Yorkville's land development ordinances are contained in the following sections of City Code:

- Title 10 (Zoning);
- Title 10, Chapter 21 (Downtown Overlay District) – *unadopted as of memo date*;
- Title 11 (Subdivision Control); and
- Part of Title 8 (Building Regulations), specifically:
 - Chapter 7 (Stormwater and Floodplain Regulations),
 - Ch. 12 (Landscape Ordinance), and
 - Ch. 15 (Appearance Code).

Note: There are select chapters in Title 8 (Building Regulations) that are also related to land development, including:

- Ch. 3 (House Numbering);
- Ch. 6 (Television Satellite Dishes);
- Ch. 9 (School Transition Fees);
- Ch. 13 (Soil Erosion and Sediment Control);
- Ch. 14 (Pollution Control Facility Siting);
- Ch. 16 (Wetland Protection and Water Quality and Stormwater Management Benefits); and
- Ch. 18 (Beekeeping).

These chapters were previously unidentified in the scope of work for the UDO project, however, if desired, each section can be relocated to appropriate parts of the code without revision, to unify all of the related sections of code into the UDO. Also, Title 9 (Comprehensive Plan) can be relocated without revision to the General Provisions Chapter, if desired.

It is recommended that the above-mentioned ordinances be combined and reorganized into the new Unified Development Ordinance in seven chapters, as listed below. As per discussion with City Staff and Public Works, content will be provided from the City for a separate Engineering Design Specifications manual (contained in proposed Appendix A). Further detail on the proposed structure with reference to the existing chapters of City Code is contained in the Appendix to this memorandum.

Proposed UDO Chapters

Chapter 1. General Provisions

Chapter 2. Definitions

Chapter 3. Zoning District Standards

Chapter 4. Use Standards

Chapter 5. Development Standards

Chapter 6. Subdivision Standards

Chapter 7. Administration and Enforcement

Appendix A. Engineering Design Specifications

Preliminary Recommendations for the Unified Development Ordinance

In addition to public outreach, the project team met with City staff to assist in the preparation of a more detailed and in-depth analysis of the present land development ordinances. The following assessment provides a summary of key issues or concerns and the preliminary recommendations to address these issues in the UDO project. Each set of recommendations is based on the proposed seven-chapter format. The recommendations provided for the UDO are not meant to be a conclusive list but provide direction for starting the UDO code drafting process.

There are also overarching themes that will continue throughout the course of work on the UDO project, which include:

- Reorganization of existing regulations;
- Use of plain English and less legalese;
- Addition of graphics and diagrams to better communicate regulations;
- Simplification of existing tables and graphics;
- Addition of cross-references to related sections of the code as needed;
- Modification to use and bulk standards to address nonconformities in zoning districts; and
- Modernization of standards related to land development, in general.

1 General Provisions

General Provisions are those standards that establish the code regulations, including their purpose, general applicability, interpretation, and relationships to other laws.

Presently, general provisions are set forth in City Code Chapter 10-1 Zoning Purpose and Interpretation and Chapter 11-1 General Subdivision Provisions. The one article included in Title 9 establishes the adoption of the Comprehensive Plan.

Preliminary recommendations for the General Provisions Chapter include:

- Codify the Title and Authority for the Unified Development Ordinance (UDO)
- Establish General Applicability, Interpretation, and Scope provisions that apply to all aspects of land development, including both zoning and subdivision control
- Retain present provisions related to Relationships with Other Laws, and Separability
- Establish and consolidate the Intent and Purpose for the UDO, with consideration of the Comprehensive Plan's goals and principles
- Relocate Title 9 Comprehensive Plan as an article in this chapter, if desired

2 Definitions

The Definitions Chapter establishes the words and phrases that are given a defined meaning when used in the ordinance.

Definitions in the current City Code are scattered throughout, including Chapter 10-2 Rules and Definitions, Ch. 11-1 General Subdivision Provisions, and Articles 10-8-3 (PUD), 10-14-1 (Adult Uses), 10-18-1 (Telecom. Towers), 10-19-3 (Alt. Energy Systems), 10-20-4 (Signs), 8-14-1 (Pollution Control Facilities), and 8-15-1 (Appearance Code).

Preliminary recommendations for the Definitions Chapter include:

- Consolidate all definitions into a single, alphabetical index of words and phrases
- Retain Rules for Interpretation
- Establish definitions for all uses in the Permitted and Special Uses Table
- Eliminate unused definitions and any conflicting or repetitive definitions
- Add new definitions for new words or phrases, added into the new UDO, including land use definitions for permitted, special, or prohibited uses, ensuring the defensibility of the code document

3 Zoning District Standards

Zoning District Standards are the regulations that apply to all land in Yorkville based on designated district areas with consideration of the functionality or character of each district and the Comprehensive Plan's Future Land Use Map. The Chapter establishes the Zoning Districts, the official Zoning Map, how to interpret the Zoning Map, and the dimensional standards for both lots and structures in each district.

Zoning Districts are established in Chapter 10-5 Zoning Districts and Maps, however other district standards are currently distributed throughout the code, including in Ch. 10-3 General Zoning Provisions, and 10-7 Dimensional and Bulk Requirements. An individual chapter, with multiple articles, is also established for each category of district, Ch. 10-9 Agricultural, 10-10 Open Space, 10-11 Residential, 10-12 Business, and 10-13 Manufacturing. The Downtown Overlay District is a new overlay district proposed in the unadopted Ch. 10-21 form-based code.

Preliminary recommendations for the Zoning District Standards Chapter include:

- Consolidate Zoning District definitions (purpose and intent) into a single code article
- Revise Zoning District definitions based on the realignment of Zoning Districts to the City's Future Land Use Map
- Consolidate dimensional standards for each Zoning District into an easy-to-read tabular format
- Provide new "right-sized" dimensional standards for each Zoning District where needed, based on analysis of existing nonconformities and the guidance from the goals in the Comprehensive Plan. Dimensional standards should be adjusted in reasoned increments in districts where both long-term stability and neighborhood investment are desired
- Clarify language (with plain English) for the interpretation of District Boundaries
- Develop new Zoning District boundaries, as needed, on a new Zoning Map based on revised Zoning District definitions and the City's Future Land Use Map. Map changes suggested in the Comprehensive Plan include:
 - Realign residential district boundaries, or create a new zone, to permit more mid-density housing types and to diversify housing opportunities
 - Adjust the boundaries of estate/large lot residential zones where significant environmental and topographical features exist
 - Provide areas for new commercial development types, such as mixed-use development
 - Distinguish the Downtown and destination commercial areas from corridor commercial, and commercial/office or "flex" development areas
 - Expand the amount of industrial-zoned land, such as near Fox Industrial Park

4 Use Standards

Use Standards include all regulatory language for the determination of land uses, including a Use Table to specify in which Zoning Districts each use is allowed—either as a permitted or special use. Use Standards also include a limited number of use-specific regulations to extend the requirements for uses identified as having potential adverse impacts on surrounding areas (such as uses with outdoor operations) or other unique development requirements (such as mixed-use developments).

Use-based regulations are widely dispersed in the City Code, primarily due to the introduction of new uses over time and the adoption of piecemeal articles to accommodate those new uses. Use standards thus span both Title 10 Zoning and Title 8 Building Regulations. Chapter 10-6 Permitted and Special Uses contains a Use Table, however the listed uses are repeated in each Zoning District chapter (10-9 to 10-13). The unadopted Ch. 10-21 Downtown Overlay District also contains new use provisions.

Use-specific provisions are contained in Chapter 10-3 General Zoning Provisions, 10-13 Manufacturing Districts (Mineral Extraction), 10-14 Adult Uses, 10-18 Telecom Towers, 10-19 Alt. Energy Systems, 8-14 Pollution Control Facility Siting, and 8-18 Beekeeping.

Preliminary recommendations for the Use Standards Chapter include:

- Consolidate the list of uses into a single Use Table
- Review and revise use definitions and clarify use determination standards
- Cross-reference the Use Table to use-specific standards (such as those for adult uses)
- Review and revise existing use-specific standards to update these based on industry best practices
- Evaluate all uses to amend the list of permitted and special uses for each updated Zoning District, based on the intention of each Zoning District
- Add new uses to the list of uses regulated by the UDO (such as cannabis-related uses), and remove dated or redundant uses from the code, and include all recent use amendments to the code

5 Development Standards

Development Standards are the design regulations for specified elements of development, including any changes or improvements to land in Yorkville. Development Standards include clear “applicability” rules that indicate each scenario when compliance with the set standard is mandatory. Types of development standards include off-street parking design, landscaping regulations, lighting design, performance standards, or form-based design requirements (such as building façade or roof types).

The City Code for Yorkville presently contains development standards in Article 10-3-8 Performance Standards, Chapter 10-16 Off Street Parking and Loading, 10-17 Fencing and Screening, 10-20 Signs, 8-6 TV Satellite Dishes, 8-7 Stormwater and Floodplain Regulations, 8-12 Landscaping, 8-13 Soil Erosion Control, 8-15 Appearance, and 8-16 Wetland Protection. The unadopted Ch. 10-21 Downtown Overlay District contains both Building Type and Site Development standards.

Preliminary recommendations for the Development Standards Chapter include:

- Include elements of the proposed form-based code Downtown Overlay District, revised as needed, and apply additional form-based development standards for specific areas outside of the Downtown, such as along Illinois Route 47
- Replace the Appearance Code with building façade and roof type development standards, or other form-based standards, to encourage quality building development and to encourage a variety of building exteriors and architectural characters, with graphics for easy interpretation
- Build flexibility into development standards for small businesses, like artisans, home occupations, or agritourism
- Evaluate and revise the schedule of parking requirements with use categories consistent with those in the Use Table, eliminate employee- or seat-based requirements, bring requirements up to date with industry standards, and utilize parking minimums and maximums
- Adjust loading berth requirements to be left to the discretion of the developer, provided all development standards for loading areas are met
- Simplify landscaping standards for ease of interpretation and administration, and illustrate requirements with clear graphics
- Revise landscaping standards to require building foundation landscaping, and to update transition yard landscaping requirements between incongruent adjoining uses and zoning districts, and parking lot landscaping requirements
- Integrate elements of the Yorkville Neighborhood Design Manual (2019) for landscaping and green infrastructure requirements to enable use of innovative stormwater solutions
- Review, revise, or develop new environmental standards or regulations related to development, such as for riparian areas, and consolidate all environmental code requirements (such as Stormwater, Flood Hazard, Soil Erosion requirements)
- Revisit fence and screening requirements for quality control, such as prohibiting chain link
- Revise sign requirements to comply with the Supreme Court decision of *Reed v. The Town of Gilbert, Arizona* (2015) which determined that signs cannot be regulated differently based on the content of the sign's message
- Clearly indicate the permitted size, height, and location of signs by sign type, rather than by general provisions that apply to all sign types, and improve definitions of sign area and height
- Clarify sign type definitions, and exempt, temporary, and prohibited sign types, and in which zones certain sign types are permitted
- Allow various materials for signs
- Establish new sidewalk standards, with participation of the Public Works department and with reference to subdivision sidewalk connectivity requirements
- Retain and consolidate existing performance standards and noise standards and establish new lighting standards that minimize light pollution and retains the “dark sky” concept cited in the Parking code

6 Subdivision Standards

Subdivision standards set forth the requirements and design regulations for subdivision improvements, such as for lot and street layouts, open space requirements, and utility provision. A subdivision code can permit a variety of subdivision types, based on factors such as number of lots or zoning district, and can apply specific standards based on that subdivision type.

Subdivision code in Yorkville is contained in Title 11 Subdivision Control, however many of the provisions of Title 11 are administrative requirements. Subdivision standards for design are found in Chapter 11-4 Design Standards and 11-5 Required Improvements.

Preliminary recommendations for the Subdivision Standards Chapter include:

- Relocate administrative requirements, such as for plat submission, plan details, amendments, bonding, and permit and inspection processes, to the Administration and Enforcement Chapter
- Enhance and modernize subdivision design standards with consideration of best development practices, introducing new design standard requirements, such as for driveway materials and design
- Add a conservation design or cluster subdivision type with reference to the zoning districts where this subdivision type is best applied
- Add subdivision road connection requirements based on road segment length and connectivity index standards (a set ratio of intersections to road segment lengths)
- Add open space provision requirements as a design standard for all subdivision applications
- Ensure subdivision utility standards with the Yorkville-Bristol Sanitary District's standards
- Coordinate with the Public Works Department as they gather Engineering Design Specifications to include in the Appendix to the UDO

7 Administration and Enforcement

Administrative requirements are best organized into a reference chapter to be used closely by those administering the code, while also being easy to interpret by residents and businesses. This chapter typically includes the establishment of the UDO administration, the department structure, and its board and committees; the eligible processes or applications that may be made to said administration (such as for variations, subdivisions, or Planned Unit Developments); enforcement processes; and the penalties that may be imposed for UDO violations.

Currently the administrative provisions in the Yorkville City Zoning Code are established in Chapter 10-4 Zoning Administration and Enforcement, however administrative portions of code exist in many other chapters and articles, including Ch. 10-8 Planned Unit Development, 10-15 Nonconforming Buildings, Structures and Uses, 11-2 Procedure for Submission of Plat, 11-3 Requirements for Plans and Plats, 10-6 to 10-9 Subdivision Administration, Amendments, Fees, and Extensions, 8-3 House Numbering, 8-9 School Transition Fees, and in the unadopted Ch. 10-21-1 Downtown Overlay District Introduction.

Preliminary recommendations for the Administration and Enforcement Chapter include:

- Bring the Code into alignment with how staff and elected and appointed officials operate currently, for example, the Plan Commission and Zoning Board of Appeals are now combined
- Align all application processes and procedures and submittal requirements, such as for variations, appeals, special uses, planned unit developments, subdivisions, annexations, and permitting
- Revise the Planned Unit Development (PUD) regulations to tie the PUD process to the entitlements of by-right development in Zoning Districts, to obtain better outcomes for master planned developments, while adhering to the intention of the underlying district and the Comprehensive Plan
- Consider a new administrative process for the "restart" of dormant subdivision developments, to reflect the reopened review and inspection requirements that the restart creates

- Strengthen the process for securing subdivision improvements to ensure the completion of required improvements in a timely manner, based on what improvements are bonded, timing of completion, and limits to extensions
- Review and revise the approval process for development plans to ensure that important scenic assets are retained, or require a public hearing if there is a question regarding a threat to a local asset
- Review, revise, and streamline administrative and procedural standards, with potential administrative relief for infill or other desirable forms of development
- Insert administrative approvals in any instance where they can potentially improve the efficiency and function of administration without impacting the intent of the public process
- Build in administrative relief for development scenarios where minor deviations from the UDO requirements can be judged by the Community Development Director in order to limit unnecessary public hearings. Include specific limits to administrative approvals, and the ability for the Director to send such cases to a public hearing, if the outcomes of the deviation is deemed indeterminate. Include an appeal process for the petitioner if they are not satisfied with the director's decision
- Clarify and expand enforcement processes and penalties for various common violations (such as residential maintenance), and consolidate these from all current parts of the code

Form-based Code Applicability Analysis

Form-based codes are a development regulation that focuses primarily on the physical character of development (form) and deemphasizes use. The Comprehensive Plan included recommendations that encourage new development in Downtown Yorkville to have additional form regulations and proposes the extension of form-based provisions to other areas of the City, such as along major corridors (Illinois Routes) or industrial corridors (Eldamain Road).

Guided by the Comprehensive Plan recommendations, the Yorkville Community Development Department has invested in a draft form-based code for a proposed Downtown Overlay District. Though presently unadopted, the Downtown Overlay District presents the initial basis for the formation of higher standards and regulations for future development along five corridor districts in the Downtown.

As such, there is potential for the adoption of the Downtown Overlay District in Yorkville, and the integration of this document within the Zoning District Standards for a “hybrid” Unified Development Ordinance. Further, there is the potential that form-based development standards can be extended to other parts of the City, including to properties that front on high-traffic or high-visibility corridors. It is recommended that a measured approach is taken for the administration of form-based regulations, through incorporating additional dimensional standards and character corridor regulations for the City, based on the work-product in the Downtown Overlay District.

Appendix

Proposed UDO Chapter and Article Reorganization

The following table includes Yorkville City Code articles that contain land development ordinances and provides a general guide for code reorganization based on the following proposed UDO chapters:

Chapter 1. General Provisions
Chapter 2. Definitions
Chapter 3. Zoning District Standards
Chapter 4. Use Standards

Chapter 5. Development Standards
Chapter 6. Subdivision Standards
Chapter 7. Administration and Enforcement
Appendix A. Engineering Design Specifications

Current Code Chapter	Proposed UDO Chapter
Title 10 - ZONING	
Chapter 1 ZONING PURPOSE AND INTERPRETATION	
10-1-1 TITLE	General Provisions
10-1-2 AUTHORITY	
10-1-3 APPLICABILITY	
10-1-4 INTENT AND PURPOSE	
10-1-5 INTERPRETATION	
10-1-6 SCOPE OF REGULATIONS	
10-1-7 SEPARABILITY	
Chapter 2 RULES AND DEFINITIONS	
10-2-1 GENERAL	Definitions
10-2-2 RULES	
10-2-3 DEFINITIONS	
10-2-4 DIAGRAMS	
Chapter 3 GENERAL ZONING PROVISIONS	
10-3-1 USE AND BULK REGULATIONS	Zoning District Standards
10-3-2 OPEN SPACE ON LOTS	
10-3-3 LOT AREA AND DIMENSIONS	
10-3-4 NUMBER OF BUILDINGS ON A ZONING LOT	
10-3-5 ACCESSORY BUILDINGS AND STRUCTURES	
10-3-6 ACCESS TO PUBLIC STREET	
10-3-7 TRAILERS, TENTS, BOATS	Use Standards
10-3-8 PERFORMANCE STANDARDS	Development Standards
10-3-9 HOME OCCUPATIONS	Use Standards
10-3-10 USES NOT SPECIFICALLY PERMITTED IN DISTRICTS	
10-3-11 OUTDOOR DISPLAYS	
10-3-12 PERMITTED ACCESSORY BUILDINGS, STRUCTURES AND OBSTRUCTIONS	
10-3-13 TEMPORARY AND SEASONAL USES	
10-3-14 MOBILE FOOD VENDOR VEHICLES AND RETAIL VENDOR VEHICLES	

Current Code Chapter		Proposed UDO Chapter
Chapter 4 ZONING ADMINISTRATION AND ENFORCEMENT		
10-4-1 ORGANIZATION		Administration and Enforcement
10-4-2 ADMINISTRATION		
10-4-3 ENFORCEMENT		
10-4-4 PLAN COUNCIL		
10-4-5 PLAN COMMISSION		
10-4-6 ZONING BOARD OF APPEALS		
10-4-7 VARIATIONS		
10-4-8 APPEALS		
10-4-9 SPECIAL USES		
10-4-10 AMENDMENTS		
10-4-11 ANNEXATIONS		
10-4-12 PERMITS AND CERTIFICATES		
10-4-13 FEES AND PENALTIES		
Chapter 5 ZONING DISTRICTS AND MAPS		
10-5-1 DISTRICTS ESTABLISHED		Zoning District Standards
10-5-2 ZONING MAP		
10-5-3 DISTRICT BOUNDARIES		
10-5-4 ZONING OF STREETS, ALLEYS, PUBLIC WAYS, WATERWAYS AND RAILROAD RIGHTS OF WAY		
10-5-5 ZONING OF ANNEXED LAND		Administration and Enforcement
Chapter 6 PERMITTED AND SPECIAL USES		
10-6-0 USE TABLES		Use Standards
10-6-1 SPECIAL CONDITIONS		
Chapter 7 DIMENSIONAL AND BULK REQUIREMENTS		
10-7-1 DIMENSIONS AND BULK TABLE		Zoning District Standards
Chapter 8 PLANNED UNIT DEVELOPMENT		
10-8-1 PURPOSE AND INTENT		Administration and Enforcement
10-8-2 AUTHORITY		
10-8-3 DEFINITION AND SIZE LIMITATIONS		
10-8-4 PROCEDURES FOR ESTABLISHMENT		
10-8-5 PREAPPLICATION CONFERENCE		
10-8-6 CONCEPT PUD PLAN REVIEW		
10-8-7 PRELIMINARY PUD PLAT		
10-8-8 FINAL PUD PLAT		
10-8-9 AMENDMENTS OR MINOR REVISIONS TO PUD		
10-8-10 CONDITIONS FOR APPROVAL		
10-8-11 DEVELOPMENT STANDARDS AND DESIGN CRITERIA		
10-8-12 FEES		
10-8-13 EFFECTIVE PERIOD OF PLANNED UNIT DEVELOPMENT		
10-8-14 EFFECTIVE DATE		

Current Code Chapter	Proposed UDO Chapter
Chapter 9 A-1, AGRICULTURAL DISTRICT	
10-9-1 PURPOSE AND INTENT	Zoning District Standards
10-9-2 USES PERMITTED	
10-9-3 SPECIAL USES	
10-9-4 ACCESSORY USES	
10-9-5 DIMENSIONAL AND BULK REQUIREMENTS	
10-9-6 FLOOR AREA RATIO	
10-9-7 BUILDING PERMITS, CODES, AND FEES	
10-9-8 FENCING RESTRICTIONS	Development Standards
Chapter 10 OPEN SPACE DISTRICTS	
ARTICLE A. OS-1, OPEN SPACE DISTRICT (PASSIVE)	Zoning District Standards
ARTICLE B. OS-2, OPEN SPACE DISTRICT (RECREATIONAL)	
Chapter 11 RESIDENTIAL DISTRICTS	
ARTICLE A. E-1, ESTATE DISTRICT	Zoning District Standards
ARTICLE B. R-1, SINGLE-FAMILY SUBURBAN RESIDENCE DISTRICT	
ARTICLE C. R-2, SINGLE-FAMILY TRADITIONAL RESIDENCE DISTRICT	
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10-14-11 EMPLOYMENT OF PERSONS UNDER AGE OF EIGHTEEN PROHIBITED	
10-14-12 ILLEGAL ACTIVITIES ON PREMISES	
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10-15-2 NONCONFORMING USES	
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Current Code Chapter	Proposed UDO Chapter
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10-19-6 BUILDING MOUNTED WIND ENERGY SYSTEMS	
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Current Code Chapter	Proposed UDO Chapter
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Chapter 8 TRAILERS	Retain in Building Regulations
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8-9-1 FEE; USE OF FUNDS; PAYMENT	Administration and Enforcement
8-9-2 REAL PROPERTY AFFECTED	
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8-14-2 NOTICE OF REQUEST FOR SITING APPROVAL **	
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8-16-1 PURPOSE	Development Standards
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Note: Current Code Articles marked with ** may also relocate, in part, to General Provisions, Definitions, or Administrative and Enforcement chapters, as appropriate.



Date: January 17, 2020

SENT VIA EMAIL

To: Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
United City of Yorkville, IL

From: Nik Davis, AICP
Jackie Wells, AICP

Re: Nonconformities Analysis Results and Recommendations

This memorandum is delivered in support of the **Unified Development Ordinance (UDO)** project for the United City of Yorkville. It presents the results of the nonconformities analysis performed in support of the development of UDO Chapter 3: Zoning District Standards.

A nonconformities analysis compares the minimum lot area and lot width requirements established in a zoning code with existing development within those districts. The analysis provides insight on how regulations can be right-sized to minimize nonconforming lots, easing the burden on residents as they look to reinvest in their property and on staff and elected/appointed officials as they review and consider variance requests. In Yorkville, the nonconformities analysis was performed for all the single-family detached parcels in the R1 and R2 Districts. The parcels that were not included in the analysis are detailed on the attached “Noncontributing Parcels” map. A nonconformities analysis was not conducted on the City’s R2d, R3, or R4 Districts due to the varying dimensional requirements for the different types of housing that are permitted in those areas.

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R1 District

The R1 District is Yorkville's lowest density single-family detached zoning district with a minimum lot area requirement of 18,000 square feet and minimum lot width requirement of 100 feet. The nonconformities analysis revealed that 220 of the 264 total lots, or 83 percent, are less than the minimum lot area requirement and therefore nonconforming; and 174 lots, or 72 percent, are less than the minimum lot width requirements and therefore nonconforming. To understand what minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below and illustrated in the attached maps.

Alternative Lot Area Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
16,000 square feet	198	75%
14,000 square feet	160	61%
12,000 square feet	56	22%
11,000 square feet	32	12%

Alternative Lot Width Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
90 feet	174	66%
80 feet	92	35%
70 feet	57	22%

The analysis revealed that a more appropriate lot area minimum is 12,000 or 11,000 square feet and that a more fitting lot width minimum is 70 feet. The analysis also revealed that there is a neighborhood near Hiding Spot Park that is comprised of lots that are significantly smaller than the other lots in the R1 district. To eliminate the nonconformities related to these parcels, **it is recommended that the City rezone them to the R2 District.**

To better understand whether 12,000 square feet or 11,000 square feet is the more suitable lot area minimum, both alternatives were tested to see if they create any new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis revealed that only three new opportunities for subdivision would be created by the 12,000 and 11,000 square foot lot area minimums and 70-foot lot width minimum.

Based on this analysis, **it is recommended that Yorkville revise the lot area minimum for the R1 District to 12,000 square feet.** A 12,000 square foot lot area minimum will eliminate 61 percent of the existing lot area nonconformities and establish a standard for any new development in the district that is more typical and easier to develop than an 11,000 square foot lot area. Additionally, **it is recommended that Yorkville revise its lot width minimum for the R1 District to 70 feet.**

R2 District

The R2 District is Yorkville's highest density single-family detached zoning district with a minimum lot area requirement of 12,000 square feet and minimum lot width requirement of 80 feet. The nonconformities analysis revealed that 1,994 of the 6,358 total lots, or 31 percent, are less than the minimum lot width requirement and therefore nonconforming; and 2,651 lots, or 42 percent, are less than the minimum lot area requirements and therefore nonconforming. To understand what minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below and illustrated in the attached maps.

Alternative Lot Area Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
10,000 square feet	796	13%
8,000 square feet	442	7%

Alternative Lot Width Minimum	Number of Nonconforming Parcels	Percent of Nonconforming Parcels
70 feet	1,469	23%
60 feet	1,042	17%

The analysis revealed that a more appropriate lot area minimum is 10,000 square feet since it will eliminate 18 percent of the existing nonconformities and only allow for development that is in keeping with the character of the community. The analysis also revealed that a more fitting lot width minimum is either 70 feet or 60 feet.

To better understand whether 70 feet or 60 feet is the more suitable lot width minimum, both alternatives were tested to see if they created any new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis revealed that the 10,000 square foot lot area minimum and 70-foot lot width minimum would create only six new opportunities for subdivision while the same lot area minimum and 60-foot lot width minimum would create 23.

Based on this analysis, **it is recommended that Yorkville revise the lot area minimum for the R2 District to 10,000 square feet and revise its lot width minimum to 70 feet.**