



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, February 1, 2022

6:00 p.m.

City Hall Conference Room

800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: January 4, 2022

New Business:

1. EDC 2022-08 Building Permit Report for December 2021
2. EDC 2022-09 Building Inspection Report for December 2021
3. EDC 2022-10 Property Maintenance Report for December 2021
4. EDC 2022-11 Economic Development Report for January 2022
5. EDC 2022-12 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County
6. EDC 2022-13 Ordinance Approving a Redevelopment Agreement by and between the United City of Yorkville and the Williams Group, LLC

Old Business:

Additional Business:

2019 – 2021 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, February 1, 2022
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. January 4, 2022

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

NEW BUSINESS:

1. EDC 2022-08 Building Permit Report for December 2021

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

2. EDC 2022-09 Building Inspection Report for December 2021

☐ Informational Item

☐ Notes _____

3. EDC 2022-10 Property Maintenance Report for December 2021

☐ Informational Item

☐ Notes _____

4. EDC 2022-11 Economic Development Report for January 2022

☐ Informational Item

☐ Notes _____

5. EDC 2022-12 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2022-13 Ordinance Approving a Redevelopment Agreement by and between the United City of Yorkville and the Williams Group, LLC

☐ 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 – January 4, 2022

Meeting and Date: Economic Development Committee – February 1, 2022

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:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 4, 2022, 6:00pm
City Council Chambers
800 Game Farm Rd., Yorkville, IL**

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 Ken Koch/in-person
Alderman Joe Plocher/electronic attendance Alderman Chris Funkhouser/in-person

Other City Officials

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

Other Guests

City Consultant Lynn Dubajic Kellogg/in-person
Ed Williams & Mike Williams/The Williams Group/in-person

The meeting was called to order at 6:00pm by Chairman Jason Peterson.

Citizen Comments None

Minutes for Correction/Approval December 7, 2021

The minutes were approved as presented.

New Business

1. EDC 2022-01 Building Permit Report for November 2021

Mr. Ratosh reported a total of 90 permits in November. Of those, 23 were single-family detached and 5 single-family attached. The total construction value was \$4.5 million.

2. EDC 2022-02 Building Inspection Report for November 2021

There were 778 inspections, most of which were done in-house with about 200 outsourced. Mr. Ratosh added that in November there is a big push to complete inspections before bad weather sets in.

3. EDC 2022-03 Property Maintenance Report for November 2021

Nine cases were heard and one case was found liable for \$2,550 for ongoing weeds. Other cases included trash and fencing issues. Mr. Ratos said staff works with the violator to inform them how they can rectify the issue and on some occasions, a police officer may be requested to accompany the staff member to meet with the violator.

4. EDC 2022-04 Economic Development Report for December 2021

Ms. Dubajic Kellogg referred to her monthly report included in the meeting packet. She also introduced Mike Williams and Ed Williams from The Williams Group. Mike Williams said they are part of a local investment group and have residential and commercial properties in the immediate area. He said they see a lot of potential for redevelopment. Chairman Peterson also thanked Ms. Dubajic Kellogg for all her hard work.

5. EDC 2022-05 Foreclosure Report and Population Projections Update

Mr. Engberg said foreclosures reflected 11 in 2021, down from 19 in 2020. In March of 2020, there was some relief granted from foreclosures due to the covid pandemic. The relief was extended twice and it ended in July 2021 when a few foreclosures were seen again. Ward 3 had the largest number at 11 and there was a decrease in Bristol Bay. It is likely there will be additional foreclosures this year and the state and national levels have seen higher rates than Yorkville.

Regarding population projections, he said Raintree and Grande Reserve have had the most growth and tracking helps in determining future resource needs. So far there are an additional 409 dwelling units in 2022. The 2020 census shows a population of 21,533 and staff projects 22,700 for this year. Many properties in Yorkville are already platted and the housing stock will be reduced in 2023-2024. A population of 25,000 is expected by 2024. Alderman Funkhouser noted that with the housing trends and accurate population counts, the city can then work towards home rule when 25,000 is reached.

6. EDC 2022-06 Economic Development Consultant Contract

Mr. Willrett drafted a memo regarding the contract and it has the same terms as in 2018. The rates have not changed since 2015 and it is a term of 3 years. A small inflationary rate was suggested. Alderman Funkhouser said Ms. Dubajic Kellogg has accomplished a lot for the city. He noted the contract is for an hourly rate, but he suggested a fixed fee instead. He said there are no associated benefits provided, the contract is not subject to FOIA and also has a confidentiality aspect. Mr. Olson said he would need to discuss this with the Mayor and Ms. Dubajic Kellogg and he will also look at the number of hours worked. Alderman Koch said the city has requested more of Ms. Dubajic Kellogg in the last couple years and she also spearheaded the covid vaccination clinic. Alderman Plocher commented the work she has done has been above and beyond.

7. EDC 2022-07 Inducement Resolution

A memo written by Ms. Noble is included in the agenda packet and it explains the resolution. This is the first step in the TIF process and has no future obligation. The process would be based on requests from a developer that they would need TIF assessments on any future plan submitted to the city. Referring to the map included, Alderman Koch asked about the small parcel between the properties. Mr. Olson said it is

a right-of-way with many utilities which would have to be relocated or designed around. This will move to the regular Council agenda.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:25pm.

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 2022-08

Agenda Item Summary Memo

Title: Building Permit Report for December 2021

Meeting and Date: Economic Development Committee – February 1, 2022

Synopsis: All permits issued in December 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

December 2021

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	B.U.I.L.D <i>Single Family Detached 1/1/12 thru 12/31/17</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
December 2021	49	8	0	0	0	4	0	37	1,404,555.00	59,843.95
Calendar Year 2021	1654	249	0	160	0	127	0	1118	76,241,682.00	2,794,370.58
Fiscal Year 2022	1118	150	0	136	0	75	0	757	51,519,377.00	1,892,882.89
December 2020	76	27	0	4	0	4	0	41	5,434,588.00	252,288.81
Calendar Year 2020	1827	219	0	98	0	91	0	1419	60,386,196.00	2,762,392.39
Fiscal Year 2021	1440	174	0	94	0	51	0	1121	48,772,684.00	2,278,778.26
December 2019	65	6	0	0	0	6	0	53	2,112,712.00	70,868.54
Calendar Year 2019	2143	143	0	35	0	117	0	1848	59,154,430.00	1,857,999.71
Fiscal Year 2020	1862	95	0	30	0	74	0	1663	41,684,450.00	1,246,169.99
December 2018	31	9	0	0	0	5	0	17	2,016,829.00	84,900.80
Calendar Year 2018	1005	210	14	36	0	130	0	615	55,529,975.00	2,523,390.39
Fiscal Year 2019	698	169	0	0	0	74	0	455	39,294,783.00	1,443,181.28



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 2022-09

Agenda Item Summary Memo

Title: Building Inspection Report for December 2021

Meeting and Date: Economic Development Committee – February 1, 2022

Synopsis: All inspections scheduled in December 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: 01/03/2022
TIME: 09:43:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 015-FIN FINAL INSPECTION	20201283	943 GILLESPIE LN	105		12/09/2021
BF	_____	AM 016-FEL FINAL ELECTRIC					12/09/2021
BF	_____	AM 017-FME FINAL MECHANICAL					12/09/2021
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					12/09/2021
BF	_____	019-REI REINSPECTION Comments1: FINAL MECHANICAL					12/20/2021
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					12/28/2021
BF	_____	AM 014-INS INSULATION Comments1: ABBY 630-273-2012	20201287	951 GILLESPIE LN	101		12/02/2021
EEI	_____	027-REI REINSPECTION	20201805	1182 HAWK HOLLOW DR	280-2		12/06/2021
EEI	_____	026-REI REINSPECTION	20201806	1184 HAWK HOLLOW DR	280-1		12/06/2021
BC	13:30	004-INS INSULATION	20210111	31 PATRICIA LN			12/07/2021
BC	_____	009-RFR ROUGH FRAMING	20210156	3726 BAILEY RD	1363		12/07/2021
BC	_____	010-REL ROUGH ELECTRICAL					12/07/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/07/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: 224-358-1606					12/07/2021
GH	_____	013-INS INSULATION Comments1: CHRIS 224-358-1606					12/14/2021
BC	_____	014-REI REINSPECTION Comments1: ROUGH FRAME MECHANICAL					12/08/2021
PBF	_____	009-PLR PLUMBING - ROUGH Comments1: 224-358-1606	20210157	3728 BAILEY RD	1364		12/14/2021
BC	_____	010-RFR ROUGH FRAMING					12/14/2021
BC	_____	011-REL ROUGH ELECTRICAL					12/14/2021
BC	_____	012-RMC ROUGH MECHANICAL					12/14/2021
GH	_____	013-INS INSULATION					12/17/2021

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	009-RFR ROUGH FRAMING	20210158	3730 BAILEY RD	1365		12/17/2021
BC	_____	010-REL ROUGH ELECTRICAL					12/17/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/17/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606 STACK CLEANOUTS ARE R Comments2: EQUIRED TO BE ACCESSIBLE					12/17/2021
GH	_____	013-INS INSULATION					12/21/2021
BF	_____	017-FIN FINAL INSPECTION Comments1: PROVIDE HOUSE NUMBERS ON FRONT SIDE OF H Comments2: OME	20210293	2065 DUNBAR CT	92		12/13/2021
BF	_____	018-FEL FINAL ELECTRIC					12/13/2021
BF	_____	019-FME FINAL MECHANICAL Comments1: GAS PIPE AT METER MUST BE PAINTED. PROVI Comments2: DE COVERS ON PBC PIPES FOR FURNACE ON OU Comments3: TSIDE					12/13/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: 630-546-1085					12/13/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					12/14/2021
BC	_____	022-REI REINSPECTION Comments1: MECH/FRAME FINAL					12/15/2021
BC	_____	017-FIN FINAL INSPECTION	20210419	2055 DUNBAR CT	93		12/07/2021
BC	_____	018-FEL FINAL ELECTRIC					12/07/2021
BC	_____	019-FMC FINAL MECHANICAL					12/07/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DAVE 630-800-9005					12/07/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					12/08/2021
BC	_____	016-FIN FINAL INSPECTION	20210422	2066 DUNBAR CT	95		12/21/2021
BC	_____	017-FEL FINAL ELECTRIC					12/21/2021
BC	_____	018-FME FINAL MECHANICAL					12/21/2021

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: DAVE 630-800-9005					12/21/2021
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					12/21/2021
PBF	_____	017-SUM SUMP Comments1: CATHY 630-387-2001	20210426	463 PARKSIDE LN	362		12/06/2021
BC	_____	018-FIN FINAL INSPECTION	20210471	559 COACH RD	415		12/16/2021
BC	_____	019-FEL FINAL ELECTRIC					12/16/2021
BC	_____	020-FME FINAL MECHANICAL					12/16/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					12/16/2021
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					12/16/2021
BC	_____	014-FIN FINAL INSPECTION	20210481	4862 W MILLBROOK CIR	6		12/03/2021
BC	_____	015-FEL FINAL ELECTRIC					12/03/2021
BC	_____	016-FME FINAL MECHANICAL					12/03/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: ANDREW 331-431-7342					12/03/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE				12/06/2021	
BF	_____	018-FIN FINAL INSPECTION	20210514	575 COACH RD	417		12/21/2021
BF	_____	019-FEL FINAL ELECTRIC					12/21/2021
BF	_____	020-FME FINAL MECHANICAL					12/21/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					12/21/2021
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					12/21/2021
GH	_____	003-FIN FINAL INSPECTION	20210526	1102 AUBURN DR	86		12/06/2021
BC	_____	007-BG BASEMENT AND GARAGE FLOOR	20210558	1232 HAWK HOLLOW DR	273		12/13/2021
BF	_____	017-FIN FINAL INSPECTION Comments1: PROVIDE SOLID SURFACE UNDER STEPS AND RE Comments2: AR DECK. PROVIDE GRASPABLE HAND RAILING Comments3: AT REAR DECK SINDING NEEDS TO BE COMPLET Comments4: ED	20210576	4870 W MILLBROOK CIR	5		12/13/2021

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ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	018-FEL FINAL ELECTRIC					12/13/2021
BF	_____	019-FME FINAL MECHANICAL					12/13/2021
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: 331-431-7342					12/13/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: SMOOTH PILE UNDERNEATH PATIO IN REAR					12/13/2021
BC	_____	022-REI REINSPECTION					12/16/2021
EEI	_____	026-EFL ENGINEERING - FINAL INSPE Comments1: UNABLE TO KEY BBOX	20210577	3965 SHOEGER DR	34		12/28/2021
EEI	_____	026-EFL ENGINEERING - FINAL INSPE	20210578	3963 SHOEGER DR	34	12/28/2021	
GH	_____	012-REI REINSPECTION Comments1: INSULATION	20210599	1225 HAWK HOLLOW DR	317-3		12/27/2021
BC	_____	013-FIN FINAL INSPECTION	20210607	1201 HAWK HOLLOW DR	318-1		12/13/2021
BC	_____	014-FMC FINAL MECHANICAL					12/13/2021
BC	_____	015-FEL FINAL ELECTRIC					12/13/2021
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					12/13/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					12/13/2021
BC	_____	013-FIN FINAL INSPECTION	20210608	1203 HAWK HOLLOW DR	318-2		12/13/2021
BC	_____	014-FMC FINAL MECHANICAL					12/13/2021
BC	_____	015-FEL FINAL ELECTRIC					12/13/2021
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					12/13/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					12/13/2021
BC	_____	013-FIN FINAL INSPECTION	20210610	1205 HAWK HOLLOW DR	318-3		12/20/2021
BC	_____	014-FEL FINAL ELECTRIC					12/20/2021
BC	_____	015-FME FINAL MECHANICAL					12/20/2021
EEI	_____	016-EFL ENGINEERING - FINAL INSPE					12/13/2021

DATE: 01/03/2022
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					12/20/2021
EEI	_____	013-EFL ENGINEERING - FINAL INSPE	20210611	1207 HAWK HOLLOW DR	318-4		12/13/2021
BC	_____	014-FIN FINAL INSPECTION Comments1: SEE NOTES ON INSPECTION REPORT					12/20/2021
BC	_____	015-FEL FINAL ELECTRIC Comments1: SEE NOTES ON INSPECTION REPORT					12/20/2021
BC	_____	016-FME FINAL MECHANICAL Comments1: SEE NOTES ON INSPECTION REPORT					12/20/2021
PBF	_____	017-PLF PLUMBING - FINAL OSR READ					12/20/2021
BC	_____	018-REI REINSPECTION Comments1: FINAL				12/22/2021	
BF	_____	018-FIN FINAL INSPECTION Comments1: PROVIDE THROUGH BOLTS AT RAILILNG 4X4'S Comments2: AND REAR DECK. PROVIDE GRASPABLE RAILING Comments3: AT REAR DECK	20210669	4830 W MILLBROOK CIR	10		12/14/2021
BF	_____	019-FEL FINAL ELECTRIC					12/14/2021
BF	_____	020-FME FINAL MECHANICAL					12/14/2021
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: ANDREW 331-431-7342					12/14/2021
EEI	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: NO TREE PLANTED AT TIME OF INSPECTION, 2 Comments2: SQUARES MISSING ON EAST EDGE OF LOT, NO Comments3: SURVEY PROVIDED-COULD NOT LOCATE CORNER Comments4: S.					12/13/2021
BC	_____	023-REI REINSPECTION					12/16/2021
EEI	_____	014-EFL ENGINEERING - FINAL INSPE Comments1: CORNERS ON EAST EDGE TO BE RESET WHEN LO Comments2: T 166 IS INSPECTED	20210670	2714 NICKERSON CT	165		12/13/2021
BC	_____	015-FIN FINAL INSPECTION					12/16/2021
BC	_____	016-FEL FINAL ELECTRIC					12/16/2021
BC	_____	017-FME FINAL MECHANICAL					12/16/2021

DATE: 01/03/2022
TIME: 09:43:09
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: 331-431-7342					12/16/2021
BC	_____	018-FIN FINAL INSPECTION	20210680	1304 HAWK HOLLOW DR	266-1		12/21/2021
BC	_____	019-FEL FINAL ELECTRIC					12/21/2021
BC	_____	020-FME FINAL MECHANICAL					12/21/2021
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: 630-549-9538					12/21/2021
EEI	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: TEMP					12/21/2021
BC	_____	018-FIN FINAL INSPECTION	20210681	1302 HAWK HOLLOW DR	266-2		12/21/2021
BC	_____	019-FEL FINAL ELECTRIC					12/21/2021
BC	_____	020-FME FINAL MECHANICAL					12/21/2021
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: 630-549-9538					12/21/2021
EEI	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: TEMP					12/21/2021
BC	_____	011-RFR ROUGH FRAMING	20210685	1292 HAWK HOLLOW DR	267-2		12/03/2021
BC	_____	012-REL ROUGH ELECTRICAL					12/03/2021
BC	_____	013-RMC ROUGH MECHANICAL					12/03/2021
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: GEO 630-549-9538					12/03/2021
GH	_____	015-INS INSULATION					12/07/2021
BC	_____	015-FIN FINAL INSPECTION	20210698	3128 JUSTICE DR	615		12/08/2021
BC	_____	016-FEL FINAL ELECTRIC					12/08/2021
BC	_____	017-FME FINAL MECHANICAL Comments1: HVAC EXTERIOR VINYL DUCT COVERS ARE SWIT Comments2: CHED.					12/08/2021
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: 224-340-5860					12/08/2021

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BC	_____	019-REI REINSPECTION Comments1: FINAL MECH					12/09/2021
GH	_____	AM 001-PHF POST HOLE - FENCE	20210714	904 S MAIN ST			12/15/2021
BC	_____	010-RFR ROUGH FRAMING	20210785	1284 HAWK HOLLOW DR	268		12/29/2021
BC	_____	011-REL ROUGH ELECTRICAL					12/29/2021
BC	_____	012-RMC ROUGH MECHANICAL					12/29/2021
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: GEORGE 630-549-9538					12/29/2021
BC	_____	009-RFR ROUGH FRAMING	20210786	1282 HAWK HOLLOW DR	268		12/29/2021
BC	_____	010-REL ROUGH ELECTRICAL					12/29/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/29/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: GEORGE 630-549-9538					12/29/2021
BC	_____	012-FIN FINAL INSPECTION	20210793	3126 JUSTICE DR	616		12/15/2021
BC	_____	013-FEL FINAL ELECTRIC					12/15/2021
BC	_____	014-FME FINAL MECHANICAL					12/15/2021
PBF	_____	015-PLF PLUMBING - FINAL OSR READ Comments1: 224-340-5860					12/15/2021
EEI	_____	016-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP					12/15/2021
BC	_____	013-FIN FINAL INSPECTION	20210794	3129 JUSTICE DR	687		12/21/2021
BC	_____	014-FEL FINAL ELECTRIC					12/21/2021
BC	_____	015-FME FINAL MECHANICAL					12/21/2021
PBF	_____	016-PLF PLUMBING - FINAL OSR READ					12/21/2021
EEI	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: TEMP					12/21/2021
BF	_____	001-FTG FOOTING Comments1: UPLAND 630-330-6705	20210809	3161 JUSTICE DR	697		12/02/2021

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BC		002-FOU FOUNDATION					12/14/2021
		Comments1: JEFF UP 630-330-6705					
PBF		AM 003-WSS WATER & STORM SEWER					12/17/2021
		Comments1: HOLIDAY 708-278-3109					
BF		AM 004-BKF BACKFILL					12/29/2021
		Comments1: ZACH 224-340-5860					
BF		016-FIN FINAL INSPECTION	20210814	3975 SHOEGER DR	36		12/21/2021
		Comments1: DOOR TO GARAGE MUST BE SELF CLOSING, PRO					
		Comments2: VIDE COVER AT BASEMENT ESCAPE WINDOW					
BF		AM 017-FEL FINAL ELECTRIC					12/21/2021
		Comments1: 4 GANG BOX IN LIVING ROOM MISSING A SWIT					
		Comments2: CH AND NO COVER					
BF		AM 018-FME FINAL MECHANICAL					12/21/2021
		Comments1: 630-365-7229					
PBF		AM 019-PLF PLUMBING - FINAL OSR READ					12/21/2021
		Comments1: 630-365-7229					
BF		AM 020-FIN FINAL INSPECTION					12/22/2021
		Comments1: REINSPECTION					
BF		AM 021-FEL FINAL ELECTRIC					12/22/2021
		Comments1: REINSPECTION					
EEI		014-EFL ENGINEERING - FINAL INSPE	20210855	2878 ALDEN AVE	326		12/13/2021
		Comments1: OUTSIDE READER NEEDS TO BE INSTALLED					
BF		015-FIN FINAL INSPECTION					12/17/2021
		Comments1: SEE INSPECTION NOTES					
BF		016-FEL FINAL ELECTRIC					12/17/2021
		Comments1: SEE INSPECTION NOTES					
BF		017-FME FINAL MECHANICAL					12/17/2021
		Comments1: SEE INSPECTION NOTES					
PBF		018-PLF PLUMBING - FINAL OSR READ					12/17/2021
BF		019-FIN FINAL INSPECTION					12/21/2021
		Comments1: REINSPECTION LALO 224-575-6665					
BF		020-FEL FINAL ELECTRIC					12/21/2021
		Comments1: REINSPECTION					

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BF	_____	021-FME FINAL MECHANICAL Comments1: REINSPECTION					12/21/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE	20210856	2878 OLD GLORY DR	273		12/08/2021
BF	_____	019-FIN FINAL INSPECTION Comments1: LALO 224-575-6665					12/09/2021
BF	_____	020-FEL FINAL ELECTRIC					12/09/2021
BF	_____	021-FME FINAL MECHANICAL					12/09/2021
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: LALO 224-575-6665					12/09/2021
BC	_____	023-REI REINSPECTION Comments1: ELECTRICAL					12/14/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: ADD SEALANT NEXT TO NEW SIDEWALK SQUARE Comments2: IN DRIVEWAY	20210857	2884 ALDEN AVE	325		12/13/2021
BF	_____	019-FIN FINAL INSPECTION					12/14/2021
BF	_____	020-FEL FINAL ELECTRIC					12/14/2021
BF	_____	021-FME FINAL MECHANICAL					12/14/2021
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: 224-575-6615					12/14/2021
PBF	_____	AM 007-SUM SUMP Comments1: 630-387-2001	20210892	1272 HAWK HOLLOW DR	2691		12/16/2021
PBF	_____	AM 007-SUM SUMP Comments1: 630-387-2001	20210893	1274 HAWK HOLLOW DR	2691		12/16/2021
BF	_____	AM 001-FTG FOOTING Comments1: GEORGE 630-549-9538	20210894	1244 HAWK HOLLOW DR	2722		12/02/2021
BF	_____	002-FOU FOUNDATION Comments1: 630-549-9538					12/08/2021
PBF	_____	PM 003-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					12/14/2021
BC	_____	004-BKF BACKFILL					12/15/2021

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PBF		005-PLU PLUMBING - UNDERSLAB Comments1: GEORGE 630-549-9538					12/28/2021
BF		AM 001-FTG FOOTING Comments1: GEORGE 630-459-9538	20210895	1242 HAWK HOLLOW DR	2722		12/02/2021
BF		002-FOU FOUNDATION Comments1: 630-459-9538					12/08/2021
PBF		PM 003-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					12/14/2021
BC		004-BKF BACKFILL					12/15/2021
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: GEORGE 630-549-9538					12/28/2021
GH		002-FIN FINAL INSPECTION	20210898	885 FLINT CREEK LN	126		12/09/2021
BC		006-FIN FINAL INSPECTION Comments1: EGRESS WINDOW AT DECK LACKS HYD LIFTS.	20210921	2028 SQUIRE CIR	197		12/06/2021
BC		AM 007-REI REINSPECTION Comments1: CANCEL				12/20/2021	
BC		008-REI REINSPECTION Comments1: CANCEL				12/22/2021	
GH		012-INS INSULATION	20210930	2263 RICHMOND AVE	441		12/01/2021
BC		014-FIN FINAL INSPECTION	20210941	2867 CRYDER WAY	474		12/06/2021
BC		015-FEL FINAL ELECTRIC					12/06/2021
BC		016-FMC FINAL MECHANICAL					12/06/2021
PR		017-PLF PLUMBING - FINAL OSR READ					12/06/2021
BC		AM 018-REI REINSPECTION Comments1: ELECTRICAL					12/08/2021
EEI		019-EFL ENGINEERING - FINAL INSPE Comments1: BBOX					12/08/2021
PR		PM 013-RFR ROUGH FRAMING	20210942	2954 OLD GLORY DR	265		12/16/2021
PR		014-REL ROUGH ELECTRICAL					12/16/2021

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PR	_____	015-RMC ROUGH MECHANICAL					12/16/2021
PR	_____	016-PLR PLUMBING - ROUGH					12/16/2021
BF	_____	001-FTG FOOTING Comments1: 847-456-8082	20210953	1254 HAWK HOLLOW DR	271-1		12/29/2021
BF	_____	001-FTG FOOTING Comments1: 847-456-8082	20210954	1252 HAWK HOLLOW DR	271-2		12/29/2021
GH	_____	AM 015-STP STOOP Comments1: REINSPECTION	20210974	2721 POTTER CT	142		12/03/2021
EEI	_____	017-EFL ENGINEERING - FINAL INSPE	20210976	2922 ALDEN AVE	321		12/08/2021
BF	_____	018-FIN FINAL INSPECTION Comments1: LALO 224-575-6665					12/10/2021
BF	_____	019-FEL FINAL ELECTRIC					12/10/2021
BF	_____	020-FME FINAL MECHANICAL					12/10/2021
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: LALO 224-575-6665					12/10/2021
BF	_____	022-REI REINSPECTION Comments1: LALO 224-575-6665					12/14/2021
BC	_____	007-RFR ROUGH FRAMING	20210982	1156 HAWK HOLLOW DR	304-3		12/29/2021
BC	_____	008-REL ROUGH ELECTRICAL					12/29/2021
BC	_____	009-RMC ROUGH MECHANICAL					12/29/2021
PBF	_____	011-PLR PLUMBING - ROUGH					12/29/2021
BF	_____	007-RFR ROUGH FRAMING	20210983	1158 HAWK HOLLOW DR	304-2		12/22/2021
BF	_____	008-REL ROUGH ELECTRICAL					12/22/2021
BF	_____	009-RMC ROUGH MECHANICAL					12/22/2021
GH	_____	010-INS INSULATION					12/28/2021
PBF	_____	011-PLR PLUMBING - ROUGH					12/22/2021
BC	_____	008-RFR ROUGH FRAMING	20210984	1162 HAWK HOLLOW DR	304-1		12/20/2021

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BC	_____	009-REL ROUGH ELECTRICAL					12/20/2021
BC	_____	010-RMC ROUGH MECHANICAL					12/20/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: SEE INSPECTION REPORT					12/20/2021
GH	_____	012-INS INSULATION					12/28/2021
GH	_____	002-FIN FINAL INSPECTION	20211001	204 PARK ST	4		12/03/2021
BC	_____	008-RFR ROUGH FRAMING	20211002	2463 JUSTICE CT	618		12/13/2021
BC	_____	009-REL ROUGH ELECTRICAL					12/13/2021
BC	_____	010-RMC ROUGH MECHANICAL					12/13/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/13/2021
GH	_____	012-INS INSULATION					12/21/2021
BC	_____	009-RFR ROUGH FRAMING	20211003	2461 JUSTICE CT	617		12/06/2021
BC	_____	010-REL ROUGH ELECTRICAL					12/06/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/06/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: 224-358-1606					12/06/2021
GH	_____	013-INS INSULATION					12/08/2021
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211012	840 ALEXANDRA LN	40		12/06/2021
BC	_____	006-BSM BASEMENT FLOOR					12/14/2021
PR	_____	007-RFR ROUGH FRAMING					12/16/2021
PR	_____	008-REL ROUGH ELECTRICAL					12/16/2021
PR	_____	009-RMC ROUGH MECHANICAL					12/16/2021
PR	_____	010-PLR PLUMBING - ROUGH					12/16/2021
BC	_____	008-RFR ROUGH FRAMING	20211036	3105 JUSTICE DR	683		12/02/2021
		Comments1: BLOCK LAST JOIST ON BEAM EAST WALL TO PR					
		Comments2: EVENT TWIST, FIRE FOAM FLOOR HOLE SOUTH					
		Comments3: WALL, BSMT, PANTRY ABOVE RECHECK AT INSU					
		Comments4: LATION INSPECTION.					

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BC	_____	009-REL ROUGH ELECTRICAL					12/02/2021
BC	_____	010-RMC ROUGH MECHANICAL					12/02/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: 224-358-1606					12/02/2021
GH	_____	012-INS INSULATION					12/07/2021
BC	_____	009-RFR ROUGH FRAMING Comments1: SEE INSPECTORS NOTES	20211037	2243 RICHMOND AVE	442		12/08/2021
BC	_____	010-REL ROUGH ELECTRICAL Comments1: SEE INSPECTORS NOTES					12/08/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/08/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082					12/08/2021
GH	_____	013-INS INSULATION					12/10/2021
PBF	_____	AM 014-SUM SUMP Comments1: CATHY 630-387-2001					12/09/2021
BC	_____	AM 015-REI REINSPECTION Comments1: ROUGH ELEC & FRAME					12/10/2021
BC	_____	009-RFR ROUGH FRAMING	20211038	2223 RICHMOND AVE	443		12/14/2021
BC	_____	010-REL ROUGH ELECTRICAL					12/14/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/14/2021
GH	_____	012-INS INSULATION					12/16/2021
PBF	_____	013-PLR PLUMBING - ROUGH					12/14/2021
PBF	_____	AM 014-SUM SUMP Comments1: CATHY 630-387-2001					12/09/2021
GH	_____	AM 015-EPW ENGINEERING- PUBLIC WALK					12/17/2021
BF	_____	008-RFR ROUGH FRAMING	20211039	2203 RICHMOND AVE	444		12/22/2021
BF	_____	009-REL ROUGH ELECTRICAL					12/22/2021
BF	_____	010-RMC ROUGH MECHANICAL					12/22/2021

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GH	_____	011-INS INSULATION					12/28/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SEE INSPECTION TICKET 890.1580.E					12/22/2021
PBF	_____	PM 013-SUM SUMP					12/14/2021
GH	_____	AM 014-EPW ENGINEERING- PUBLIC WALK					12/17/2021
PBF	_____	015-REI REINSPECTION Comments1: ROUGH PLUMBING					12/28/2021
PBF	_____	PM 007-SUM SUMP	20211040	2161 COUNTRY HILLS DR	445		02/14/2021
GH	_____	AM 008-STP STOOP Comments1: FRONT & BACK					12/17/2021
PBF	_____	AM 007-SUM SUMP Comments1: 630-387-2001	20211041	2141 COUNTRY HILLS DR	446		12/16/2021
GH	_____	AM 008-STP STOOP Comments1: FRONT & BACK					12/17/2021
PBF	_____	PM 008-SUM SUMP	20211042	2121 COUNTRY HILLS DR	447		02/14/2021
PBF	_____	AM 007-SUM SUMP Comments1: 630-387-2001	20211043	2091 COUNTRY HILLS DR	449		12/16/2021
PBF	_____	PM 005-SUM SUMP	20211044	2101 COUNTRY HILLS DR	448		12/14/2021
GH	_____	002-FIN FINAL INSPECTION	20211050	568 REDHORSE LN	141		12/09/2021
BC	_____	008-RFR ROUGH FRAMING Comments1: 331-223-6615	20211074	2851 ALDEN AVE	288		12/01/2021
BC	_____	009-REL ROUGH ELECTRICAL Comments1: 331-223-6615					12/01/2021
BC	_____	010-RMC ROUGH MECHANICAL Comments1: 331-223-6615					12/01/2021
PBF	_____	011-PLF PLUMBING - FINAL OSR READ Comments1: 331-223-6615					12/01/2021
GH	_____	012-INS INSULATION					12/03/2021
BC	_____	008-RFR ROUGH FRAMING	20211099	2102 WHITEKIRK LN	104		12/17/2021

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BC	_____	009-REL ROUGH ELECTRICAL					12/17/2021
BC	_____	010-RMC ROUGH MECHANICAL					12/17/2021
PBF	_____	011-PLR PLUMBING - ROUGH					12/17/2021
GH	_____	012-INS INSULATION					12/21/2021
BF	_____	009-RFR ROUGH FRAMING	20211100	2068 ABERDEEN CT	102		12/28/2021
BF	_____	010-REL ROUGH ELECTRICAL					12/28/2021
BF	_____	011-RMC ROUGH MECHANICAL					12/28/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: DAVE 630-800-9005					12/28/2021
GH	_____	013-INS INSULATION Comments1: CANCEL				12/29/2021	
BC	_____	007-RFR ROUGH FRAMING	20211101	2077 ABERDEEN CT	100		12/02/2021
BC	_____	008-REL ROUGH ELECTRICAL					12/02/2021
BC	_____	009-RMC ROUGH MECHANICAL					12/02/2021
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: STEVE KHOV 630-546-1085					12/02/2021
GH	_____	011-INS INSULATION					12/06/2021
BF	_____	018-FIN FINAL INSPECTION Comments1: SEE INSPECTOR REPORT	20211102	1782 CALLANDER TR	66		12/16/2021
BF	_____	019-FEL FINAL ELECTRIC					12/16/2021
BF	_____	020-FME FINAL MECHANICAL					12/16/2021
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: 630-800-9005					12/16/2021
EEI	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: NO TREES AT TIME OF INSPECTION					12/17/2021
GH	_____	023-INS INSULATION Comments1: BASEMENT					12/17/2021
GH	_____	024-REI REINSPECTION Comments1: CARRIAGE BOLTS AT DECK					12/17/2021

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BF	_____	006-PPS PRE-POUR, SLAB ON GRADE	20211105	1142 HAWK HOLLOW DR	302-1		12/02/2021
BC	_____	007-GAR GARAGE FLOOR					12/07/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE	20211106	1138 HAWK HOLLOW DR	302-2		12/02/2021
BC	_____	007-GAR GARAGE FLOOR					12/07/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE	20211107	1136 HAWK HOLLOW DR	302-3		12/02/2021
BC	_____	007-GAR GARAGE FLOOR					12/07/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE	20211108	1134 HAWK HOLLOW DR	302-4		12/02/2021
BC	_____	007-GAR GARAGE FLOOR					12/07/2021
BF	_____	005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211109	1135 HAWK HOLLOW DR	308-1		12/07/2021
BC	_____	AM 006-GAR GARAGE FLOOR					12/09/2021
BF	_____	005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211110	1137 HAWK HOLLOW DR	308-2		12/07/2021
BC	_____	006-GAR GARAGE FLOOR					12/09/2021
BF	_____	005-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211111	1139 HAWK HOLLOW DR	308-3		12/07/2021
BC	_____	006-GAR GARAGE FLOOR					12/09/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211112	1141 HAWK HOLLOW DR	308-4		12/07/2021
BC	_____	AM 007-GAR GARAGE FLOOR					12/09/2021
BC	_____	008-RFR ROUGH FRAMING	20211122	2471 JUSTICE CT	620		12/29/2021
BC	_____	009-REL ROUGH ELECTRICAL					12/29/2021
BC	_____	010-RMC ROUGH MECHANICAL					12/29/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/29/2021
BC	_____	010-RFR ROUGH FRAMING	20211123	2465 JUSTICE CT	619		12/17/2021
BC	_____	011-REL ROUGH ELECTRICAL					12/17/2021

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BC	_____	012-RMC ROUGH MECHANICAL					12/17/2021
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/17/2021
GH	_____	014-INS INSULATION					12/21/2021
BC	_____	006-RFR ROUGH FRAMING	20211140	1106 CARLY DR	27		12/10/2021
BC	_____	007-REL ROUGH ELECTRICAL					12/10/2021
BC	_____	008-RMC ROUGH MECHANICAL					12/10/2021
PBF	_____	009-PLR PLUMBING - ROUGH Comments1: DAVE 630-878-5792					12/10/2021
GH	_____	010-INS INSULATION Comments1: SEAL BOTTOM OF MASTER BATH WINDOW, NEED Comments2: TO INSULATE CANTILEVER AT HALL BATH - WI Comments3: LL CHECK AT FINAL					12/14/2021
BC	_____	005-BSM BASEMENT FLOOR Comments1: RANDY 630-816-8022	20211141	966 S CARLY CIR	104		12/09/2021
GH	_____	002-FIN FINAL INSPECTION	20211142	886 FLINT CREEK LN	149		12/09/2021
PR	_____	015-PPS PRE-POUR, SLAB ON GRADE	20211144	3986 SHOEGER CT	25		12/06/2021
PR	_____	AM 016-PPS PRE-POUR, SLAB ON GRADE	20211145	3988 SHOEGER CT	25		12/06/2021
GH	_____	AM 010-PPS PRE-POUR, SLAB ON GRADE	20211146	4023 SHOEGER CT	26		12/06/2021
BF	_____	AM 011-RFR ROUGH FRAMING					12/28/2021
BF	_____	012-REL ROUGH ELECTRICAL					12/28/2021
BF	_____	AM 013-RMC ROUGH MECHANICAL					12/28/2021
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: ABBY 630-365-7229					12/28/2021
GH	_____	AM 010-PPS PRE-POUR, SLAB ON GRADE	20211147	4025 SHOEGER CT	26		12/06/2021
PR	_____	015-PPS PRE-POUR, SLAB ON GRADE	20211148	4043 SHOEGER CT	27		12/06/2021
PR	_____	015-PPS PRE-POUR, SLAB ON GRADE	20211149	4045 SHOEGER CT	27		12/06/2021
BF	_____	PM 011-RFR ROUGH FRAMING	20211150	4063 SHOEGER CT	28		12/02/2021

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BF	_____	PM 012-REL ROUGH ELECTRICAL					12/02/2021
BF	_____	PM 013-RMC ROUGH MECHANICAL					12/02/2021
PBF	_____	PM 014-PLR PLUMBING - ROUGH Comments1: ABBY 630-365-7229					12/02/2021
PR	_____	015-PPS PRE-POUR, SLAB ON GRADE					12/06/2021
BF	_____	AM 016-INS INSULATION Comments1: 630-273-2528					12/06/2021
BF	_____	011-RFR ROUGH FRAMING	20211151	4065 SHOEGER CT	28		12/06/2021
BF	_____	PM 012-REL ROUGH ELECTRICAL					12/06/2021
BF	_____	PM 013-RMC ROUGH MECHANICAL					12/06/2021
PBF	_____	PM 014-PLR PLUMBING - ROUGH Comments1: ABBY 630-365-7229					12/06/2021
PR	_____	015-PPS PRE-POUR, SLAB ON GRADE					12/06/2021
BF	_____	AM 016-INS INSULATION Comments1: ABBY 630-365-7229					12/10/2021
OFD	_____	017-HYD HYDRO TEST					12/13/2021
PR	_____	010-PPS PRE-POUR, SLAB ON GRADE	20211152	4062 SHOEGER CT	29		12/06/2021
BF	_____	AM 011-RFR ROUGH FRAMING Comments1: SEE INSPECTOR REPORT					12/16/2021
BF	_____	AM 012-REL ROUGH ELECTRICAL Comments1: SEE INSPECTOR REPORT					12/16/2021
BF	_____	AM 013-RMC ROUGH MECHANICAL Comments1: 630-365-7229 ABBY - SEE INSPECTOR REPORT					12/16/2021
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: 630-365-7229 ABBY					12/16/2021
BF	_____	AM 015-INS INSULATION Comments1: 630-365-7229					12/20/2021
PR	_____	010-PPS PRE-POUR, SLAB ON GRADE	20211153	4064 SHOEGER CT	29		12/06/2021
BF	_____	AM 011-RFR ROUGH FRAMING Comments1: 630-365-7229 ABBY - SEE INSPECTOR REPORT					12/16/2021

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BF	_____ AM	012-REL ROUGH ELECTRICAL Comments1: SEE INSPECTOR REPORT					12/16/2021
BF	_____ AM	013-RMC ROUGH MECHANICAL Comments1: SEE INSPECTOR REPORT					12/16/2021
PBF	_____ AM	014-PLR PLUMBING - ROUGH Comments1: 630-365-7229 ABBY					12/16/2021
BF	_____ AM	015-INS INSULATION Comments1: ABBY 630-365-7229					12/20/2021
PBF	_____ PM	004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211156	3841 BISSEL DR	1181		12/01/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/07/2021
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: VAPOR BARRIER TOO SHORT TO COVER ENTIRE Comments2: FLOOR TAPE AROUND ALL PENETRATIONS IN VA Comments3: POR BARRIER,					12/14/2021
PBF	_____ PM	004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211157	3845 BISSEL DR	1183		12/01/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/07/2021
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: VAPOR BARRIER TOO SHORT TO COVER ENTIRE Comments2: FLOOR TAPE AROUND ALL PENETRATIONS IN VA Comments3: POR BARRIER,					12/14/2021
PBF	_____ PM	004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211158	3843 BISSEL DR	1182		12/01/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/07/2021
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: VAPOR BARRIER TOO SHORT TO COVER ENTIRE Comments2: FLOOR TAPE AROUND ALL PENETRATIONS IN VA Comments3: POR BARRIER,					12/14/2021
PBF	_____ PM	004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211159	3847 BISSEL DR	1184		12/01/2021

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PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/07/2021
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: VAPOR BARRIER TOO SHORT TO COVER ENTIRE Comments2: FLOOR TAPE AROUND ALL PENETRATIONS IN VA Comments3: POR BARRIER,					12/14/2021
PBF	_____	PM 004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211160	3849 BISSEL DR	1185		12/01/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/07/2021
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: VAPOR BARRIER TOO SHORT TO COVER ENTIRE Comments2: FLOOR TAPE AROUND ALL PENETRATIONS IN VA Comments3: POR BARRIER,					12/14/2021
BC	_____	008-RFR ROUGH FRAMING Comments1: SEE INSPECTORS NOTES	20211161	2710 NICKERSON CT	167		12/01/2021
BC	_____	009-REL ROUGH ELECTRICAL Comments1: SEE INSPECTORS NOTES					12/01/2021
BC	_____	010-RMC ROUGH MECHANICAL					12/01/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: ANDREW 331-431-7342					12/01/2021
GH	_____	AM 012-INS INSULATION					12/06/2021
BC	_____	013-REI REINSPECTION Comments1: FEM					12/02/2021
GH	_____	014-STP STOOP Comments1: FRONT & BACK					12/07/2021
BF	_____	006-GAR GARAGE FLOOR	20211165	1144 HAWK HOLLOW DR	303-4		12/02/2021
BF	_____	006-GAR GARAGE FLOOR	20211166	1146 HAWK HOLLOW DR	303-3		12/02/2021
BF	_____	006-GAR GARAGE FLOOR	20211167	1148 HAWK HOLLOW DR	303-2		12/02/2021
BF	_____	006-GAR GARAGE FLOOR	20211168	1152 HAWK HOLLOW DR	303-1		12/02/2021
PR	_____	005-PLU PLUMBING - UNDERSLAB	20211189	1331 SPRING ST	171		12/01/2021

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	006-RFR ROUGH FRAMING					12/06/2021
BC	_____	007-REL ROUGH ELECTRICAL					12/06/2021
BC	_____	008-RMC ROUGH MECHANICAL					12/06/2021
PR	_____	009-PLR PLUMBING - ROUGH					12/06/2021
BC	_____	010-INS INSULATION					12/08/2021
		Comments1: REI ROUGHS PASSED F & M					
BC	_____	011-BSM BASEMENT FLOOR				12/08/2021	
PR	_____	012-GAR GARAGE FLOOR					12/16/2021
PR	_____	013-STP STOOP					12/16/2021
BF	_____	AM 006-BG BASEMENT AND GARAGE FLOOR	20211209	2266 RICHMOND AVE	472		12/02/2021
		Comments1: COMEX 847-551-9066					
PBF	_____	PM 007-SUM SUMP					12/14/2021
		Comments1: 630-387-2001					
BF	_____	AM 006-BG BASEMENT AND GARAGE FLOOR	20211210	2252 RICHMOND AVE	471		12/02/2021
		Comments1: COMEX 847-551-9066					
PBF	_____	PM 007-SUM SUMP					12/14/2021
PBF	_____	PM 007-SUM SUMP	20211211	2201 COUNTRY HILL DR	470		12/14/2021
PBF	_____	PM 007-SUM SUMP	20211212	2221 COUNTRY HILLS DR	469		12/14/2021
GH	_____	002-FIN FINAL INSPECTION	20211227	205 ELIZABETH ST	3		12/15/2021
		Comments1: MECHANICAL VENT ONLY					
PBF	_____	PM 004-WAT WATER	20211229	3848 BAILEY RD	1191		12/10/2021
		Comments1: HOLIDAY 847-526-3788					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					12/14/2021
		Comments1: 224-358-1606					
BC	_____	006-PPS PRE-POUR, SLAB ON GRADE					12/17/2021
		Comments1: GARAGE					
PBF	_____	PM 004-WAT WATER	20211230	3846 BAILEY RD	1192		12/10/2021
		Comments1: HOLIDAY 847-526-3788					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					12/14/2021
		Comments1: 224-358-1606					

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BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE					12/17/2021
PBF		PM 004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211231	3844 BAILEY RD	1193		12/10/2021
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606					12/14/2021
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE					12/17/2021
PBF		PM 004-WAT WATER Comments1: HOLIDAY 847-526-3788	20211232	3842 BAILEY RD	1194		12/10/2021
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: 224-358-1606					12/14/2021
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE					12/17/2021
GH		004-FIN FINAL INSPECTION Comments1: GATES AND SOME PANELS EXCEED 6FT FROM GR Comments2: ADE	20211239	1932 WREN RD	4		12/16/2021
PBF		AM 007-SUM SUMP Comments1: VERUNA 630-367-2001	20211240	601 ASHWORTH LN	514		12/15/2021
GH		AM 008-STP STOOP Comments1: FRONT & BACK					12/16/2021
BC		009-RFR ROUGH FRAMING Comments1: BLOCK FLOOR JOIST END OVER BEAM TO PREVE Comments2: NT TWISTING					12/28/2021
BC		010-REL ROUGH ELECTRICAL					12/28/2021
BC		011-RMC ROUGH MECHANICAL					12/28/2021
PBF		012-PLR PLUMBING - ROUGH Comments1: GEO 630-549-9538					12/28/2021
GH		013-INS INSULATION				12/28/2021	
BC		008-REL ROUGH ELECTRICAL	20211242	4819 W MILLBROOK CIR	152		12/22/2021
BC		009-RFR ROUGH FRAMING					12/22/2021

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-RMC ROUGH MECHANICAL					12/22/2021
PBF	_____	011-PLR PLUMBING - ROUGH					12/22/2021
BC	_____	AM 012-FOU FOUNDATION				12/28/2021	
GH	_____	013-INS INSULATION					12/28/2021
GH	_____	AM 008-PH POST HOLES / PILES	20211244	2902 ALDEN AVE	323		12/08/2021
BF	_____	009-RFR ROUGH FRAMING					12/28/2021
BF	_____	010-REL ROUGH ELECTRICAL					12/28/2021
BF	_____	011-RMC ROUGH MECHANICAL Comments1: JIM 331-223-6615					12/28/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JIM 331-223-6615					12/28/2021
BF	_____	008-RFR ROUGH FRAMING Comments1: JIM 331-223-6615	20211245	2898 ROOD ST	303		12/15/2021
BF	_____	009-REL ROUGH ELECTRICAL					12/15/2021
BF	_____	010-RMC ROUGH MECHANICAL					12/15/2021
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: JIM 331-223-6615					12/15/2021
GH	_____	012-INS INSULATION					12/17/2021
BC	_____	003-BKF BACKFILL	20211246	621 ASHWORTH LN	513		12/01/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					12/02/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082					12/09/2021
BF	_____	AM 006-BG BASEMENT AND GARAGE FLOOR					12/16/2021
GH	11:30	001-PHF POST HOLE - FENCE Comments1: CANCEL	20211251	1742 CALLANDER TR	60	12/07/2021	
GH	11:30	002-PHF POST HOLE - FENCE					12/09/2021
PR	_____	007-RFR ROUGH FRAMING	20211257	802 ALEXANDRA LN	19		12/06/2021

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PR	_____	008-REL ROUGH ELECTRICAL					12/06/2021
PR	_____	009-RMC ROUGH MECHANICAL					12/06/2021
PR	_____	010-PLR PLUMBING - ROUGH					12/06/2021
GH	_____	011-INS INSULATION					12/10/2021
GH	_____	007-INS INSULATION	20211258	2067 ABERDEEN CT	101	12/01/2021	
GH	_____	001-PHF POST HOLE - FENCE Comments1: VIRTUAL - CITY OFFICES CLOSED	20211259	2021 WHITEKIRK LN	74	12/27/2021	
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342	20211272	4822 W MILLBROOK CIR	11		12/16/2021
BF	_____	AM 007-BSM BASEMENT FLOOR Comments1: 815-839-8175 COLD WEATHER PROTECTION REQ Comments2: UIRED					12/17/2021
GH	_____	002-FIN FINAL INSPECTION Comments1: NEED DRIP EDGE AT FRONT OF FIREPLACE SHE Comments2: D ROOF	20211278	568 POPLAR DR	151		12/09/2021
BC	_____	AM 006-BSM BASEMENT FLOOR	20211282	2861 CRYDER WAY	475		12/09/2021
BC	_____	AM 008-GAR GARAGE FLOOR					12/13/2021
PR	_____	PM 009-RFR ROUGH FRAMING				12/16/2021	
PR	_____	010-REL ROUGH ELECTRICAL				12/16/2021	
PR	_____	011-RMC ROUGH MECHANICAL				12/16/2021	
PR	_____	012-PLR PLUMBING - ROUGH				12/16/2021	
GH	_____	AM 013-INS INSULATION Comments1: 630-470-1107					12/22/2021
GH	_____	002-FIN FINAL INSPECTION	20211297	545 KELLY AVE	10		12/09/2021
BC	_____	009-RFR ROUGH FRAMING	20211308	2082 WHITEKIRK LN	99		12/09/2021
BC	_____	010-REL ROUGH ELECTRICAL					12/09/2021
BC	_____	011-RMC ROUGH MECHANICAL					12/09/2021
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: STEVE 630-546-1085					12/09/2021

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GH	_____	013-INS INSULATION					12/14/2021
BC	_____	003-BKF BACKFILL	20211309	2274 RICHMOND AVE	473		12/01/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					12/02/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: 847-456-8082					12/09/2021
BF	_____	AM 006-BSM BASEMENT FLOOR Comments1: 847-551-9066 COLD WEATHER PROTECTION IS Comments2: REQUIRED					12/17/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JIM 331-223-6615	20211310	2875 ROOD ST	319		12/03/2021
BC	_____	AM 006-BSM BASEMENT FLOOR					12/08/2021
BF	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE & STOOPS 815-839-8175					12/21/2021
PBF	_____	AM 003-WAT WATER Comments1: AL'S 630-492-7635	20211311	2898 ALDEN AVE	324		12/02/2021
BC	_____	004-BKF BACKFILL					12/03/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JIM 331-223-6615					12/14/2021
BF	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: GARAGE & STOOPS 815-839-8175				12/21/2021	
BF	_____	AM 001-FTG FOOTING Comments1: 847-551-9066	20211312	2282 RICHMOND AVE	474		12/08/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: 847-551-9066					12/09/2021
BF	_____	AM 003-BKF BACKFILL Comments1: PROVIDE STONE TO COVER DRAIN TILE AND MI Comments2: N OF 12" UP ONTO FOUNDATION --DO NOT BAC Comments3: KFILL--					12/13/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					12/14/2021
PBF	_____	006-PLU PLUMBING - UNDERSLAB					12/22/2021

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GH	08:00	001-PHF POST HOLE - FENCE	20211317	303 WINDHAM CIR	35		12/22/2021
BC	_____	PM 001-FTG FOOTING	20211318	2288 RICHMOND AVE	475		12/21/2021
BF	_____	PM 002-FOU FOUNDATION					12/22/2021
BF	_____	AM 001-FTG FOOTING Comments1: 847-551-9066	20211319	581 ASHWORTH LN	515		12/08/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: 847-551-9066					12/09/2021
BF	_____	AM 003-BKF BACKFILL Comments1: 847-551-9066 PROVIDE STONE TO COVER DRAI Comments2: N AND MIN OF 12" UP ONTO FOUNDTION					12/13/2021
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: 630-387-2001					12/14/2021
PBF	_____	006-PLU PLUMBING - UNDERSLAB					12/22/2021
BC	_____	AM 002-FOU FOUNDATION	20211329	4838 W MILLBROOK CIR	9		12/02/2021
PBF	_____	PM 003-WAT WATER Comments1: 630-492-7635					12/06/2021
BF	_____	AM 004-BKF BACKFILL Comments1: 815-839-8175 MDW					12/07/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342					12/16/2021
BF	_____	AM 006-BSM BASEMENT FLOOR Comments1: 815-839-8175 COLD WEATHER PROTECTION REQ Comments2: UIRED					12/17/2021
BF	_____	AM 001-FTG FOOTING	20211332	4028 BRADY ST	6		12/09/2021
BF	_____	AM 002-FOU FOUNDATION					12/16/2021
BF	_____	AM 003-BKF BACKFILL					12/29/2021
BF	_____	AM 001-FTG FOOTING	20211333	4026 BRADY ST	6		12/09/2021
BF	_____	AM 002-FOU FOUNDATION					12/16/2021
BF	_____	AM 003-BKF BACKFILL					12/29/2021

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BF	_____ AM	003-FOU FOUNDATION Comments1: 630-273-2528 CANCEL	20211334	4003 BRADY ST	8	12/06/2021	
BF	_____ PM	004-FOU FOUNDATION Comments1: 630-365-7229					12/08/2021
BF	_____ AM	005-BKF BACKFILL Comments1: 630-365-7229					12/17/2021
PBF	_____ AM	006-PLU PLUMBING - UNDERSLAB Comments1: 630-365-7229					12/22/2021
BF	_____ AM	007-BG BASEMENT AND GARAGE FLOOR Comments1: TOO COLD TO POUR CONCRETE, B&G FLOORS MU Comments2: ST BE ENCLOSED AND HEATED BEFORE POURING					12/29/2021
BF	_____ AM	003-FOU FOUNDATION Comments1: CANCEL	20211335	4005 BRADY ST	8	12/06/2021	
BF	_____ PM	004-FOU FOUNDATION Comments1: 630-365-7229					12/08/2021
BF	_____ AM	005-BKF BACKFILL Comments1: 630-365-7229					12/17/2021
PBF	_____ AM	006-PLU PLUMBING - UNDERSLAB Comments1: 630-365-7229					12/22/2021
BF	_____ AM	007-BG BASEMENT AND GARAGE FLOOR Comments1: TOO COLD TO POUR CONCRETE, B&G FLOORS MU Comments2: ST BE ENCLOSED AND HEATED BEFORE POURING					12/29/2021
PBF	_____ AM	008-WAT WATER Comments1: 630-364-8785	20211336	4043 BRADY ST	10		12/20/2021
PBF	_____ AM	008-WAT WATER Comments1: 630-364-8785	20211337	4045 BRADY ST	10		12/20/2021
PBF	_____	008-WAT WATER	20211338	4065 BRADY ST	11		12/17/2021
PBF	_____	008-WAT WATER	20211339	4063 BRADY ST	11		12/17/2021
BF	_____	006-REI REINSPECTION Comments1: GARAGE FLOOR	20211340	4085 BRADY ST	12		12/01/2021
PBF	_____	007-WAT WATER Comments1: WINNINGER 630-364-8785					12/13/2021

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BF		AM 006-REI REINSPECTION Comments1: GARAGE FLOOR	20211341	4083 BRADY ST	12		12/01/2021
PBF		007-WAT WATER Comments1: WINNINGER 630-364-8785					12/13/2021
BC		PM 001-FIN FINAL INSPECTION Comments1: WINDOWS	20211342	107 E BLACKBERRY LN	4		12/09/2021
BF		AM 001-FTG FOOTING Comments1: 630-273-2528	20211361	4097 BRADY ST	13	12/06/2021	
BF		PM 002-FTG FOOTING Comments1: 630-273-7229 ABBY					12/08/2021
BF		AM 003-FOU FOUNDATION					12/13/2021
PBF		AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-365-7229					12/22/2021
BF		AM 005-BKF BACKFILL Comments1: 630-365-7229					12/21/2021
BF		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: TOO COLD TO POUR CONCRETE, B&G FLOORS MU Comments2: ST BE ENCLOSED AND HEATED BEFORE POURING					12/29/2021
BF		AM 001-FTG FOOTING Comments1: 630-273-2528	20211362	4099 BRADY ST	13	12/06/2021	
BF		PM 002-FTG FOOTING Comments1: 630-273-7229 ABBY					12/08/2021
BF		AM 003-FOU FOUNDATION					12/13/2021
PBF		AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-365-7229					12/22/2021
BF		AM 005-BKF BACKFILL Comments1: 630-365-7229					12/21/2021
BF		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: TOO COLD TO POUR CONCRETE, B&G FLOORS MU Comments2: ST BE ENCLOSED AND HEATED BEFORE POURING					12/29/2021
GH	11:00	001-PHF POST HOLE - FENCE Comments1: AROUND POOL	20211370	2584 MADDEN CT	9		12/17/2021

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BC	_____	003-BKF BACKFILL	20211377	3821 BISSEL DR	1211		12/02/2021
PBF	_____	PM 004-WAT WATER Comments1: HOLIDAY					12/08/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/15/2021
BF	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: SLAB & GAR West Suburban Concrete 630-23 Comments2: 2-2255					12/28/2021
BC	_____	003-BKF BACKFILL	20211378	3823 BISSEL DR	1212		12/02/2021
PBF	_____	PM 004-WAT WATER					12/08/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/15/2021
BC	_____	003-BKF BACKFILL	20211379	3825 BISSEL DR	1213		12/02/2021
PBF	_____	PM 004-WAT WATER					12/08/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/15/2021
BC	_____	003-BKF BACKFILL	20211380	3827 BISSEL DR	1214		12/02/2021
PBF	_____	PM 004-WAT WATER					12/08/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/15/2021
GH	10:30	001-PHF POST HOLE - FENCE	20211382	398 BERTRAM DR			12/02/2021
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20211386	401 W FOX RD			12/06/2021
PR	_____	003-RFR ROUGH FRAMING	20211389	731 ERICA LN			12/01/2021
PR	_____	004-REL ROUGH ELECTRICAL					12/01/2021
PR	_____	005-RMC ROUGH MECHANICAL					12/01/2021
PR	_____	006-PLR PLUMBING - ROUGH					12/01/2021
BF	_____	PM 007-ABC ABOVE CEILING Comments1: GEORGE 630-327-1271					12/28/2021

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GH	_____	002-FIN FINAL INSPECTION	20211393	2571 LYMAN LOOP	34		12/08/2021
BF	_____	001-FTG FOOTING Comments1: UPLAND	20211396	3159 JUSTICE DR	696		12/01/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: UPLAND 630-340-6705					12/09/2021
PBF	_____	PM 003-WSS WATER & STORM SEWER Comments1: 847-526-3788					12/13/2021
BC	_____	004-BKF BACKFILL					12/14/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: JEFF 630-330-6705	20211399	3149 JUSTICE DR	693		12/03/2021
BF	_____	003-BKF BACKFILL Comments1: CHRIS 224-358-1606					12/08/2021
PBF	_____	PM 004-WSS WATER & STORM SEWER Comments1: HOLIDAY 847-526-3788					12/13/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211401	3281 SEELEY ST	806		12/14/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211402	3285 SEELEY ST	807		12/14/2021
BF	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211403	3320 SEELEY ST	724		12/14/2021
GH	_____	002-FIN FINAL INSPECTION	20211405	2561 LYMAN LOOP			12/08/2021
GH	_____	002-FIN FINAL INSPECTION	20211406	522 REDHORSE LN	134		12/09/2021
BF	_____	AM 001-FTG FOOTING Comments1: 630-365-7229	20211411	4006 BRADY ST	7		12/10/2021
BF	_____	AM 002-FOU FOUNDATION					12/20/2021
BF	_____	AM 003-BKF BACKFILL					12/29/2021
BF	_____	AM 001-FTG FOOTING Comments1: 630-365-7229	20211412	4008 BRADY ST	7		12/10/2021
BF	_____	AM 002-FOU FOUNDATION					12/20/2021
BF	_____	AM 003-BKF BACKFILL					12/29/2021

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GH		001-FIN FINAL INSPECTION Comments1: NO I&W INSPECTION	20211413	245 WALSH CIR	35		12/08/2021
BC		PM 003-FIN FINAL INSPECTION	20211419	1419 CANNONBALL TR			12/06/2021
BC		PM 004-FEL FINAL ELECTRIC					12/06/2021
BC		PM 005-REI REINSPECTION					12/07/2021
GH	13:00	001-PHF POST HOLE - FENCE	20211452	1776 CALLANDER TR	65		12/22/2021
BF		006-PPS PRE-POUR, SLAB ON GRADE Comments1: 630-465-1159	20211457	3316 SEELEY ST	725		12/14/2021
BF		006-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND 630-465-1159	20211458	3312 SEELEY ST	726		12/14/2021
BC		001-FTG FOOTING	20211459	3801 BISSEL DR	122-1		12/10/2021
BC		AM 002-FOU FOUNDATION					12/28/2021
BC		001-FTG FOOTING	20211460	3803 BISSEL DR	122-2		12/10/2021
BC		AM 002-FOU FOUNDATION					12/28/2021
BC		001-FTG FOOTING	20211461	3805 BISSEL DR	122-3		12/10/2021
BC		AM 002-FOU FOUNDATION					12/28/2021
BC		AM 002-FOU FOUNDATION	20211462	3807 BISSEL DR	122-4		12/28/2021
BC		AM 002-FOU FOUNDATION	20211463	3809 BISSEL DR	122-5		12/28/2021
BC		PM 002-FOU FOUNDATION	20211464	3828 BAILEY RD	123-1		12/20/2021
BC		003-BKF BACKFILL					12/28/2021
PBF		004-WAT WATER Comments1: JOE 708-278-3109					12/28/2021
BC		PM 002-FOU FOUNDATION	20211465	3826 BAILEY RD	123-2		12/20/2021
BC		003-BKF BACKFILL					12/28/2021
PBF		004-WAT WATER Comments1: JOE 708-278-3109					12/28/2021
BC		PM 002-FOU FOUNDATION	20211466	3824 BAILEY RD	123-3		12/20/2021

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BC	_____	003-BKF BACKFILL					12/28/2021
PBF	_____	PM 004-WAT WATER Comments1: JOE 708-278-3109					12/28/2021
BC	_____	001-FTG FOOTING	20211467	3822 BAILEY RD	123-4		12/10/2021
BC	_____	PM 002-FOU FOUNDATION					12/20/2021
BC	_____	003-BKF BACKFILL					12/28/2021
PBF	_____	PM 004-WAT WATER Comments1: JOE 708-278-3109					12/28/2021
BC	_____	AM 001-FTG FOOTING	20211468	3739 BISSEL DR	124-1		12/15/2021
BC	_____	AM 001-FTG FOOTING	20211469	3741 BISSEL DR	124-2		12/15/2021
BC	_____	AM 001-FTG FOOTING	20211470	3743 BISSEL DR	124-3		12/15/2021
BC	_____	AM 001-FTG FOOTING	20211471	3745 BISSEL DR	124-4		12/15/2021
BC	_____	AM 001-FTG FOOTING	20211472	3747 BISSEL DR	124-5		12/15/2021
BC	_____	AM 001-FTG FOOTING	20211473	3749 BISSEL DR	124-6		12/15/2021
BF	_____	AM 001-FTG FOOTING Comments1: MIDWEST 815-839-8175	20211480	4814 W MILLBROOK CIR	12		12/10/2021
BF	_____	PM 002-FOU FOUNDATION Comments1: MIDWEST 815-839-8175					12/16/2021
PBF	10:30	003-WAT WATER Comments1: 815-492-7635					12/21/2021
BC	_____	PM 004-BKF BACKFILL					12/22/2021
BC	_____	PM 001-FTG FOOTING	20211484	2276 FAIRFAX WAY	503		12/21/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: COMEX 847-551-9066					12/28/2021
GH	_____	002-FIN FINAL INSPECTION	20211489	2933 ALDEN AVE	302		12/08/2021
GH	_____	002-FIN FINAL INSPECTION Comments1: NEED DRIP EDGE ON FRONT OF FIREPLACE SHE Comments2: D ROOF (INSTALLED ON SIDES)	20211490	2543 LYMAN LOOP	26		12/08/2021

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GH	_____	002-FIN FINAL INSPECTION	20211518	556 POPLAR DR	150		12/09/2021
GH	_____	002-FIN FINAL INSPECTION	20211521	445 KELLY AVE	117		12/09/2021
PBF	_____	005-ESW ENGINEERING - SEWER / WAT Comments1: 815-210-3338	20211528	2142 WHITEKIRK LN	107		12/21/2021
BF	_____	AM 002-FOU FOUNDATION Comments1: MIDWEST	20211529	2162 WHITEKIRK LN	108		12/02/2021
BF	_____	AM 003-BKF BACKFILL Comments1: MDW 815-839-8175 CANCEL				12/09/2021	
BC	_____	AM 004-BKF BACKFILL Comments1: MIDWEST 815-839-8175					12/09/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: STEVE 630-546-1085					12/14/2021
GH	_____	002-FIN FINAL INSPECTION	20211537	211 WALSH CIR	43		12/08/2021
GH	_____	002-FIN FINAL INSPECTION	20211538	482 KELLY AVE	120		12/09/2021
PR	_____	006-PLU PLUMBING - UNDERSLAB	20211540	722 OMAHA DR	46	12/07/2021	
BC	_____	007-BSM BASEMENT FLOOR					12/09/2021
GH	_____	002-FIN FINAL INSPECTION	20211554	2057 INGEMUNSON LN	151		12/08/2021
BC	_____	005-FIN FINAL INSPECTION Comments1: DECK/SPA	20211562	3166 MATLOCK DR	668		12/06/2021
GH	_____	001-FIN FINAL INSPECTION Comments1: PAVER PATIO	20211564	2352 EMERALD LN	33		12/03/2021
GH	11:00	001-PHF POST HOLE - FENCE	20211571	2061 SQUIRE CIR	212		12/22/2021
BF	_____	AM 001-FTG FOOTING Comments1: MDW 815-839-8175	20211573	2881 ALDEN AVE	293		12/08/2021
BC	_____	002-FOU FOUNDATION					12/14/2021
PBF	_____	PM 003-WAT WATER Comments1: AL'S 630-492-7635 11AM PLEASE					12/17/2021
BF	_____	AM 004-BKF BACKFILL Comments1: 815-839-8175					12/17/2021

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PBF		005-PLU PLUMBING - UNDERSLAB Comments1: LALO 224-575-6665					12/29/2021
GH	11:00	001-PHF POST HOLE - FENCE Comments1: CANCEL	20211575	2079 SQUIRE CIR	215	12/07/2021	
GH	11:30	002-PHF POST HOLE - FENCE					12/14/2021
GH		002-FIN FINAL INSPECTION	20211576	288 WALSH CIR	88		12/08/2021
BF		AM 001-FIN FINAL INSPECTION Comments1: PHIL 518-859-6282 CALL WHEN ON YOUR WAY Comments2: REQUESTED 1 HR NOTICE	20211583	542 WINDETT RIDGE RD	170		12/28/2021
BF		AM 002-FEL FINAL ELECTRIC					12/28/2021
GH		PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: SHED PAD	20211597	2835 ALDEN AVE	285		12/14/2021
BF		PM 001-FIN FINAL INSPECTION Comments1: RICK 224-628-6504	20211600	2275 EMERALD LN	51	12/02/2021	
BF		PM 002-FEL FINAL ELECTRIC				12/02/2021	
BF		AM 003-FIN FINAL INSPECTION					12/03/2021
BF		AM 004-FEL FINAL ELECTRIC Comments1: RICK 224-628-6504					12/03/2021
BF		AM 002-FOU FOUNDATION Comments1: MIDWEST 815-839-8175	20211605	2056 DUNBAR CT	94		12/10/2021
BF		PM 003-BKF BACKFILL Comments1: CHRIS 224-358-1606				12/15/2021	
BC		PM 004-BKF BACKFILL					12/16/2021
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: STEVE 630-546-1085					12/17/2021
BF		AM 001-FTG FOOTING Comments1: MDW 815-839-8175	20211607	3002 MCLELLAN BLVD	526		12/15/2021
BF		AM 002-FOU FOUNDATION Comments1: MDW 815-839-8175					12/21/2021
PBF	13:00	AM 003-WAT WATER Comments1: AL'S 630-492-7635					12/29/2021

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BC	_____	004-BKF BACKFILL					12/28/2021
BF	_____	AM 004-FIN FINAL INSPECTION	20211609	803 N BRIDGE ST			12/28/2021
		Comments1: 630-209-5950 JOEL NO SET OF PLANS ON SIT					
		Comments2: E					
BF	_____	005-FEL FINAL ELECTRIC					12/28/2021
PBF	_____	AM 006-PLF PLUMBING - FINAL OSR READ					12/29/2021
		Comments1: 630-209-5950 JOEL					
BC	_____	007-REI REINSPECTION					12/29/2021
		Comments1: FINALS					
GH	11:00	001-PHF POST HOLE - FENCE	20211613	108 W KENDALL DR	10		12/07/2021
GH	_____	002-FIN FINAL INSPECTION	20211619	3285 LONGVIEW DR	42		12/03/2021
BF	_____	001-FIN FINAL INSPECTION	20211623	1932 WREN RD	4		12/28/2021
		Comments1: ZACH 708-738-4094					
BF	_____	002-FEL FINAL ELECTRIC					12/28/2021
GH	_____	002-FIN FINAL INSPECTION	20211641	2437 ALAN DALE LN	129		12/28/2021
BC	11:00	001-FIN FINAL INSPECTION	20211642	405 E SPRING ST			12/08/2021
		Comments1: STAND BY GENERATOR					
GH	_____	002-FIN FINAL INSPECTION	20211644	604 S MAIN ST			12/02/2021
		Comments1: PER PETE, WOOD IS NOT AN APPROPRIATE DRI					
		Comments2: P EDGE & CANNOT REUSE MATERIALS.					
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20211648	525 W BARBERRY CIR	0		12/02/2021
GH	_____	002-FIN FINAL INSPECTION	20211653	581 KELLY AVE	4		12/02/2021
		Comments1: PITCH FORK LEFT ON ROOF AT RIDGE BY POD					
		Comments2: VENTS					
GH	14:00	001-PHF POST HOLE - FENCE	20211655	2046 INGEMUNSON LN	142		12/20/2021
GH	_____	002-FIN FINAL INSPECTION	20211656	658 WHITE OAK WAY	29		12/02/2021
GH	_____	002-FIN FINAL INSPECTION	20211661	510 REDHORSE LN	133		12/02/2021
		Comments1: DENTED DRIP EDGE/FASCIA RIGHT SIDE OF HO					
		Comments2: USE					
GH	_____	002-FIN FINAL INSPECTION	20211665	521 KELLY AVE	14		12/09/2021

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GH		002-FIN FINAL INSPECTION	20211670	506 KELLY AVE	156		12/09/2021
		Comments1: ALOT OF RAISED SHINGLES, NEED TO INSPECT					
		Comments2: AND CORRECT					
BF		AM 001-FIN FINAL INSPECTION	20211671	1152 MIDNIGHT PL	304		12/17/2021
		Comments1: AM SOLAR CALL WHEN ON YOUR WAY RETHINK/H					
		Comments2: YTHAM 630-506-0399					
BF		AM 002-FEL FINAL ELECTRIC					12/17/2021
GH	11:00	001-PHF POST HOLE - FENCE	20211675	2527 LYMAN LOOP	21		12/30/2021
BF		AM 001-FTG FOOTING	20211676	2722 POTTER CT	145		12/17/2021
		Comments1: MDW 815-839-8175 COLD WEATHER PROTECTION					
		Comments2: REQUIRED					
BC		AM 002-FOU FOUNDATION					12/28/2021
PR		001-OCC OCCUPANCY INSPECTION	20211677	105 S BRIDGE ST			12/01/2021
BKF		002-OCC OCCUPANCY INSPECTION					12/01/2021
PR		PM 001-PLU PLUMBING - UNDERSLAB	20211678	1002 S BRIDGE ST			12/13/2021
PR		002-PPS PRE-POUR, SLAB ON GRADE					12/14/2021
GH	10:30	001-PHF POST HOLE - FENCE	20211682	949 HAYDEN DR	122		12/08/2021
GH		002-FIN FINAL INSPECTION					12/28/2021
BC		AM 001-FTG FOOTING	20211686	3053 GRANDE TR	558		12/22/2021
BC		PM 001-RFR ROUGH FRAMING	20211688	2504 LYMAN LOOP	77		12/08/2021
		Comments1: NOT READY					
BC		PM 002-REL ROUGH ELECTRICAL					12/08/2021
		Comments1: NOT READY					
PBF		PM 003-PLR PLUMBING - ROUGH					12/08/2021
		Comments1: INTERIOR REMODEL CAROLYN 630-933-9323					
GH	11:00	001-PHF POST HOLE - FENCE	20211693	2391 IROQUOIS LN	5		12/14/2021
GH	08:00	001-PHF POST HOLE - FENCE	20211698	2074 NORTHLAND LN	88		12/21/2021
GH		AM 001-PPS PRE-POUR, SLAB ON GRADE	20211699	462 SUNFLOWER CT	2		12/14/2021
		Comments1: SHED SLAB					

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INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 001-SEW SEWER INSPECTION		20211715 408 E MAIN ST		12/13/2021	

DATE: 01/03/2022
TIME: 09:43:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 38

INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

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

PERMIT TYPE SUMMARY:		ADD ADDITION			2		
		BDO COMMERCIAL BUILD-OUT			5		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		CRM COMMERCIAL REMODEL			7		
		DCK DECK			4		
		FNC FENCE			19		
		GEN STAND BY GENERATOR			1		
		PTO PATIO / PAVERS			1		
		REM REMODEL			4		
		REP REPAIR			1		
		ROF ROOFING			28		
		SFA SINGLE-FAMILY ATTACHED			271		
		SFD SINGLE-FAMILY DETACHED			335		
		SHD SHED/ACCESSORY BUILDING			3		
		SOL SOLAR PANELS			10		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		ABC ABOVE CEILING			1		
		BG BASEMENT AND GARAGE FLOOR			8		
		BKF BACKFILL			34		
		BSM BASEMENT FLOOR			9		
		EFL ENGINEERING - FINAL INSPECTION			26		
		EPW ENGINEERING- PUBLIC WALK			2		
		ESW ENGINEERING - SEWER / WATER			7		
		FEL FINAL ELECTRIC			35		
		FIN FINAL INSPECTION			71		
		FMC FINAL MECHANICAL			4		
		FME FINAL MECHANICAL			23		
		FOU FOUNDATION			36		
		FTG FOOTING			33		
		GAR GARAGE FLOOR			14		
		HYD HYDRO TEST			1		
		INS INSULATION			35		
		OCC OCCUPANCY INSPECTION			2		
		PH POST HOLES / PILES			1		
		PHF POST HOLE - FENCE			17		
		PLF PLUMBING - FINAL OSR READY			28		
		PLR PLUMBING - ROUGH			39		
		PLU PLUMBING - UNDERSLAB			34		
		PPS PRE-POUR, SLAB ON GRADE			38		
		REI REINSPECTION			23		
		REL ROUGH ELECTRICAL			40		
		RFR ROUGH FRAMING			40		
		RMC ROUGH MECHANICAL			39		
		ROF ROOF UNDERLAYMENT ICE & WATER			1		
		SEW SEWER INSPECTION			1		
		STP STOOP			6		

DATE: 01/03/2022
TIME: 09:43:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 39

INSPECTIONS SCHEDULED FROM 12/01/2021 TO 12/31/2021

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

		SUM SUMP			16		
		WAT WATER			28		
		WSS WATER & STORM SEWER			3		
INSPECTOR SUMMARY:		BC BOB CREADEUR			212		
		BF B&F INSPECTOR CODE SERVICE			178		
		BKF BRISTOL KENDALL FIRE DEPT			1		
		EEI ENGINEERING ENTERPRISES			28		
		GH GINA HASTINGS			91		
		OFD OSWEGO MIRE MARSHAL			1		
		PBF BF PLUMBING INSPECTOR			145		
		PR PETER RATOS			39		
STATUS SUMMARY:	A	GH			1		
	C	BC			39		
	C	BF			38		
	C	BKF			1		
	C	EEI			17		
	C	GH			26		
	C	PBF			16		
	C	PR			2		
	I	BC			160		
	I	BF			134		
	I	EEI			5		
	I	GH			62		
	I	OFD			1		
	I	PBF			123		
	I	PR			37		
	T	BC			13		
	T	BF			6		
	T	EEI			6		
	T	GH			2		
	T	PBF			6		
REPORT SUMMARY:					695		



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 2022-10

Agenda Item Summary Memo

Title: Property Maintenance Report for December 2021

Meeting and Date: Economic Development Committee – February 1, 2022

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, Jori Behland
Date: January 3, 2022
Subject: December Property Maintenance

Property Maintenance Report December 2021

There were 11 cases heard in December 2021.

12/13/21

N 4294	1901-1965 S Bridge St	Certain Weeds	Continued
N 4295	1901-1965 S Bridge St	Junk, Trash	Continued

12/20/21

N 4297	2192 Henning Ln	Certain Weeds	Liabe \$500
N 4299	1023 S Carly Cir	Junk, Trash	Dismissed
N 4300	1023 S Carly Cir	Certain Weeds	Liabe \$500
N 5801	906 N Carly Cir	Certain Weeds	Liabe \$500
N 5802	983 S Carly Cir	Certain Weeds	Liabe \$500
N 4298	02-33-126-021	Certain Weeds	Liabe \$500
N 4296	613 Greenfield Turn	Roofs/Drainage	Liabe \$750
N 4294	1901-1965 S Bridge St	Certain Weeds	Dismissed
N 4295	1901-1965 S Bridge St	Junk, Trash	Dismissed



Case Report

12/01/2021 - 12/31/2021

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING
20210456	12/20/2021	607 Greenfield Turn	Unlicensed Vehicle	IN VIOLATION				
20210455	12/20/2021	477 E Barberry Cir	Trailer Parking	CLOSED	12/20/2021	COMPLIANT		
20210454	12/17/2021	2811 Cryder Way	Junk, Trash & Refuse	CLOSED		COMPLIANT		
20210453	12/16/2021	204 A Hillcrest	Grass Height	CLOSED	12/16/2021	COMPLIANT		
20210452	12/16/2021	204 A Hillcrest Ave	Inoperable Vehicle	CLOSED	12/16/2021	COMPLIANT		
20210451	12/15/2021	Shoeger Dr	Insulation Blew Into Yard	CLOSED				
20210450	12/15/2021	155 E Veterans Pkwy	Signs/Windfeathers Installed in ROW	CLOSED				
20210449	12/13/2021	Teri Lane	Leaves and Brush at Curb	CLOSED		COMPLIANT		
20210448	12/13/2021	111 W Madison St	Sign Installed without Permit	IN VIOLATION				
20210447	12/13/2021	111 W Madison St	Operating without Occupancy Permit	CLOSED		COMPLIANT		
20210446	12/9/2021	Route 47 &	Sign in ROW	CLOSED				
20210445	12/8/2021	Parcel # 02-33-155-006 (Next	Fence Maintenance	CLOSED	12/13/2021	COMPLIANT		
20210444	12/8/2021	E HYDRAULIC AVE	DEBRIS IN ROW	CLOSED				

20210443	12/6/2021	1331 CAROLYN CT	NUISCANCES AND OFFENCISVE CONDITIONS PET WASTE	IN VIOLATION				
20210442	12/1/2021	577 E Kendall Dr	Violation of Temporary Occupancy	IN VIOLATION	10/6/2021	IN VIOLATION	12/1/2021	1/3/2022

Total Records: 15

1/3/2022



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 2022-11

Agenda Item Summary Memo

Title: Economic Development Report for January 2022

Meeting and Date: Economic Development Committee – February 1, 2022

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 • Yorkville, Illinois • 60560
Phone 630-553-0843 • FAX 630-553-0889
Monthly Report – for February 2022 EDC Meeting of the United City of Yorkville

January 2022 Activity

New Development:

- **Kendall Marketplace: Kendall Meat Company**, previously reported...Official opening the first week of February 2022
- **Kendall Marketplace: Sephora inside Kohl's**, previously reported...opening in 2022.
- **Yorkville Crossing: A/K/A Menard's Center: Belle Tire**, previously reported...opening in 2022
- **Gerber Collison & Glass**, previously reported. Their architect, and civil are working on plans... opening in 2022.
- **BP and Graham's Marketplace**. (The northeast corner of Route 47 & Route 71) Previously reported... opening in late 2022
- **Chipotle Mexican Grill**: Project is in final stages of permitting and remains targeted of opening in early fall of 2022.
- **Caring Hands Thrift Shop**: 4,000 square foot business expansion. The store will remain open during the construction. The project will be completed in spring 2022.
- **The Williams Group** is working on due diligence to purchase the **"Investor Tools"** building at northwest corner of Hydraulic and Route 47. TIF Agreement is being discussed at this meeting.
- **Fox's Den Meadery**: Yorkville resident Enrico "Rico" Bianchi is preparing to be the first tenant in the 101 S. Bridge, redevelopment (The Williams Group). They will occupy 1,116 square feet on the first floor and 2,000 square feet in the basement. This business will make "Mead Wine". It is considered a micro-winery. They will also have a tasting room. In short, mead is honey wine. It's honey and water fermented by yeast, but it can also be flavored with fruits, spices, grains and/or hops. It's its own distinct category, somewhere between beer and wine. You'd sip it like a beer, wine, or cider.
- **NHANES- The National Health and Nutrition Examination Survey** - (NHANES) is a program of studies designed to assess the health and nutritional status of adults and children in the United States. The survey is unique in that it combines interviews and physical examinations. NHANES is a major program of the National Center for Health Statistics (NCHS). NCHS is part of the Centers for Disease Control and Prevention (CDC) and has the responsibility for producing vital and health statistics for the Nation. Each year there are 15 locations selected across the USA to be a part of this program. This year, Kendall County has been selected. I have been working with the advance team since early November 2021. The program will run from early July to mid-August. It is anticipated that the trailers will be located at the Kendall County Campus on Route 34, nearby the Kendall County Health Department. This link will take you to a very informative video about the program & what to expect. [NHANES Communications Outreach 2021 Final](#) I am also including an overview document with info about the program.
- **Continue working with a variety of other potential business owners**. There are a variety of parties doing due diligence on space to lease and buildings and land to purchase. Information will be forthcoming.

Respectfully submitted,

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

National Health and Nutrition Examination Survey

Overview



2021 Overview Brochure

Introduction/Background

The National Health and Nutrition Examination Survey (NHANES) is the most in-depth survey designed to evaluate the health and nutritional status of adults and children in the United States. This survey combines information from interviews and physical examinations. NHANES is run by the National Center for Health Statistics (NCHS), part of the Centers for Disease Control and Prevention (CDC).

The first NHANES program began in the early 1960s. Since 1999, the survey has examined about 5,000 people in 15 different counties across the country each year. The NHANES sample is selected to represent the entire U.S. population.

NHANES data are needed to understand and improve health in the United States. NHANES plays a critical role in:

- Determining the prevalence and risk factors of major diseases
- Assessing the nutritional status and its association with health promotion and disease prevention
- Serving as the basis for national standards for measurements such as height, weight, and blood pressure
- Identifying the prevalence of undiagnosed diseases such as diabetes.

Survey Content

The NHANES interviews include demographic, socioeconomic, dietary, and health questions.

NHANES looks at different risk factors such as a person's lifestyle, physical characteristics, heredity, or environment that may increase the chances of developing a certain disease or condition.

The survey studies obesity, diabetes, hypertension and cholesterol, nutrition and dietary intake, as well as smoking, alcohol consumption, sexual practices, drug use, physical fitness and activity, and other factors critical to health.

The examination consists of medical and physical measurements and laboratory tests performed by highly trained medical personnel. Body measurements are included for everyone and blood pressure is measured for those 8 years and older. All but the very young have a blood sample drawn. Additional examinations such as a body composition scan and liver ultrasound are given depending on the age of the participant.



Survey Operations

Health interviews are conducted by telephone. Health measurements are performed in specially designed and equipped mobile centers, which travel to locations throughout the country. NHANES team consists of highly trained medical and health personnel. Many of the study staff are bilingual in English and Spanish.

In each location, local health and government officials are notified of the upcoming survey. Selected households in the study area receive a letter to introduce the survey. Local media may feature stories about the survey.

NHANES is designed to help and encourage participation. Transportation is provided to and from the mobile centers and the costs of childcare or care of an adult, if needed.

Each participant will receive a token of thanks for his or her time and a report of his or her medical findings. All information collected in the survey is kept confidential. Privacy is protected by public laws.

Assurance of Confidentiality – We take your privacy very seriously. All information that relates to or describes identifiable characteristics of individuals, a practice, or an establishment will be used only for statistical purposes. NCHS staff, contractors, and agents will not disclose or release responses in identifiable form without the consent of the individual or establishment in accordance with section 308(d) of the Public Health Service Act (42 U.S.C. 242m) and the Confidential Information Protection and Statistical Efficiency Act of 2018 (Title III of the Foundations for Evidence-Based Policymaking Act of 2018 (Pub. L. No. 115-435, 132 Stat. 5529 § 302)). In accordance with CIPSEA, every NCHS employee, contractor, and agent has taken an oath and is subject to a jail term of up to five years, a fine of up to \$250,000, or both if he or she willfully discloses ANY identifiable information about you.

Uses of the Data

Information from NHANES is made available through a series of publications and articles in scientific and technical journals. For data users and researchers throughout the world, NHANES survey data are available on the internet.

Research organizations, universities, health care providers, and educators benefit from survey information. Primary data users are the federal agencies that collaborated in the design and development of the survey.

The National Institutes of Health, the Food and Drug Administration, and Centers for Disease Control and Prevention are among the agencies that rely upon NHANES to provide data essential for the implementation and evaluation of program activities.

The U.S. Department of Agriculture and NCHS collaborate in planning and reporting dietary and nutrition information from the survey. NHANES' partnership with the U.S. Environmental Protection Agency allows continued study of the many important environmental influences on health.

NHANES' record of important accomplishments is made possible by the hundreds of thousands of Americans who have participated.

- NHANES data help produce national references for such measurements as height and weight (pediatric growth charts) and blood pressure. The pediatric growth charts are updated using the latest NHANES statistics.
- National programs to reduce hypertension and cholesterol levels continue to depend on NHANES data to steer education and prevention programs toward those at risk and to measure success in the risk factors associated with heart disease, the nation's number one cause of death.

Recent NHANES findings

Undiagnosed Type 2 diabetes: NHANES data have shown that 3 out of 10 people in the U.S. have diabetes but had not been previously diagnosed by a doctor.

Fast Food Consumption: In survey years 2013-2016, 4 out 10 adults said they ate fast food on a given day. Poor diet and low physical activity can lead to overweight and obesity, which are risk factors for the development of different diseases.

Obesity Rates: NHANES data from 2017-2018 showed that about 4 out of 10 adults in the U.S. were obese. Adult obesity is associated with increased risk of several health conditions, including diabetes, hypertension, high cholesterol,

cardiovascular disease, stroke, arthritis, and certain cancers.

Oral Care in Children: Toothpaste and toothbrushing data from NHANES showed that 8 of 10 children ages 3-15 started brushing later than recommended and that 3 out of 10 children ages 3-15 years old brushed their teeth only once a day.

These are just a few examples of how survey findings have been used. Results of NHANES benefit people in the United States in important ways. With reliable health data of the population, government agencies and private sector organizations can establish policies and plan research, education, and health promotion programs.

For more information about the National Center for Health Statistics, contact:

National Center for Health Statistics Information Dissemination Staff
3311 Toledo Road,
MS-P08 Hyattsville, MD 20782-2064

Telephone: 1-800-232-4636

E-mail: cdcinfo@cdc.gov

Internet: <http://www.cdc.gov/nchs>

For more information about the National Health and Nutrition Examination Survey, you may visit the NHANES website at: www.cdc.gov/NHANES





Reviewed By:	
Legal	<input checked="" 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 #5

Tracking Number

EDC 2022-12

Agenda Item Summary Memo

Title: Kendall County Intergovernmental Agreement Renewal – Inspection Services

Meeting and Date: Economic Development Committee – February 1, 2022

Synopsis: Annual renewal of the Intergovernmental Agreement between the United City of Yorkville and Kendall County related to building & plumbing inspections services.

Council Action Previously Taken:

Date of Action: CC – 02/09/21 Action Taken: Approval of Renewed Agreement.

Item Number: EDC 2021-13

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Pete Ratos, Building Code Official
Date: January 3, 2022
Subject: **Renewed Kendall County Intergovernmental Agreement**
Reciprocal Building Inspection and Plumbing Inspection Services

Summary

In May 2013, the City approved Resolution 2013-13 which executed an intergovernmental agreement between the City of Yorkville and Kendall County for shared building inspection services, on an as need basis, for a term of three (3) years. And in 2014, the City approved an amendment to the agreement which added shared plumbing services via Resolution 2014-34 and a renewal to this agreement was approved in March 2016 via Resolution 2016-08; Resolution 2017-15 in March 2017; Resolution 2018-05 in March 2018; Resolution 2019-11 in March 2019; and Resolution 2020-08 Each extending the reciprocal service for an additional year. Last year's agreement renewal was approved via Res. 2021-05.

Although the City now outsources a portion of its inspection services to B&F, staff feels this arrangement has worked very well for both the County and the City over the last almost nine (9) years. The following chart illustrates the number of reciprocal inspections conducted by each governmental entity for calendar years 2016, 2016, 2018, 2019, 2020 and 2021:

	2016	2017	2018	2019	2020	2021
Kendall County inspections conducted by City	148	23	40	5	3	10
City inspections conducted by Kendall County	58	11	0	0	0	0

Since the existing agreement is set to expire on February 16, 2022, the proposed attached draft agreement is intended to continue the existing shared services agreement for an additional year with an option to renew annually upon written agreement between the City and the County.

Proposed Agreement

The basic substance of the agreement offers substitute inspection services for the City of Yorkville and Kendall County should the Code Officials of the respective government agencies be on vacation or otherwise unavailable to conduct their normal duties.

The agreement, which is on an as need basis, consists of the following services when requested: footing inspections; backfill inspections; foundation wall inspections; concrete slab inspections; rough framing inspections; rough electric inspections; underground electric inspections; electrical service inspections; insulation inspections; roofing inspections and final inspections. In addition to these services, the agreement also includes rough plumbing and final plumbing inspections but does not include plan review or permit approval of plumbing work.

The current intergovernmental agreement revised language related to commercial general liability and automobile liability which has been reviewed by the City Attorney and the city's insurance carrier.

Staff Comments/Recommendation

Both Yorkville's Building Department staff and Kendall County's Building Department believe that this back-up for inspection services is beneficial. Therefore, we support the extension of the agreement for an additional year. Kendall County's Planning Building and Zoning Committee (PB&Z) will be reviewing this proposed amendment in within the next month, as well. Should you have any specific questions regarding the attached proposal; staff will be available at Tuesday night's meeting.

Attachments

1. Draft Resolution
2. Draft Yorkville-Kendall County Intergovernmental Agreement
3. Resolution 2021-05

Resolution No. 2022-_____

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR RECIPROCAL BUILDING INSPECTION SERVICES BETWEEN THE
UNITED CITY OF YORKVILLE AND KENDALL COUNTY**

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

Section 1: That the *Intergovernmental Agreement for Reciprocal Building Inspections Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2021*, attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John Purcell, Mayor, and Jori Behland, City Clerk, be and are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

Section 2: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this _____ day of _____, 2022.

CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
ARDEN JOE PLOCHER	_____	CRAIG SOLING	_____
CHRIS FUNKHOUSER	_____	MATT MAREK	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

Approved by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this _____ day of _____, 2022.

MAYOR

Exhibit A
INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2022

THIS INTERGOVERNMENTAL AGREEMENT (“*the Agreement*”) by and between the County of Kendall, a unit of local government of the State of Illinois (“*Kendall County*”) and the United City of Yorkville, Kendall County, Illinois (the “*City*”) a municipal corporation of the State of Illinois, is as follows:

WITNESSETH:

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the City and Kendall County are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, pursuant to the authority granted by the Illinois Counties Code and Illinois Municipal Code (55 ILCS 5/1-1001, *et seq.* and 65 ILCS 5/1-1-1, *et seq.*), the County and City (collectively referred to as the “*Parties*”) are both authorized to perform inspections of buildings within their respective jurisdictions to promote the health and safety of the public; and

WHEREAS, units of local government may establish agreements with other units of local government within the State of Illinois to enforce building codes pursuant to 20 ILCS 3105/10.09-1(f), which is commonly known as the Capital Development Board Act; and

WHEREAS, the County and City wish to share their resources and assist each other in the performance of inspections on an as needed basis, while not surrendering their own jurisdiction or relinquishing any of their rights.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereafter set forth, the parties agree as follows:

Section 1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Section 1.

Section 2.

- a. The Parties agree that Kendall County Code Official Brian Holdiman and the United City of Yorkville Building Code Official Peter Ratos shall perform the following services on the other party's behalf when requested: footing inspections; backfill inspections; foundation wall inspections; concrete slab inspections; rough framing inspections; rough electric inspections; underground electric inspections; electric service inspections; insulation inspections; roofing inspections and final inspections. In instances where Holdiman or Ratos inspect and find violations and a code enforcement action is required in court or administrative adjudication, Holdiman or Ratos may be requested to be a witness to verify any violations found during their inspection. If it is requested that either Ratos or Holdiman attend an administrative or court hearing in regard to violations, then they shall be given reasonable notice of no less than fourteen (14) days for such hearing and they shall attend as requested.
- b. The Parties agree that the United City of Yorkville Building Code Official Peter Ratos may, in his discretion, perform plumbing inspections on Kendall County's behalf when requested. In instances where Ratos performs plumbing inspections and finds

violations and a code enforcement action is required in court or administrative adjudication, Ratons may be requested to be a witness to verify any violations found during his inspection. If it is requested that Ratons attend an administrative or court hearing in regard to violations, then he shall be given reasonable notice of no less than fourteen (14) days for such hearing and he shall attend as requested.

Section 3. The Parties agree that the following inspection services shall not be provided under this agreement: plan review; permit approval, and; initial site inspections prior to a permit being issued.

Section 4. Upon request, the Parties agree to coordinate and assist each other in the parties' performance of the inspections set forth in Section 2 of this Agreement only under the following circumstances:

- a. If Kendall County Code Official Holdiman or City Building Code Official Ratons is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform one or more of the above listed inspections within Section 2(a) for their respective jurisdiction; and/or
- b. If Kendall County Code Official Holdiman or City Building Code Official has a conflict of interest in performing one or more of the inspections set forth in Section 2(a) for their respective jurisdiction; and/or
- c. If the Kendall County Plumbing Contractor is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform plumbing inspections for his or her respective jurisdiction; and/or
- d. If the Kendall County Plumbing Contractor has a conflict of interest in performing plumbing inspections for his or her respective jurisdiction.

For purposes of this Agreement, the party requesting assistance shall be referred to as “the home jurisdiction” and the party providing the inspection services assistance as set forth in Section 2 shall be referred to as “the visiting inspector”.

Section 5. In the event the visiting inspector is unable to perform the inspection services set forth in Section 2 of this Agreement, the home jurisdiction shall be responsible for performing its inspection or shall be responsible for retaining and payment of a third party to perform the inspection.

Section 6. When the visiting inspector performs an inspection on behalf of the home jurisdiction, the visiting inspector shall utilize the building codes of the home jurisdiction where the inspection is taking place. As such, when an inspection is within the corporate limits of the City, the Kendall County inspector shall use the building codes that are currently adopted and enforced by the City at the time of the inspection. When an inspection is in an unincorporated portion of Kendall County, where the County has jurisdiction, the City inspector shall utilize the building codes that are currently adopted and enforced by Kendall County at the time of the inspection.

Section 7. When a home jurisdiction requests the visiting inspector’s assistance, the home jurisdiction shall provide a minimum of twenty-four (24) hours notice when there is a foreseeable need for the other party’s inspection services. In the event of an illness or other emergency, the parties agree to provide each other with as much advance notice as possible if a visiting inspector’s services are needed pursuant to Section 4.

Section 8. Inspections must be completed using the proper jurisdiction’s forms. Prior to the commencement of any requested inspection, the home jurisdiction requesting assistance will prepare and provide all necessary inspection reports/forms for use by the visiting inspector

and deliver them to the visiting inspector prior to the inspection taking place. Following an inspection, the original, completed inspection reports/forms shall be returned to the home jurisdiction within twenty-four (24) hours after completion of the inspection. After the visiting inspector has returned the original, completed inspection reports/forms to the home jurisdiction, the visiting inspector shall not be required to retain the records of inspections for the home jurisdiction after performing inspections under this Agreement.

Section 9. Neither the City nor Kendall County shall subcontract the services provided to the other under this agreement to a third-party inspector without the prior written consent of the other party.

Section 10. There will be no compensation paid to, or by, either jurisdiction for the sharing of services under this Agreement.

Section 11. When a visiting inspector performs an inspection under this Agreement for the home jurisdiction, the visiting inspector shall use their own equipment, tools and vehicles, and the home jurisdiction shall not be responsible for reimbursing the visiting inspector for mileage or any other expenses incurred by the visiting inspector.

Section 12. The City and Kendall County shall each defend, with counsel of the other party's own choosing, indemnify and hold harmless the other party, including past, present and future board members, elected officials, insurers, employees, and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto, including but not limited to attorneys' fees and other legal expenses, which the other party, its past, present and future board members, elected officials, insurers, employees, and/or agents may hereafter sustain, incur or be required to pay relating to or arising in any manner out of the inspections to be performed by the other party under this agreement. As such,

when the City performs an inspection for Kendall County, the City will defend with counsel of Kendall County's own choosing, indemnify and hold harmless Kendall County as set forth above relating to the City's and the City Building Code Official's actions in the performance of their duties under this Agreement. When Kendall County performs an inspection for the City, Kendall County will defend with counsel of the City's own choosing, indemnify and hold harmless the City as set forth above relating to Kendall County's and the County Code Official's actions in the performance of their duties under this Agreement.

Section 13. Nothing in this agreement shall be deemed to change or alter the jurisdiction of either the City or Kendall County in any respect, including, but not limited to their building and zoning regulations, powers and duties.

Section 14. This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.

Section 15. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the parties, and, if such modification is not possible, such provision shall be severed from this

Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

Section 16. All notices required or permitted hereunder shall be in writing and may be given by (a) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Fax: 630-553-4179

With copy to:
Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560
Fax: 630-553-4204

If to the City: Community Development Director
United City of Yorkville Building Safety and Zoning
800 Game Farm Road
Yorkville, Illinois 60560
Fax: 630-553-7264

Or any such other person, counsel or address as any party hereto shall specify pursuant to this Section from time to time.

Section 17. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

Section 18. This Agreement represents the entire agreement between the parties and there are no other promises or conditions in any other agreement whether oral or written. Except

as stated herein, this agreement supersedes any other prior written or oral agreements between the parties and may not be further modified except in writing acknowledged by both parties.

Section 19. Nothing contained in this Agreement, nor any act of Kendall County or the City pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the City. Further, nothing in this agreement should be interpreted to give Kendall County or the City any control over the other's employees or imply a power to direct the employees of the other government body, which neither entity may exercise.

Section 20. When performing inspections under the terms of this Agreement, Kendall County and City intend that any injuries to their respective employee shall be covered and handled exclusively by their jurisdiction's own worker's compensation insurance in place at the time of such injury. It is further agreed that all employee benefits, wage and disability payments, pension and worker's compensation claims, damage to or destruction of equipment, facilities, clothing and related medical expenses of the City or Kendall County and their respective inspectors, which may result from their activities under this Agreement, shall be the responsibility of the jurisdiction which employs the inspector making such a claim.

Section 21. The Parties will obtain and continue in force, during the term of this Agreement, all insurance as set forth below: (a) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 (or its equivalent) covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall

apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit; (b) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage; (c) Workers' Compensation: as required by the State of Illinois, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease. If the Jurisdiction maintains broader coverage and/or higher limits than the minimums shown above, the both Jurisdictions require and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to both Jurisdictions. The insurance policies are to contain, or be endorsed to contain, the following provisions: (a) Additional Insured Status-Both jurisdictions, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the jurisdiction including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the jurisdiction's insurance; (b) Notice of Cancellation-Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Entity; (c) Verification of Coverage-Each Jurisdiction shall furnish the other with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to other before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the other's obligation to provide them.

Each Jurisdiction reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Section 22. This Agreement shall be in full force and effect for a period of one (1) year from the date of the last signature below, however it may be renewed upon agreement of the parties in writing.

Section 23. Either party may terminate this Agreement by providing thirty (30) calendar days' advance written notice to the other party. However, any act of bad faith in the execution of duties under this Agreement shall result in immediate termination of the other party's duties as laid out herein. For the purpose of this agreement, "bad faith" is an intentional dishonest act by not fulfilling legal or contractual obligations, misleading another, entering into an agreement without the intention or means to fulfill it, or violating basic standards of honesty in dealing with others. Also, the parties agree to provide prompt written notice within fifteen (15) calendar days to the other party if Kendall County Code Official Brian Holdiman's or City Building Code Official Pete Ratons' employment ceases for whatever reason. In such event, this Agreement shall immediately terminate upon receipt of said written notice.

Section 24. The parties understand and agree that this Agreement in no way creates a joint employment relationship between the Parties. The Parties understand and agree that they are solely responsible for paying all wages, benefits and any other compensation due and owing to its employees for the performance of visiting inspector services set forth in this Agreement. The parties further understand and agree that the parties are solely responsible for making all required payroll deductions and other tax and wage withholdings pursuant to state and federal law for its employees who perform visiting inspector services as set forth in this Agreement.

Section 25. Kendall County and the City each hereby warrant and represent that their

respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the date below in the United City of Yorkville, Illinois.

County of Kendall, a unit of local government
of the State of Illinois

United City of Yorkville, Kendall County,
Illinois, a municipal corporation

By: _____
Chair, Kendall County Board

By: _____
Mayor

Date: _____ Date: _____

Attest:

Attest:

County Clerk

City Clerk

Resolution No. 2021-05

**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT
FOR RECIPROCAL BUILDING INSPECTION SERVICES BETWEEN THE
UNITED CITY OF YORKVILLE AND KENDALL COUNTY**

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

Section 1: That the *Intergovernmental Agreement for Reciprocal Building Inspections Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2021*, attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John Purcell, Mayor, and Lisa Pickering, City Clerk, be and are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

Section 2: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 9th day of February, A.D. 2021.


CITY CLERK

KEN KOCH	<u>AYE</u>	DAN TRANSIER	<u>AYE</u>
JACKIE MILSCHEWSKI	<u>AYE</u>	ARDEN JOE PLOCHER	<u>AYE</u>
CHRIS FUNKHOUSER	<u>AYE</u>	JOEL FRIEDERS	<u>AYE</u>
SEAVAR TARULIS	<u>AYE</u>	JASON PETERSON	<u>AYE</u>

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 12th day of FEBRUARY, A.D. 2021.

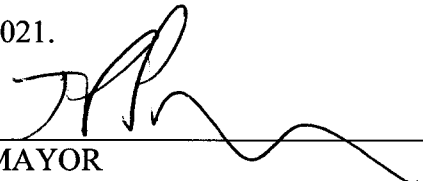

MAYOR

Exhibit A
**INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2021**

THIS INTERGOVERNMENTAL AGREEMENT (*“the Agreement”*) by and between the County of Kendall, a unit of local government of the State of Illinois (*“Kendall County”*) and the United City of Yorkville, Kendall County, Illinois (the *“City”*) a municipal corporation of the State of Illinois, is as follows:

WITNESSETH:

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and may use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, the City and Kendall County are units of local government within the meaning of Article VII, Section 1 of the Illinois Constitution of 1970 who are authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, pursuant to the authority granted by the Illinois Counties Code and Illinois Municipal Code (55 ILCS 5/1-1001, *et seq.* and 65 ILCS 5/1-1-1, *et seq.*), the County and City (collectively referred to as the *“Parties”*) are both authorized to perform inspections of buildings within their respective jurisdictions to promote the health and safety of the public; and

WHEREAS, units of local government may establish agreements with other units of local government within the State of Illinois to enforce building codes pursuant to 20 ILCS 3105/10.09-1(f), which is commonly known as the Capital Development Board Act; and

WHEREAS, the County and City wish to share their resources and assist each other in the performance of inspections on an as needed basis, while not surrendering their own jurisdiction or relinquishing any of their rights.

NOW, THEREFORE, in consideration of the premises and the mutual covenants hereafter set forth, the parties agree as follows:

Section 1. The foregoing preambles are hereby incorporated into this Agreement as if fully restated in this Section 1.

Section 2.

- a. The Parties agree that Kendall County Code Official Brian Holdiman and the United City of Yorkville Building Code Official Peter Ratos shall perform the following services on the other party's behalf when requested: footing inspections; backfill inspections; foundation wall inspections; concrete slab inspections; rough framing inspections; rough electric inspections; underground electric inspections; electric service inspections; insulation inspections; roofing inspections and final inspections. In instances where Holdiman or Ratos inspect and find violations and a code enforcement action is required in court or administrative adjudication, Holdiman or Ratos may be requested to be a witness to verify any violations found during their inspection. If it is requested that either Ratos or Holdiman attend an administrative or court hearing in regard to violations, then they shall be given reasonable notice of no less than fourteen (14) days for such hearing and they shall attend as requested.
- b. The Parties agree that the United City of Yorkville Building Code Official Peter Ratos may, in his discretion, perform plumbing inspections on Kendall County's behalf when requested. In instances where Ratos performs plumbing inspections and finds

violations and a code enforcement action is required in court or administrative adjudication, Ratos may be requested to be a witness to verify any violations found during his inspection. If it is requested that Ratos attend an administrative or court hearing in regard to violations, then he shall be given reasonable notice of no less than fourteen (14) days for such hearing and he shall attend as requested.

Section 3. The Parties agree that the following inspection services shall not be provided under this agreement: plan review; permit approval, and; initial site inspections prior to a permit being issued.

Section 4. Upon request, the Parties agree to coordinate and assist each other in the parties' performance of the inspections set forth in Section 2 of this Agreement only under the following circumstances:

- a. If Kendall County Code Official Holdiman or City Building Code Official Ratos is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform one or more of the above listed inspections within Section 2(a) for their respective jurisdiction; and/or
- b. If Kendall County Code Official Holdiman or City Building Code Official has a conflict of interest in performing one or more of the inspections set forth in Section 2(a) for their respective jurisdiction; and/or
- c. If the Kendall County Plumbing Contractor is absent from work due to illness, vacation, on an approved leave of absence, or otherwise unavailable to perform plumbing inspections for his or her respective jurisdiction; and/or
- d. If the Kendall County Plumbing Contractor has a conflict of interest in performing plumbing inspections for his or her respective jurisdiction.

For purposes of this Agreement, the party requesting assistance shall be referred to as “the home jurisdiction” and the party providing the inspection services assistance as set forth in Section 2 shall be referred to as “the visiting inspector”.

Section 5. In the event the visiting inspector is unable to perform the inspection services set forth in Section 2 of this Agreement, the home jurisdiction shall be responsible for performing its inspection or shall be responsible for retaining and payment of a third party to perform the inspection.

Section 6. When the visiting inspector performs an inspection on behalf of the home jurisdiction, the visiting inspector shall utilize the building codes of the home jurisdiction where the inspection is taking place. As such, when an inspection is within the corporate limits of the City, the Kendall County inspector shall use the building codes that are currently adopted and enforced by the City at the time of the inspection. When an inspection is in an unincorporated portion of Kendall County, where the County has jurisdiction, the City inspector shall utilize the building codes that are currently adopted and enforced by Kendall County at the time of the inspection.

Section 7. When a home jurisdiction requests the visiting inspector’s assistance, the home jurisdiction shall provide a minimum of twenty-four (24) hours notice when there is a foreseeable need for the other party’s inspection services. In the event of an illness or other emergency, the parties agree to provide each other with as much advance notice as possible if a visiting inspector’s services are needed pursuant to Section 4.

Section 8. Inspections must be completed using the proper jurisdiction’s forms. Prior to the commencement of any requested inspection, the home jurisdiction requesting assistance will prepare and provide all necessary inspection reports/forms for use by the visiting inspector

and deliver them to the visiting inspector prior to the inspection taking place. Following an inspection, the original, completed inspection reports/forms shall be returned to the home jurisdiction within twenty-four (24) hours after completion of the inspection. After the visiting inspector has returned the original, completed inspection reports/forms to the home jurisdiction, the visiting inspector shall not be required to retain the records of inspections for the home jurisdiction after performing inspections under this Agreement.

Section 9. Neither the City nor Kendall County shall subcontract the services provided to the other under this agreement to a third-party inspector without the prior written consent of the other party.

Section 10. There will be no compensation paid to, or by, either jurisdiction for the sharing of services under this Agreement.

Section 11. When a visiting inspector performs an inspection under this Agreement for the home jurisdiction, the visiting inspector shall use their own equipment, tools and vehicles, and the home jurisdiction shall not be responsible for reimbursing the visiting inspector for mileage or any other expenses incurred by the visiting inspector.

Section 12. The City and Kendall County shall each defend, with counsel of the other party's own choosing, indemnify and hold harmless the other party, including past, present and future board members, elected officials, insurers, employees, and agents from and against any and all claims, liabilities, obligations, losses, penalties, fines, damages, and expenses and costs relating thereto, including but not limited to attorneys' fees and other legal expenses, which the other party, its past, present and future board members, elected officials, insurers, employees, and/or agents may hereafter sustain, incur or be required to pay relating to or arising in any manner out of the inspections to be performed by the other party under this agreement. As such,

when the City performs an inspection for Kendall County, the City will defend with counsel of Kendall County's own choosing, indemnify and hold harmless Kendall County as set forth above relating to the City's and the City Building Code Official's actions in the performance of their duties under this Agreement. When Kendall County performs an inspection for the City, Kendall County will defend with counsel of the City's own choosing, indemnify and hold harmless the City as set forth above relating to Kendall County's and the County Code Official's actions in the performance of their duties under this Agreement.

Section 13. Nothing in this agreement shall be deemed to change or alter the jurisdiction of either the City or Kendall County in any respect, including, but not limited to their building and zoning regulations, powers and duties.

Section 14. This Agreement and the rights of the parties hereunder may not be assigned (except by operation of law), and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties and their respective successors and assigns, any rights, remedies, obligations or liabilities under or by reason of such agreements.

Section 15. This Agreement shall be interpreted and enforced under the laws of the State of Illinois. Any legal proceeding related to enforcement of this Agreement shall be brought in the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit. In case any provision of this Agreement shall be declared and/or found invalid, illegal or unenforceable by a court of competent jurisdiction, such provision shall, to the extent possible, be modified by the court in such manner as to be valid, legal and enforceable so as to most nearly retain the intent of the parties, and, if such modification is not possible, such provision shall be severed from this

Agreement, and in either case the validity, legality, and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

Section 16. All notices required or permitted hereunder shall be in writing and may be given by (a) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid and certified with the return receipt requested, (b) delivering the same in person, or (c) telecopying the same with electronic confirmation of receipt:

If to the County: Director
Kendall County Planning, Building & Zoning
111 West Fox Street, Room 203
Yorkville, Illinois 60560
Fax: 630-553-4179

With copy to:
Kendall County State's Attorney
807 John Street
Yorkville, Illinois, 60560
Fax: 630-553-4204

If to the City: Community Development Director
United City of Yorkville Building Safety and Zoning
800 Game Farm Road
Yorkville, Illinois 60560
Fax: 630-553-7264

Or any such other person, counsel or address as any party hereto shall specify pursuant to this Section from time to time.

Section 17. This Agreement may be executed in counterparts (including facsimile signatures), each of which shall be deemed to be an original and both of which shall constitute one and the same Agreement.

Section 18. This Agreement represents the entire agreement between the parties and there are no other promises or conditions in any other agreement whether oral or written. Except

as stated herein, this agreement supersedes any other prior written or oral agreements between the parties and may not be further modified except in writing acknowledged by both parties.

Section 19. Nothing contained in this Agreement, nor any act of Kendall County or the City pursuant to this Agreement, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving Kendall County and the City. Further, nothing in this agreement should be interpreted to give Kendall County or the City any control over the other's employees or imply a power to direct the employees of the other government body, which neither entity may exercise.

Section 20. When performing inspections under the terms of this Agreement, Kendall County and City intend that any injuries to their respective employee shall be covered and handled exclusively by their jurisdiction's own worker's compensation insurance in place at the time of such injury. It is further agreed that all employee benefits, wage and disability payments, pension and worker's compensation claims, damage to or destruction of equipment, facilities, clothing and related medical expenses of the City or Kendall County and their respective inspectors, which may result from their activities under this Agreement, shall be the responsibility of the jurisdiction which employs the inspector making such a claim.

Section 21. The Parties will obtain and continue in force, during the term of this Agreement, all insurance as set forth below: (a) Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 (or its equivalent) covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall

apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit; (b) Automobile Liability: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than \$1,000,000 per accident for bodily injury and property damage; (c) Workers' Compensation: as required by the State of Illinois, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease. If the Jurisdiction maintains broader coverage and/or higher limits than the minimums shown above, the both Jurisdictions require and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to both Jurisdictions. The insurance policies are to contain, or be endorsed to contain, the following provisions: (a) Additional Insured Status-Both jurisdictions, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the jurisdiction including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the jurisdiction's insurance; (b) Notice of Cancellation-Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Entity; (c) Verification of Coverage-Each Jurisdiction shall furnish the other with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to other before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the other's obligation to provide them.

Each Jurisdiction reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Section 22. This Agreement shall be in full force and effect for a period of one (1) year from the date of the last signature below, however it may be renewed upon agreement of the parties in writing.

Section 23. Either party may terminate this Agreement by providing thirty (30) calendar days' advance written notice to the other party. However, any act of bad faith in the execution of duties under this Agreement shall result in immediate termination of the other party's duties as laid out herein. For the purpose of this agreement, "bad faith" is an intentional dishonest act by not fulfilling legal or contractual obligations, misleading another, entering into an agreement without the intention or means to fulfill it, or violating basic standards of honesty in dealing with others. Also, the parties agree to provide prompt written notice within fifteen (15) calendar days to the other party if Kendall County Code Official Brian Holdiman's or City Building Code Official Pete Ratos' employment ceases for whatever reason. In such event, this Agreement shall immediately terminate upon receipt of said written notice.

Section 24. The parties understand and agree that this Agreement in no way creates a joint employment relationship between the Parties. The Parties understand and agree that they are solely responsible for paying all wages, benefits and any other compensation due and owing to its employees for the performance of visiting inspector services set forth in this Agreement. The parties further understand and agree that the parties are solely responsible for making all required payroll deductions and other tax and wage withholdings pursuant to state and federal law for its employees who perform visiting inspector services as set forth in this Agreement.

Section 25. Kendall County and the City each hereby warrant and represent that their

respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the date below in the United City of Yorkville, Illinois.

County of Kendall, a unit of local government
of the State of Illinois

United City of Yorkville, Kendall County,
Illinois, a municipal corporation

By: _____ By: _____
Chair, Kendall County Board

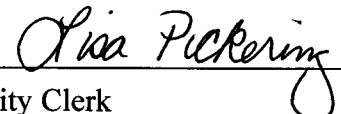

Mayor

Date: _____ Date: 2/12/21

Attest:

Attest:

County Clerk


City Clerk

Res 21-10

respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the date below in the United City of Yorkville, Illinois.

County of Kendall, a unit of local government
of the State of Illinois

United City of Yorkville, Kendall County,
Illinois, a municipal corporation

By: Scott R. Gryn By: _____
Chair, Kendall County Board

Mayor

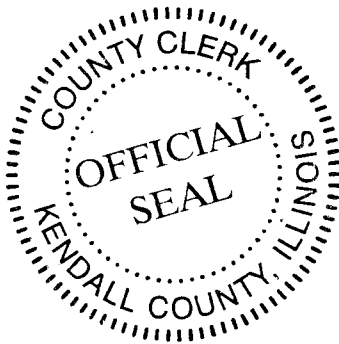
Date: 2-16-21 Date: _____

Attest:

Debra M. Mullett
County Clerk City

Attest:

Clerk





Reviewed By:	
Legal	<input checked="" 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 #6

Tracking Number

EDC 2022-13

Agenda Item Summary Memo

Title: Redevelopment Agreement Between Yorkville and the Williams Group LLC

Meeting and Date: Economic Development Committee – February 1, 2022

Synopsis: _____

Council Action Previously Taken:

Date of Action: CC – 01/11/22 Action Taken: Approval of Inducement Resolution.

Item Number: EDC 2022-07

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:

The ordinance is forthcoming and will be made available at City Council.



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: January 20, 2022
Subject: Williams Group TIF Agreement

Summary

Consideration of a TIF agreement with the Williams Group for the Investor Tools building project, generally at the northwest corner of W Hydraulic and Bridge St.

Background

This item was last discussed by the City Council at the January 11th meeting, when the City Council approved a TIF inducement resolution for this project. Since then, City staff have been reviewing the project proposal and TIF assistance request. A draft agreement that reflects those discussions is attached.

The Williams Group will be present at the EDC meeting to present their development plan to the committee, but their staff-level, written presentation is attached. In general, they propose to acquire and renovate the entire Investor Tools building for re-use as a mead production facility in the basement, three retail units on the first floor including a mead taproom, two residential units on the second floor, and some reinstallation of exterior doors on the Bridge Street facade. Their project budget is attached, which shows a \$1,200,000 acquisition price and around \$400,000 in proposed renovations.

The Williams Group's TIF incentive request is as follows:

- 1) A maximum project reimbursement of 25% of their total investments (estimated ~\$400,000)
- 2) Annual TIF incentives related to 75% of the TIF increment generated from PIN #02-32-279-006, starting upon completion of the project
- 3) Building permit fee waivers

The City's history of TIF agreements generally support the requests for #1 and #2 above, and the City staff feel a 50% building permit fee waiver is acceptable. Accordingly, we've attached a draft building permit waiver spreadsheet as an example. Exact building permit fees (i.e. square footage variables) will be determined at time of building permit, and none of the proposed discounted fees include YBSD or School District fees.

In exchange for the TIF request above, the City will receive a Riverfront easement at a location and exact scope to be determined for a future river walk, and an art easement for a future art installation near the corner of W Hydraulic and Bridge St. Both of these easements are

being negotiated at time of packet creation, but we expect the Riverfront easement to span length of riverbank between the Route 47 bridge and the old post office and both easements to be delivered to the City before the first TIF payment expected in December 2023.

Recommendation

Staff recommends approval of the TIF agreement.



101 S Bridge Redevelopment

JANUARY 18, 2022

The Williams Group



Overview

The 101 S Bridge St project is comprised of an existing 18,694 sq/ft mixed use commercial property on 2 acres of riverfront spread over 7 PINs. The warehouse section and old jujitsu studio are currently leased so our priority will be addressing the 5600 sq/ft of vacant office space in the main building highlighted below.



We will repurpose this vacant space into ground floor retail units and two residential units on the 2nd floor. On the next page, we have initial proposed floor plans (official architectural plans are pending) as well as our current budget (subject to change).

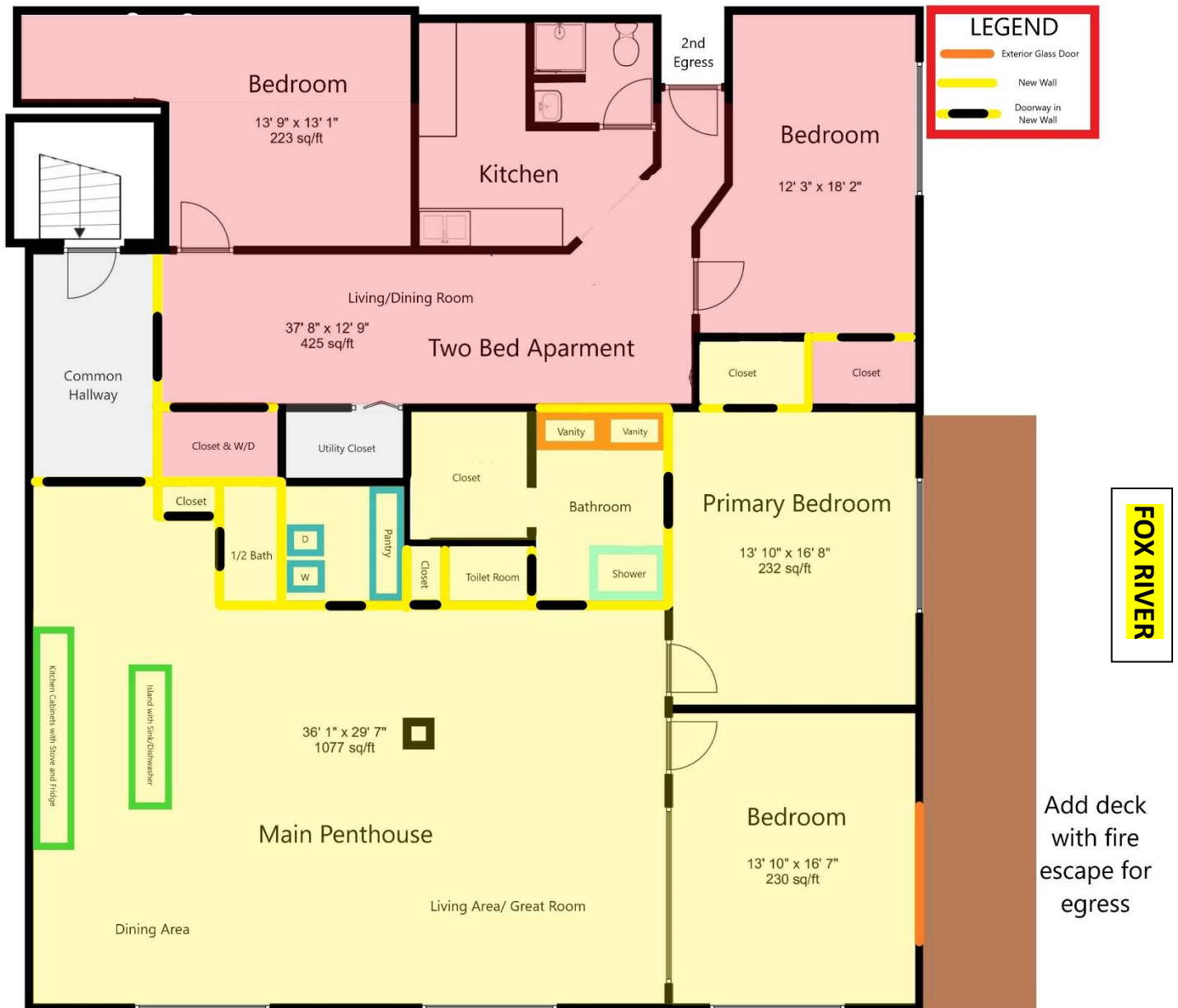
First Floor Planned Layout



Unit 101 has been pre-leased to Foxes Den Meadery (Enrico Bianchi). First floor space in green will be used as a tasting room and he will put his production area in the basement

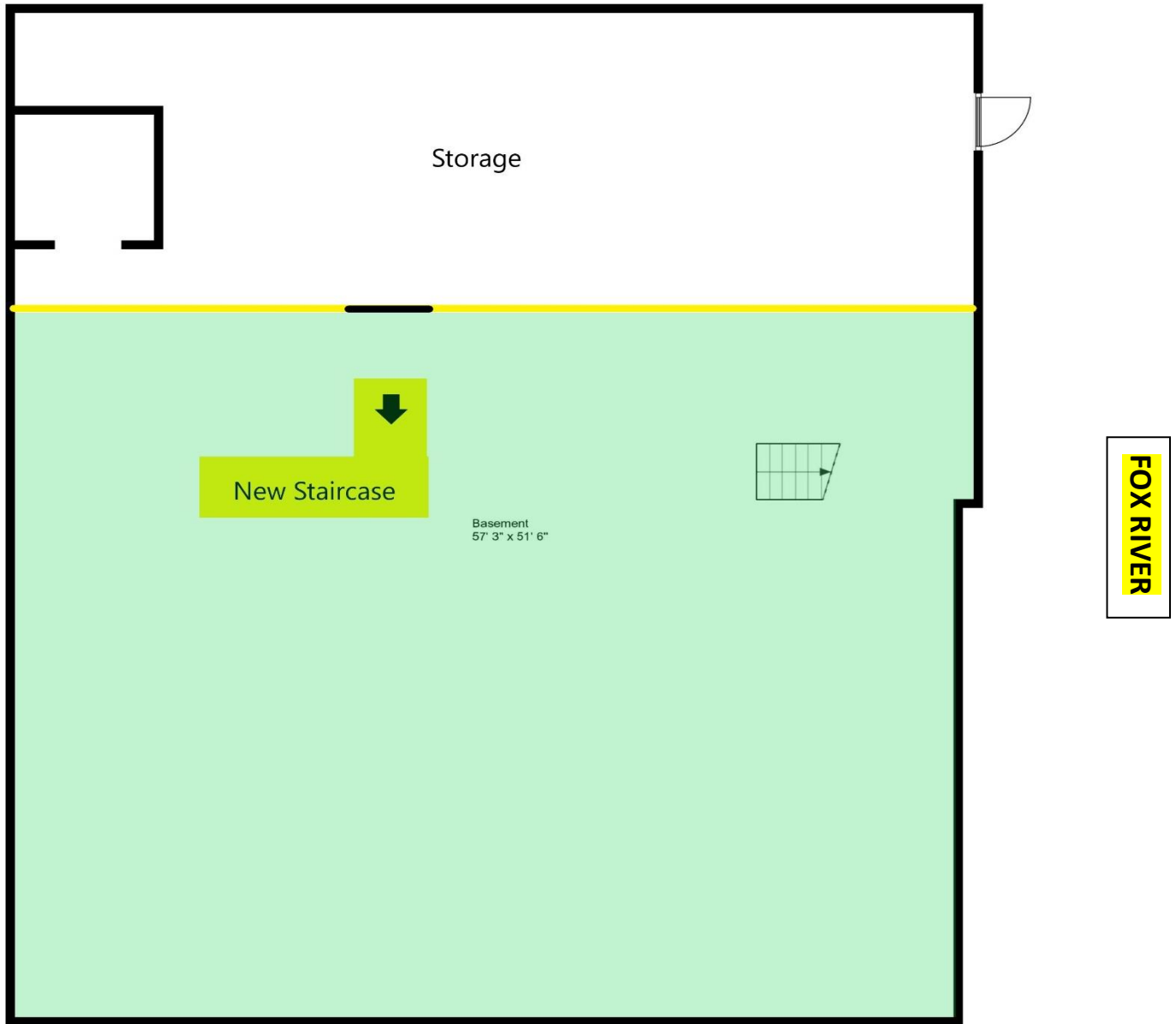
ROUTE 47

Second Floor Planned Layout



ROUTE 47

Basement Planned Layout



Area in green has been pre-leased to Foxes Den Meadery for their production facility

ROUTE 47



THE WILLIAMS GROUP

Property Name: "Investor Tools" Building 101 S Bridge St		
Acquisition Costs	\$	1,200,000
General Renovation Costs	\$	205,808
Sprinkler/Fire Alarm System Costs	\$	129,000
Architectural/Engineering Costs	\$	9,200
Signage Costs	\$	1,000
Outdoor Lighting Costs	\$	1,500
Landscaping Costs	\$	3,000
Permits	\$	22,237
Legal Costs	\$	5,000
Interest Costs	\$	29,841
Total	\$	1,606,586.00

**REDEVELOPMENT AGREEMENT BY AND BETWEEN
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
AND THE WILLIAMS GROUP, LLC**

THIS REDEVELOPMENT AGREEMENT (“*Agreement*”) is entered into as of the _____ day of _____, 2022 (“*Effective Date*”) by and between the United City of Yorkville, Kendall County, Illinois, an Illinois municipal corporation (“*City*”), and The Williams Group, LLC, an Illinois limited liability company (the “*Developer*”).

In consideration of the mutual covenants and agreements set forth in this Agreement, the City and Developer hereby agree as follows:

ARTICLE 1: RECITALS

1.1 The City is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State.

1.2 The City is engaged in the revitalization of its downtown commercial district which includes the properties commonly known as 101, 109 and 111 South Bridge Street and 111, 119 and 201 West Hydraulic Avenue, which properties are identified by parcel index numbers 02-32-278-008 and 02-32-279-001, -003 and -004, -005, -006 and -009 and legally described on *Exhibit A* (collectively, the “*Downtown Development*”).

1.3 The City has the authority pursuant to the laws of the State of Illinois, to promote the health, safety, and welfare of its inhabitants, to prevent the spread of blight, to encourage private development in order to enhance the local tax base, to increase job opportunities, and to enter into contractual agreements with third parties for the purpose of achieving these purposes.

1.4 Pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended (the “*TIF Act*”), the Mayor and City Council of the City (collectively, the Corporate Authorities”) are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act.

1.5 To stimulate and induce redevelopment pursuant to the TIF Act, the City, after giving all required notices, conducting a public hearing and making all findings required by law, on June 13, 2006, pursuant to Ordinance Nos. 2006-46, 2006-47 and 2006-48, approved a Redevelopment Plan (the “*Redevelopment Plan*”) for an area designated as the Downtown Redevelopment Project Area #1 (the “*Project Area*”), which Project Area includes the Downtown Development and adopted tax increment financing for the payment and financing of “Redevelopment Project Costs”, as defined by the TIF Act, incurred within the Project Area as authorized by the TIF Act.

1.6 The Developer has submitted a proposal to the City to acquire the Downtown Development and immediately begin to redevelop a portion of the Downtown Development identified by parcel number 02-32-279-006 (the “*Subject Property*”) which is improved with an 18,694 square foot mixed use structure a portion of which is vacant. The Developer proposes to repurpose the basement, divide unit 103 on the first floor into three retail spaces and construct

two dwelling units on the second floors of the structure on the Subject Property as depicted on Exhibit B attached hereto. The basement area has been leased to a brewer of Artisan Mead for use as its production facility. The remaining commercial units on the first floor of the structure shall be renovated and repurposed as the terms of the existing leases expire (collectively, hereinafter the “*Project*”).

1.7 The Developer has advised the City that the acquisition and the redevelopment of the Subject Property shall require an investment of approximately \$1,600,000 and that it is not economically feasible to proceed without financial assistance due to the extraordinary costs to renovate and repurpose a structure formerly used to manufacture tools into modern retail and residential space.

1.8 The City desires to have the Subject Property redeveloped and repurposed as proposed by the Developer because the City believes the Project shall eliminate the blight factors found within the Subject Property while increasing the tax base for the City and taxing districts authorized to levy taxes upon the Subject Property; provide job opportunities for its residents; and, improve the general welfare of the community; and, therefore, is prepared to reimburse the Developer for certain costs associated with the Project, subject to the terms of this Agreement, the TIF Act and all other application law provided that the Developer, upon acquisition of the Downtown Development , grants a perpetual non-exclusive easement to the City upon the Downtown Development fronting the Fox River as legally described on *Exhibit C* and an easement for the placement of art work as also described on *Exhibit C* (collectively, the “*Easements*”).

ARTICLE 2: DEVELOPER’S OBLIGATIONS

2.1 Within sixty (60) days from the date hereof, the Developer shall have acquired the Subject Property and shall have submitted to the City all plans and applications for all permits required to construct the Project to provide for three (3) new retail/commercial units on the ground floor, to construct two (2) dwelling units on the second floor and to renovate the basement as required for its intended use.

2.2 Within sixty (60) days from the date hereof, the Developer shall submit to the City proof of financing and equity contribution, if required, in an amount sufficient to cover the estimated budget for the Project as itemized on *Exhibit D* attached hereto (the “*Project Costs*”).

2.3 Within one hundred twenty (120) days from the date hereof, the Developer shall have commenced construction of the Project.

2.4 Upon completion of the improvements to the ground floor, construction and completion of two (2) dwelling units on the second floor and renovation of the basement area, the Developer shall submit to the City paid bills, invoices, receipts or any documentation which shall demonstrate payment of all costs of the Project, including acquisition, in an amount equal or greater than the total Project Costs as itemized on *Exhibit D*.

2.5 The Developer covenants and agrees to convey the Easements to the City no later than December 31, 2023.

2.6 The Developer covenants and agrees to construct the Project and thereafter maintain the Subject Property in accordance with all applicable City Codes.

2.7 The Developer covenants and agrees not to contest the real estate assessment of the Subject Property at any time during the term of this Agreement.

2.8 The Developer covenants and agrees to pay all fees, fines, licenses, taxes of any due to the City or assessed upon the Subject Property during the term of this Agreement.

ARTICLE 3: CITY OBLIGATIONS

3.1 The City hereby agrees to waive building permit fees in an estimated amount of \$11,179, as shown on the attached Exhibit E, and generally described as:

- 1) 50% of the fees for the commercial renovation of the basement, Unit 105, and Unit 101
- 2) 50% of the fees for the commercial plan review of the basement, Unit 105, and Unit 101
- 3) 100% of the fees for the building permit, water connection fee, water meter cost, city sewer connection fee, water and sewer inspection fee, and public walks and driveway inspection fee for the larger dwelling unit identified as the penthouse apartment on Exhibit B.

3.2 The City has established a special tax allocation fund solely for the Project Area (the “STAF”) into which the City shall deposit all Incremental Taxes, as defined below, generated from the Project Area.

3.3 Upon satisfaction of all of the Developer’s obligation as set forth in Sections 2.1, 2.2, 2.3, 2.4, and 2.5 and so long as no notice of default has been issued and remains outstanding pursuant to article 5 hereof, on December 1 or ten (10) days following the date upon which the City receives Incremental Taxes from the final installment of real estate taxes for each year during the term of this Agreement, shall first be used to pay any obligations to the School District as mandated by the TIF Act; thereafter, seventy-five percent (75%) of the Incremental Taxes with respect to the Subject Property shall be transferred and deposited into the Williams Subaccount of the STAF (which Subaccount shall be automatically created by the ordinance approving this Agreement) and annually shall be used to reimburse the Developer for Redevelopment Project Costs as hereinafter defined until the first to occur: (i) payment of the lesser of twenty-five percent (25%) of the total actual costs of the Project, or, \$398,912; or, (ii) December 31, 2030.

3.4 As used in this Agreement, “Incremental Taxes” shall mean the amount in the STAF equal to the amount of a valorem taxes, if any, paid in respect of the Project Area and its improvements which is attributable to the increase in the equalized assessed value of all the parcels of property located herein over the initial equalized assessed value of said parcels.

3.5 For purposes in this Agreement, Redevelopment Project Costs, shall mean and include all costs and expenses as defined as “redevelopment project costs” in Section 11-74.4-3(q) of the TIF Act.

ARTICLE 4. REPRESENTATIONS, WARRANTIES, AND COVENANTS

4.1 Developer's Representations Warranties and Covenants. To induce the City to enter into this Agreement, Developer represents, covenants, warrants, and agrees that:

- (a) Recitals. All representations and understanding as set forth in Article 1 are true, complete, and accurate in all respects.
- (b) Organization and Authorization. Developer is an Illinois limited liability company duly formed and existing under the laws of the State of Illinois authorized to do business in Illinois, and Developer has the power to enter into, and by proper action has been duly authorized to execute, deliver, and perform, this Agreement. Developer will do, or cause to be done, all things necessary to preserve and keep in full force and effect its existence and standing as a limited liability company authorized to do business in the State of Illinois for so long as Developer is developing and constructing the Project.
- (c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by Developer, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of any of the terms, conditions, or provisions of any offering or disclosure statement made, or to be made, on behalf of Developer, or any restriction, organizational document, agreement, or instrument to which Developer, or any of its partners or venturers, is now a party or by which Developer, or any of its partners or venturers, is bound, or constitute a default under any of the foregoing. Any claim of Conflict or Breach made by either party in this Agreement shall be subject to all enforcement and cure provisions provided in Article 7 in this Agreement.
- (d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or, to the best of Developer's knowledge, threatened against Developer that would materially or adversely affect:
 - (i) The ability of Developer to proceed with the construction and development of the Subject Property;
 - (ii) Developer's financial condition;
 - (iii) The level or condition of Developer's assets as of the date of this Agreement; or
 - (i) Developer's reputation

4.2 City's Representations, Warranties and Covenants. To induce Developer to enter into this Agreement and to undertake the performance of its obligations under this Agreement, the City represents, covenants, warrants and agrees as follows:

- (a) Recitals. All representations and agreements made by the City in Article 1 are true, complete, and accurate in all respects.
- (b) Authorizations. The City has the power to enter into and perform its obligations under this Agreement and by proper action has duly authorized the Mayor and City Clerk to execute and deliver this Agreement
- (c) Non-Conflict or Breach. The execution, delivery, and performance of this Agreement by the City, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of this Agreement shall not conflict with or result in a violation or breach of the terms of any order, agreement, or other instrument to which the City is a party or by which the City is now bound.
- (d) Pending Lawsuits. There are no actions at law or similar proceedings either pending or to the best of the City's knowledge being threatened against the City that would materially or adversely affect:
 - (i) The ability of Developer to proceed with the construction of the Development.
 - (ii) The ability of the City to perform its obligations under this Agreement.

ARTICLE 5: ENFORCEMENT AND REMEDIES

5.1 Enforcement: Remedies. The parties may enforce or compel the performance of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, subject to the cure provisions provided in 5.2 hereof. Notwithstanding the foregoing, Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

5.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement, the parties agree that the party alleged to be in breach shall have, unless specifically provided otherwise by any other provision of this Article 5, 30 days after notice of any breach delivered in accordance with Section 8.10 to correct the same prior to the non-breaching party's pursuit of any remedy provided for in Section 5.4 and 5.7; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not reasonably susceptible to being cured within the 30-day period, and (ii) if the defaulting party has promptly initiated the cure of the breach, and (iii) if the defaulting party diligently and continuously pursues the cure of the breach until its completion. If any party shall fail to perform any of its obligations under this Agreement, and if the party affected by the default shall have given written notice of the default to the defaulting party, and if the defaulting party shall have failed to cure the default as provided in this Section 5.2, then, except as specifically provided otherwise in the following sections of this Article 5 and in addition to any and all other remedies that may be available either in law or equity, the party affected by the default shall have the right (but not the obligation) to take any action as in its discretion and judgment

shall be necessary to cure the default. In any event, the defaulting party hereby agrees to pay and reimburse the party affected by the default for all costs and expenses reasonably incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

5.3 Events of Default by Developer. Any of the following events or circumstances shall be an event of default by Developer with respect to this Agreement:

- (a) If any material representation made by Developer in this Agreement, or in any certificate; notice, demand to the City; or request made by the City in connection with any of documents, shall prove to be untrue or incorrect in any material respect as of the date made.
- (b) Default by Developer in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure, or financial condition of Developer.
- (c) Developer's default in the performance or breach of any material covenant, warranty, or obligation contained in this Agreement.
- (d) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal bankruptcy, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator, or similar official of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order un-stayed and in effect for a period of 60 consecutive days. There shall be no cure period for this event of default.
- (e) The commencement by Developer of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal bankruptcy, insolvency, or the consent by Developer to the appointment of or taking possession, by a receiver, liquidator, assignee, trustee, custodian, sequestrator, or similar official of Developer or of any substantial part of Developer's property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing. There shall be no cure period for this event of default.

5.4 Remedies for Default By Developer.

- (a) Subject to the provisions of this Agreement, in the case of an event of default by Developer, the City, pursuant to Section 5.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel specific performance of Developer of its obligations under this Agreement. Subject to the cure provisions in paragraph 5.2 of this Agreement.

- (b) In case the City shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the City, then, and in every such case, Developer and the City shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Developer and the City shall continue as though no such proceedings had been taken. Subject to the cure provisions in paragraph 5.2 of this Agreement.

5.5 Indemnification by Developer: Agreement to Pay Attorneys' Fees and Expenses. Developer agrees to indemnify the City, and all of its elected and appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys, against any and all claims that may be asserted at any time against any of such parties in connection with or as a result of (i) Developer's development, construction, maintenance, or use of the Subject Properties; or (ii) Developer's default under the provisions of this Agreement. Such indemnification obligation, however, shall not extend to claims asserted against the City or any of the aforesaid parties in connection with or as a result of: (i) the performance of the City's representations, warranties and covenants under Article 6 of this Agreement; (ii) the City's default under the provisions of this Agreement; or (iii) the act, omission, negligence or misconduct of the City or any of the aforesaid parties. If Developer shall commit an event of default and the City should employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of Developer herein contained, Developer, on the City's demand, shall pay to the City the reasonable fees of such attorneys and such other reasonable expenses so incurred by the City, in the event the City is determined to be the prevailing party.

5.6 Events of Default by City. Any of the following events or circumstances shall be an event of default by the City with respect to this Agreement:

- (a) A default of any term, condition, or provision contained in any agreement or document relating to the Project (other than this Agreement), that would materially and adversely impair the ability of the City to perform its obligations under this Agreement, and the failure to cure such default within the earlier of 30 days after Developer's written notice of such default or in a time period reasonably required to cure such default or in accordance with the time period provided therein.
- (b) Failure to comply with any material term, provision, or condition of this Agreement within the time herein specified and failing to cure such noncompliance within 30 days after written notice from Developer of each failure or in a time period reasonably required to cure such default.
- (c) A representation or warranty of the City contained herein is not true and correct in any material respect for a period of 30 days after written notice to the City by Developer. If such default is incapable of being cured within 30 days, but the City begins reasonable efforts to cure within 30 days, then such default shall not be considered an event of default hereunder for so long as the City continues to diligently pursue its cure.

5.7 Remedies for Default by City. Subject to the provisions of this Agreement, in the case of an event of default by the City, Developer, pursuant to Section 5.1, may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including proceedings to compel the City's specific performance of its obligations under this Agreement; provided, however, no recourse under any obligation contained herein or for any claim based thereon shall be had against the City, its officers, agents, attorneys, representatives in any amount in excess of the specific sum agreed to be paid by the City hereunder, and no liability, right or claim at law or in equity shall be attached to or incurred by the City, its officers, agents, attorneys, representatives or employees in any amount in excess of specific sums agreed by the City to be paid hereunder and any such claim is hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City. In the event any action is maintained by the City against Developer, and the City is found to be the non-prevailing party, the City shall reimburse Developer for any costs and reasonable Attorney's fees incurred in enforcing claim under this Agreement as the prevailing party.

ARTICLE 6: GENERAL PROVISIONS

6.1 Maintain Improvements in Good and Clean Condition: Developer shall maintain the Subject Property in reasonably good and clean condition at all times during the development by Developer of the Subject Property, which shall include promptly removing all mud, dirt, and debris that is deposited on any street, sidewalk, or other public property in or adjacent to the Subject Properties by Developer or any agent of or contractor hired by, or on behalf of Developer and repair any damage to any public property that may be caused by the activities of Developer or any agent of or contractor hired by, or on behalf of, Developer.

6.2 Liability and Indemnity of City.

- (a) No liability for City Review. Developer acknowledges and agrees that (i) the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the development or use of any portion of the Subject Properties or the improvements and (ii) the City's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.
- (b) Hold Harmless and Indemnification. Developer shall hold harmless the City, and all of its elected and appointed officials, employees, agents, representatives, engineers, consultants, and attorneys from any and all claims that may asserted at any time against any of such parties in connection with (i) the City's review and approval of any plans or improvements or (ii) the City's issuance of any approval, permit or certificate. The foregoing provision, however, shall not apply to claims made against the City as a result of a City event of default under this Agreement, claims that are made against the City that relate to one or more of the City's representations, warranties, or covenants under Article 4 and claims that the City,

either pursuant to the terms of this Agreement or otherwise explicitly has agreed to assume.

- (c) Defense Expenses. Developer shall pay all expenses, including legal fees and administrative expenses, incurred by the City in defending itself with regard to any and all of the claims identified in the first sentence of Subsection (b) above.

The City agrees that upon a successor becoming bound to the obligations created herein in the manner provided herein and providing the financial assurances required herein, the liability of Developer shall be released to the extent of the transferee's assumption of such liability.

6.6 No Implied Waiver of City Rights. The City shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the City, no failure to exercise at any time any right granted herein to the City shall be construed as a waiver of that or any other right.

6.7 Force Majeure. Time is of the essence of this Agreement, provided, however, a party shall not be deemed in material breach of this Agreement with respect to any of its obligations under this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, weather conditions, failure or interruptions of power, restrictive governmental laws and regulations, condemnations, riots, insurrections, acts of terrorism, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of Gods, epidemics, quarantine restrictions, freight embargoes, acts caused directly or indirectly by the other party (or the other party's agents, employees or invitees) or similar causes beyond the reasonable control of such party ("Force Majeure"). If one of the foregoing events shall occur or either party shall claim that such an event shall have occurred, the party to whom such claim is made shall investigate same and consult with the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

ARTICLE 7. TERM

Term. This Agreement shall be in full force and effect upon its execution by the parties and terminate upon the first to occur: (i) the payment to the Developer the lessor of twenty-five percent (25%) of the total cost of the Project; or, \$398,912; or, (ii) December 31, 2030.

ARTICLE 8. NOTICES

8.1 Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth

below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:

With a copy to:

The Williams Group, LLC
1905 Marketview Drive
Suite 255
Yorkville, Illinois 60560
Attn: Edward L. Williams

Notices and communications to the City shall be addressed to and delivered at these addresses:

With a copy to:

United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Attn: City Administrator

Kathleen Field Orr
Kathleen Field Orr & Associates
2024 Hickory Road, Suite 205
Homewood, Illinois 60430

By notice complying with the requirements of this Section, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

ARTICLE 9. IN GENERAL

9.1 Amendments and Waiver. No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the City and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement.

9.2 No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the City or Developer.

9.3 Entire Agreement. This Agreement shall constitute the entire agreement of the Parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

9.4 Counterparts. This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the Effective Date.

United City of Yorkville

Attest:

By: _____
Mayor

By: _____
City Clerk

Date: _____, 2022

The Williams Group, LLC

By: _____
Its Manager

Exhibit A
Legal Description

Exhibit B
Easements

Exhibit C
Estimated Project Costs

INVESTOR TOOL SITE & PROPOSED EASEMENTS



<u>Fee name</u>	<u>Default Fee Amount</u>	<u>Waiver %</u>	<u>Waiver Amount</u>	<u>Net Fee Amount</u>	
Basement renovation, building permit fee	350 plus \$0.10 per sf @ 2907sf	50%	\$ 320	\$ 320	
Unit 105 renovation, building permit fee	350 plus \$0.10 per sf @ 683sf	50%	\$ 209	\$ 209	
Unit 101 renovation, building permit fee	350 plus \$0.10 per sf @ 743sf	50%	\$ 212	\$ 212	
Basement plan review fee	818.2	50%	\$ 409	\$ 409	Amount is generated by square cubic feet of unit.
Unit 105 plan review fee	595.8	50%	\$ 298	\$ 298	Amount is generated by square cubic feet of unit.
Unit 101 plan review fee	601.8	50%	\$ 301	\$ 301	Amount is generated by square cubic feet of unit.
Apartment 1 building permit fee	650 plus \$0.20 per sf @ 1800 sf	0%	\$ -	\$ 1,010	
Apartment 1 water connection fee	5554	0%	\$ -	\$ 5,554	
Apartment 1 Water meter cost	550	0%	\$ -	\$ 550	
Apartment 1 City Sewer connection fee	2000	0%	\$ -	\$ 2,000	
Apartment 1 water and sewer inspection fee	25	0%	\$ -	\$ 25	
Apartment 1 Public Walks and driveway inspectio	35	0%	\$ -	\$ 35	
Apartment 1 plumbing inspection fee	135	0%	\$ -	\$ 135	
Apartment 2 building permit fee	650 plus \$0.20 per sf @ 2400 sf	100%	\$ 1,130	\$ -	
Apartment 2 water connection fee	5554	100%	\$ 5,554	\$ -	
Apartment 2 Water meter cost	550	100%	\$ 550	\$ -	
Apartment 2 City Sewer connection fee	2000	100%	\$ 2,000	\$ -	
Apartment 2 water and sewer inspection fee	25	100%	\$ 25	\$ -	
Apartment 2 Public Walks and driveway inspectio	35	100%	\$ 35	\$ -	
Apartment 2 plumbing inspection fee	135	100%	\$ 135	\$ -	
			\$ 11,179	\$ 11,059	
Apartment 1 school transition fee	3000	0%	\$ -	\$ 3,000	Can't waive
Apartment 1 YBSD fee	1400	0%	\$ -	\$ 1,400	Can't waive
Apartment 2 school transition fee	3000	0%	\$ -	\$ 3,000	Can't waive
Apartment 2 YBSD fee	1400	0%	\$ -	\$ 1,400	Can't waive



Memorandum

To: City Council
From: Krysti Barksdale-Noble, AICP
CC: Bart Olson, City Administrator
Tim Evans, Parks and Recreation Director
Eric Dhuse, Public Works Director
Date: January 27, 2022
Subject: Williams Group – Riverfront & Art Easement

Summary

In accordance with recently approved planning documents, the City is requesting as part of the Williams Group TIF agreement, the dedication of easements on the subject parcels for a future riverfront walk and art installation. The riverfront walk would span the length of the Fox River between IL Route 47/Bridge Street bridge and the City owned parcel located at 201 W. Hydraulic. The riverfront walk would include a trail/sidewalk, greenspace, lighting, and potentially outdoor seating (benches, tables with umbrellas, and chairs). The art easement will be located near the corner of W. Hydraulic Avenue and Bridge Street. This installation will serve as a placemaking element within the downtown and help to define the historic commercial core visually better between Van Emmon Street and Hydraulic Ave.

The attached aerial map depicts the general location for each proposed easement. Note, the exact dimensions of both easements are still to be determined and the map is for illustrative purposes. Staff will give careful consideration to the size of the subject property to ensure all applicable zoning bulk regulations (i.e. setbacks, lot coverage, etc.) are maintained and the easements will not impair the developer's future land use plans.

Project Background

As mentioned, the City has approved various plans which contemplates these easements on the property for the development of a riverfront walk as a westward extension of the Riverfront Bicentennial Park, and the utilization of public art as a placemaking feature in the downtown. The following are excerpts from these documents:

Comprehensive Plan Update (2016)

STRATEGY A: ENHANCE FOX RIVER ACCESS AND CREATE A RIVERFRONT PARK WEST OF BRIDGE STREET (ILLINOIS ROUTE 47).

Along the Fox River, near Hydraulic and Main Streets, an existing City-owned public access area could be enhanced by the installation of new boat launch ramps and the creation of new park space. The new park would bring needed green space west of Bridge Street, which would make both commercial and residential properties more attractive for investments and development. Converting the Parks and Recreation Department building adjacent to the new green space into an

active use, such as a boating/kayaking center, could also bring increased activity to the west side of Downtown and facilitate the utilization of an enhanced boat launch.

IMPLEMENTATION ACTIONS

Implementation actions may include purchasing properties located west of Bridge Street and north of Hydraulic Street along the Fox River to create the new park; grant funding could be secured and a riverfront master plan developed by the City's Parks and Recreation Department to guide the new park's design and construction.

STRATEGY B. IMPLEMENT EXPANSIONS TO RIVERFRONT BICENTENNIAL PARK.

As recommended in the Downtown section, Bicentennial Riverfront Park could be expanded both east and west of Bridge Street with the west side between Bridge and Morgan Streets considered more feasible given the location of the Parks Department building and the amount of green space that already exists along the Fox River waterfront. However, several private property parcels also exist, which could be excluded from the new park or assembled and acquired to expand the Park from the boat launch area west to Morgan Street. The east side of Bridge Street may have less encumbrances from existing buildings, but land parcels may still need to be assembled going east to Van Emmon Park.

IMPLEMENTATION ACTIONS

Implementation actions may include the purchase of properties by the City or in partnership with other entities. Grants or other outside funding could be secured for property purchase as well as the creation of a park design plan for the expanded park area.

Downtown Overlay District - Streetscape Master Plan (2019)

Meaningful measures to display an image of vitality and interest can be taken with a cost sensitive approach. For example, instead of temporarily narrowing traffic lanes or tearing down the now important concrete barriers flanking Bridge Street; beautification strategies might include painting the concrete barriers and handrails with a custom design or painting large iconic murals on the blank downtown building walls. Each of these interventions could contribute to the overall character of downtown and play a dual role of encouraging vehicular and pedestrian traffic to be cautious and slow down.

Because this segment of Bridge Street is such an important gateway for the City, concentrating multiple interventions on this location within the greater downtown should take priority over other streets and locations. Drivers would recognize that downtown could be worth visiting. The larger scale of these proposed interventions caters to the car, because it is in this brief moment that downtown has to attract the attention of passersby.

Downtown Public Art Plan (2020)

Yorkville's Downtown Public Art Program is intended to promote, enhance, beautify, and revitalize the city's downtown historic commercial core. The integration of art in public spaces is envisioned to occur by:

- Utilizing public art and artistic expression within the downtown as a placemaking strategy.

- Employing public art to promote economic tourism.
- Celebrating the city's history and amenities through various art installations.
- Enhancing the pedestrian experience and defining gateways to the downtown using public art.
- Revitalizing the downtown streetscape and strengthening the sense of the downtown as a walkable, community gathering space.
- Engaging the community through interactive art as part of City sponsored special events which contributes to a vibrant downtown atmosphere.

Recommendation

Staff recommends approval of the TIF agreement in exchange for the referenced easements.