



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 7, 2023

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: January 3, 2023

New Business:

1. EDC 2023-06 Building Permit Report for December 2022
2. EDC 2023-07 Building Inspection Report for December 2022
3. EDC 2023-08 Property Maintenance Report for December 2022
4. EDC 2023-09 Economic Development Report for January 2023
5. EDC 2023-10 105 E. Spring Street – Rezoning
6. EDC 2023-11 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County
7. EDC 2023-12 Annual Foreclosure and Population Projection Update

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 7, 2023
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. January 3, 2023

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

NEW BUSINESS:

1. EDC 2023-06 Building Permit Report for December 2022

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

2. EDC 2023-07 Building Inspection Report for December 2022

☐ Informational Item

☐ Notes _____

3. EDC 2023-08 Property Maintenance Report for December 2022

☐ Informational Item

☐ Notes _____

4. EDC 2023-09 Economic Development Report for January 2023

☐ Informational Item

☐ Notes _____

5. EDC 2023-10 105 E. Spring Street – Rezoning

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2023-11 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 _____

7. EDC 2023-12 Annual Foreclosure and Population Projection Update

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – January 3, 2023

Meeting and Date: Economic Development Committee – February 7, 2023

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:

Have a question or comment about this agenda item?

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

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 3, 2023, 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.

All attendees were in person unless noted otherwise.

In Attendance:

Committee Members

Vice-Chairman Ken Koch
Alderman Chris Funkhouser
Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Community Development Director Krysti Barksdale-Noble

Other Guests

City Consultant Lynn Dubajic Kellogg
Mike Krempski
David Guss
Tom Ryan/via Zoom
Dean Smith, New Energy/via Zoom
Connor Glow/via Zoom
Tony Puljic/via Zoom

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

Citizen Comments None

Minutes for Correction/Approval December 6, 2022

The minutes were approved as presented.

New Business

1. EDC 2023-01 Building Permit Report for November 2022

Ms. Noble reported 35 residential permits and 267 permits for the calendar year up to November 2022.

2. EDC 2023-02 Building Inspection Report for November 2022

There were 726 inspections with 602 done in-house and 124 were outsourced.

3. EDC 2023-03 Property Maintenance Report for November 2022

Ms. Noble reported only one case on the adjudication docket and it was dismissed.

4. EDC 2023-04 Economic Development Report for December 2022

Ms. Dubajic Kellogg gave a handout outlining the recent economic growth in the city. She highlighted the businesses that will be opening including Scooter's Coffee, Fox Valley Ortho, Viva La Funny Boutique, Station One Smokehouse and others.

5. EDC 2023-05 New Leaf Solar Energy – Annexation , Rezoning and Special Use

Ms. Noble said this project is proposed for the area of Eldamain and the railroad, next to Whispering Meadows subdivision. The solar project would occupy 18 of the 48 acre piece with the remainder continuing to be farmed. The property would be leased by the solar company for 20 years with the option of 20 additional years. When the property is annexed it will default to R-1 zoning, however, solar farms are not allowed under R-1. The petitioner would ask to rezone to A-1 (agricultural) and a special use process would also be required. The petitioner is proposing 9,700 arrays. Ms. Noble described the equipment to be used and said noise should not be an issue. Landscaping and a fence will be provided and a glare study was done as well. Staff recommended a Knox box and keys for the fence. An estimate of \$382,000 was given for de-commissioning, however, the engineer is requesting a larger number to include inflation.

The committee raised several discussion points. It was requested that the fence height be consistent with another solar field in the city which is 7.5 feet and the fencing type should be chain link with slats. A compacted surface rather than gravel was requested for the access road. The Committee also discussed stormwater, de-commissioning--if needed, connections to the nearby power poles and power station. There was communication with the railroad for any issues such as glare, however, New Leaf reps said it was not an issue. In response to an inquiry about the petitioner contributing to Beecher Road improvements, there has been no request from the city at this time.

This matter will move to City Council on January 24th for annexation and PZC in February.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:32pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



Reviewed By:	
Legal	<input type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
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 2023-06

Agenda Item Summary Memo

Title: Building Permit Report for December 2022

Meeting and Date: Economic Development Committee – February 7, 2023

Synopsis: All permits issued in December 2022.

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 2022

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</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 2022	55	5	13	0	2	0	35	3,442,549.00	260,015.93
Calendar Year 2022	1505	170	115	0	110	0	1110	67,057,081.00	2,784,428.93
Fiscal Year 2023	1105	110	103	0	77	0	815	47,847,696.00	2,278,542.18
December 2021	49	8	0	0	4	0	37	1,404,555.00	59,843.95
Calendar Year 2021	1654	249	160	0	127	0	1118	76,241,682.00	2,794,370.58
Fiscal Year 2022	1118	150	136	0	75	0	757	51,519,377.00	1,892,882.89
December 2020	76	27	4	0	4	0	41	5,434,588.00	252,288.81
Calendar Year 2020	1827	219	98	0	91	0	1419	60,386,196.00	2,762,392.39
Fiscal Year 2021	1440	174	94	0	51	0	1121	48,772,684.00	2,278,778.26
December 2019	65	6	0	0	6	0	53	2,112,712.00	70,868.54
Calendar Year 2019	2143	143	35	0	117	0	1848	59,154,430.00	1,857,999.71
Fiscal Year 2020	1862	95	30	0	74	0	1663	41,684,450.00	1,246,169.99



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 2023-07

Agenda Item Summary Memo

Title: Building Inspection Report for December 2022

Meeting and Date: Economic Development Committee – February 7, 2023

Synopsis: All inspections scheduled in December 2022.

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: 01/03/2023
TIME: 08:44:18
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 068-FIN FINAL INSPECTION Comments1: ALL FINAL INSPECTIONS FIN, FEL, FMC AND Comments2: PLF 9250 CHATHAM PL MCCUE	10000001	COUNTY INSPECTIONS	0		12/19/2022
PR	_____	PM 069-PLU PLUMBING - UNDERSLAB Comments1: 10957 BRANDENBURG WAY MCCUE					12/19/2022
JP	_____	001-FIN FINAL INSPECTION Comments1: FENCE	20200147	122 STRAWBERRY LN	7		12/01/2022
BC	_____	003-FIN FINAL INSPECTION Comments1: POOL	20201250	997 N CARLY CIR	121		12/01/2020
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20201899	1123 REDWOOD DR	49		12/12/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210134	698 HEARTLAND DR	176		12/12/2022
JP	_____	002-FIN FINAL INSPECTION	20210173	855 CARLY CT	36		12/28/2022
JP	_____	002-FIN FINAL INSPECTION	20210248	541 OMAHA DR	5		12/14/2022
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK - LARRY 630-212-0416	20210267	1844 WALSH DR	64		12/07/2022
BC	_____	002-FIN FINAL INSPECTION Comments1: DECK/TERRY -- 630-882-9167 HAND RAIL REQ Comments2: UIRED	20210391	561 W BARBERRY CIR	48		12/12/2022
JP	_____	002-FIN FINAL INSPECTION	20210491	2455 WYTHE PL	8		12/15/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210545	422 WINDETT RIDGE RD	192		12/16/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210689	1203 PATRICK CT	9		12/29/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210717	891 PURCELL ST	68		12/29/2022
JP	_____	004-FIN FINAL INSPECTION	20210737	2372 WINTERTHUR GREEN	183		12/19/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210758	1162 CLEARWATER DR	245		12/13/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210768	1172 TAUS CIR	125		12/13/2022

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210802	978 S CARLY CIR	107		12/28/2022
JP	_____	002-FIN FINAL INSPECTION	20210850	2441 WILTON CT	130		12/19/2022
BC	_____	003-RFR ROUGH FRAMING Comments1: DECK -- ANTHONY-BAND JOIST, STAIRS	20210873	542 WINDETT RIDGE RD	170		12/14/2022
BC	_____	AM 004-REI REINSPECTION Comments1: ROUGH FRAMING 630-336-6510 REBECCA/HOME0 Comments2: WNER - SEE INSPECTION REPORT					12/16/2022
BC	_____	005-FIN FINAL INSPECTION Comments1: DECK -- SEE INSPECTION REPORT					12/28/2022
JP	_____	002-FIN FINAL INSPECTION	20210931	146 CLAREMONT CT	39		12/21/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210968	2401 FAIRFAX WAY	240		12/16/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210990	906 S CARLY CIR	99		12/28/2022
JP	_____	002-FIN FINAL INSPECTION	20211067	321 DRAYTON CT	54		12/19/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211087	612 WINDETT RIDGE RD	158		12/16/2022
JP	_____	002-FIN FINAL INSPECTION	20211205	602 SUTTON ST	165		12/19/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211220	2629 FAIRFAX WAY	253		12/16/2022
JP	_____	002-FIN FINAL INSPECTION	20211409	1148 HOMESTEAD DR	43		12/14/2022
GH	_____	016-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860	20211466	3824 BAILEY RD	123-3		12/21/2022
GH	_____	017-FEL FINAL ELECTRIC					12/21/2022
GH	_____	018-FMC FINAL MECHANICAL					12/21/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					12/21/2022
ED	_____	020-EFL ENGINEERING - FINAL INSPE					12/21/2022
GH	_____	016-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860 -- SEE INSPECTION REPO Comments2: RT	20211467	3822 BAILEY RD	123-4		12/21/2022

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	017-FEL FINAL ELECTRIC Comments1: CANCELLED MIKE FOY 12-21-22					12/21/2022
GH	_____	018-FMC FINAL MECHANICAL					12/21/2022
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: CANCELLED MIKE FOY				12/21/2022	
ED	_____	020-EFL ENGINEERING - FINAL INSPE					12/21/2022
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: 224-340-5860 MIKE FOY/DR HORTON -- UNABL Comments2: E TO ACCESS					12/22/2022
PBF	_____	022-REI REINSPECTION Comments1: FINAL PLUMBING -- MIKE 224-340-5860					12/28/2022
ED	_____	016-EFL ENGINEERING - FINAL INSPE 20211468	3739 BISSEL DR		124-1		12/08/2022
GH	_____	017-FIN FINAL INSPECTION Comments1: MIKE - 224-340-5860 SEE INSPECTION REPOR Comments2: T	20211469	3741 BISSEL DR	124-2		12/02/2022
GH	_____	018-FEL FINAL ELECTRIC					12/02/2022
GH	_____	019-FMC FINAL MECHANICAL					12/02/2022
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					12/02/2022
ED	_____	021-EFL ENGINEERING - FINAL INSPE					12/08/2022
ED	_____	016-EFL ENGINEERING - FINAL INSPE 20211470	3743 BISSEL DR		124-3		12/08/2022
GH	_____	017-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860					12/21/2022
GH	_____	018-FEL FINAL ELECTRIC					12/21/2022
GH	_____	019-FMC FINAL MECHANICAL					12/21/2022
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					12/21/2022
ED	_____	016-EFL ENGINEERING - FINAL INSPE 20211471	3745 BISSEL DR		124-4		12/08/2022
ED	_____	017-EFL ENGINEERING - FINAL INSPE 20211472	3747 BISSEL DR		124-5		12/08/2022

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	016-EFL ENGINEERING - FINAL INSPE	20211473	3749 BISSEL DR	124-6		12/08/2022
BC	_____	016-FIN FINAL INSPECTION Comments1: TIM 630-878*5291	20211517	1133 TAUS CIR	108		12/13/2022
BC	_____	017-FEL FINAL ELECTRIC					12/13/2022
BC	_____	018-FMC FINAL MECHANICAL					12/13/2022
PR	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: TIM 630-878-5291					12/13/2022
PR	_____	020-EFL ENGINEERING - FINAL INSPE					12/13/2022
JP	_____	001-FIN FINAL INSPECTION Comments1: PAVER PATIO --	20211550	1123 REDWOOD DR	49		12/12/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211759	2867 CRYDER WAY	474		12/01/2022
JP	_____	002-FIN FINAL INSPECTION	20220026	1024 S CARLY CIR	114		12/28/2022
JP	_____	002-FIN FINAL INSPECTION	20220029	2022 INGEMUNSON LN	140		12/01/2022
JP	_____	003-FIN FINAL INSPECTION	20220030	2034 INGEMUNSON LN	141		12/01/2022
GH	_____	001-FIN FINAL INSPECTION Comments1: FENCE	20220041	2461 JUSTICE CT	617		12/01/2022
PR	_____	018-FIN FINAL INSPECTION Comments1: BRUCE 309-883-9287	20220042	444 E VETERANS PKWY			12/12/2022
PR	_____	019-FEL FINAL ELECTRIC					12/12/2022
PR	_____	020-FMC FINAL MECHANICAL					12/12/2022
PR	_____	021-PLF PLUMBING - FINAL OSR READ					12/12/2022
HD	_____	022-FIN FINAL INSPECTION Comments1: HEALTH DEPT OK'D					12/09/2022
BKF	_____	023-FIN FINAL INSPECTION					12/12/2022
BKF	_____	024-FIN FINAL INSPECTION Comments1: PHONED RESULTS-MTORRENCE					12/13/2022
BC	_____	AM 009-FIN FINAL INSPECTION Comments1: CURT 630-294-2098	20220055	1991 MEADOWLARK LN	113		12/01/2022

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 010-FEL FINAL ELECTRIC					12/01/2022
BC	_____	AM 011-FMC FINAL MECHANICAL					12/01/2022
PBF	_____	AM 012-PLF PLUMBING - FINAL OSR READ Comments1: HAS TO BE AM!!! CURT 630-294-2098					12/01/2022
JP	_____	003-FIN FINAL INSPECTION	20220061	401 HAZELTINE WAY	14		12/01/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220065	2838 OLD GLORY DR	281		12/01/2022
PR	_____	PM 022-PLF PLUMBING - FINAL OSR READ Comments1: 331-431-7342 ANDREW/Ryan	20220068	2735 ELLORY CT	131		12/12/2022
BC	_____	PM 023-FEL FINAL ELECTRIC Comments1: 331-431-7342 ANDREW/Ryan					12/12/2022
BC	_____	PM 024-FME FINAL MECHANICAL Comments1: 331-431-7342 ANDREW/Ryan					12/12/2022
BC	_____	PM 025-FIN FINAL INSPECTION Comments1: 331-431-7342 ANDREW/Ryan					12/12/2022
ED	_____	026-EFL ENGINEERING - FINAL INSPE Comments1: 331-431-7342 ANDREW/Ryan TEMP WINTER CO Comments2: NDTIONS					12/14/2022
JP	_____	002-FIN FINAL INSPECTION	20220092	535 COACH RD	413		12/01/2022
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR TESLA 630-427-5027 JONATHAN	20220099	2965 ELLSWORTH DR	403		12/08/2022
BF	_____	PM 002-FEL FINAL ELECTRIC Comments1: SOLAR TESLA 630-427-5027 JONATHAN					12/08/2022
JP	_____	002-FIN FINAL INSPECTION	20220100	1332 DEERPATH DR	223		12/14/2022
JP	_____	002-FIN FINAL INSPECTION	20220102	1178 HAWK HOLLOW DR	282-4		12/01/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220103	575 COACH RD	417		12/01/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220108	2867 ALDEN AVE	291		12/01/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220109	567 COACH RD	416		12/01/2022

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TIME: 08:44:18
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220110	2483 ELLSWORTH CT	350		12/01/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE --SEE INSPECTION REPORT	20220111	2181 HEARTHSTONE AVE	427		12/01/2022
JP	_____	002-FIN FINAL INSPECTION	20220125	482 OMAHA DR	83		12/14/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220128	2281 FAIRFAX WAY	373		12/01/2022
BC	_____	014-STP STOOP Comments1: FRONT	20220129	628 WHITE OAK WAY	59		12/29/2022
JP	_____	002-FIN FINAL INSPECTION	20220136	181 CLAREMONT CT	22		12/21/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220141	2289 FAIRFAX WAY	372		12/01/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220142	2765 CROOKER DR	60		12/01/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: ROOF - JASON 331-575-7705	20220149	1052 HOMESTEAD DR			12/02/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220154	2835 ALDEN AVE	285		12/02/2022
GH	_____	019-FIN FINAL INSPECTION Comments1: JEFF 847-456-8082	20220161	2361 FAIRFIELD AVE	496		12/14/2022
GH	_____	020-FEL FINAL ELECTRIC					12/14/2022
GH	_____	021-FMC FINAL MECHANICAL					12/14/2022
PR	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JEFF 847-456-8082					12/14/2022
ED	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					12/14/2022
GH	_____	019-FIN FINAL INSPECTION Comments1: 847-456-8082 JEFF/LENNAR	20220162	2349 FAIRFIELD AVE	497		12/20/2022
GH	_____	020-FEL FINAL ELECTRIC					12/20/2022
GH	_____	021-FME FINAL MECHANICAL					12/20/2022

DATE: 01/03/2023
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UNITED CITY OF YORKVILLE
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PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 JEFF/LENNAR					12/20/2022
ED	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: COULDN'T FIND B-BOX					12/20/2022
GH	_____	019-FIN FINAL INSPECTION Comments1: JEFF 847-456-8082	20220164	522 ASHWORTH LN	521		12/19/2022
GH	_____	020-FEL FINAL ELECTRIC					12/19/2022
GH	_____	021-RMC ROUGH MECHANICAL					12/19/2022
PR	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JEFF 847-456-8082					12/19/2022
ED	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					12/14/2022
BC	_____	019-FIN FINAL INSPECTION Comments1: 847-456-8082 JEFF/LENNAR	20220167	2387 FAIRFIELD AVE	494		12/21/2022
BC	_____	020-FEL FINAL ELECTRIC Comments1: 847-456-8082 JEFF/LENNAR					12/21/2022
BC	_____	021-FMC FINAL MECHANICAL					12/21/2022
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: 847-456-8082 JEFF/LENNAR					12/21/2022
ED	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: 847-456-8082 JEFF/LENNAR TEMP PARKWAY T Comments2: REE					12/20/2022
GH	_____	PM 009-STP STOOP Comments1: FRONT & REAR -- JUAN 847-551-9066-- SEE Comments2: INSPECTION REPORT	20220178	555 BRAEMORE LN	532		12/07/2022
GH	_____	010-RFR ROUGH FRAMING Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO Comments2: RT					12/28/2022
GH	_____	011-REL ROUGH ELECTRICAL					12/28/2022
GH	_____	012-RMC ROUGH MECHANICAL					12/28/2022
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082					12/28/2022

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GH	_____	011-GPL GREEN PLATE INSPECTION	20220180	525 BRAEMORE LN	533		12/08/2022
		Comments1: JEFF 847-456-8082 MISSING NUT, FRONT WAL					
		Comments2: L					
GH	_____	015-INS INSULATION	20220181	605 BRAEMORE LN	531		12/02/2022
		Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO					
		Comments2: RT					
GH	_____	018-FIN FINAL INSPECTION	20220183	2375 FAIRFIELD AVE	495		12/09/2022
		Comments1: JEFF 847-456-8082					
GH	_____	019-FEL FINAL ELECTRIC					12/09/2022
GH	_____	020-FMC FINAL MECHANICAL					12/09/2022
PR	_____	021-PLF PLUMBING - FINAL OSR READ					12/09/2022
		Comments1: JEFF 847-456-8082					
ED	_____	022-EFL ENGINEERING - FINAL INSPE					12/09/2022
		Comments1: COULDN'T KEY BBOX					
ED	_____	023-REI REINSPECTION					12/14/2022
		Comments1: TEMP TO FINAL -- REINSPECT B BOX					
JP	_____	001-FIN FINAL INSPECTION	20220197	824 CARLY CT	32		12/28/2022
		Comments1: FENCE					
GH	_____	002-FIN FINAL INSPECTION	20220200	2441 ANNA MARIA LN	706		12/02/2022
		Comments1: SEE INSPECTION REPORT					
GH	_____	002-FIN FINAL INSPECTION	20220205	2581 ANNA MARIA LN	720		12/02/2022
		Comments1: SEE INSPECTION REPORT					
JP	_____	002-FIN FINAL INSPECTION	20220214	873 N CARLY CIR	23		12/28/2022
		Comments1: FENCE					
JP	_____	002-FIN FINAL INSPECTION	20220248	2203 RICHMOND AVE	444		12/02/2022
		Comments1: FENCE					
GH	_____	001-FIN FINAL INSPECTION	20220251	3171 JUSTICE DR	699		12/02/2022
JP	_____	002-FIN FINAL INSPECTION	20220257	701 WINDETT RIDGE RD	84		12/16/2022
		Comments1: FENCE					
GH	_____	002-FIN FINAL INSPECTION	20220269	2595 ANNA MARIA LN	723		12/02/2022
		Comments1: SEE NSPECTION REPORT					
GH	_____	002-FIN FINAL INSPECTION	20220288	2561 ANNA MARIA LN	718		12/02/2022
		Comments1: SEE INSPECTON REPORT					

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GH	_____	002-FIN FINAL INSPECTION Comments1: WHTE VINYL -- 5 FT	20220303	2828 ALDEN AVE	331		12/02/2022
JP	_____	001-FIN FINAL INSPECTION	20220314	521 MANCHESTER LN	393		12/02/2022
BC	_____	001-FIN FINAL INSPECTION Comments1: PAVERS -- MIKE 708-819-2929	20220315	344 BERTRAM DR	1155		12/09/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220333	1242 TAUS CIR	121		12/13/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220345	2844 ALDEN AVE	334		12/02/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220350	3146 JUSTICE DR	609		12/02/2022
BC	_____	009-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20220354	3738 BISSEL DR	131-4		12/05/2022
BC	_____	010-REL ROUGH ELECTRICAL					12/05/2022
BC	_____	011-RMC ROUGH MECHANICAL					12/05/2022
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/05/2022
BC	_____	013-INS INSULATION Comments1: CHRIS 224-358-1606					12/07/2022
BC	_____	009-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20220355	3736 BISSEL DR	131-5		12/05/2022
BC	_____	010-REL ROUGH ELECTRICAL					12/05/2022
BC	_____	011-RMC ROUGH MECHANICAL					12/05/2022
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/05/2022
BC	_____	013-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/06/2022
BC	_____	014-INS INSULATION Comments1: CHRIS 224-358-1606					12/08/2022
GH	_____	013-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860 SEE INSPECTION NOTES	20220357	3728 BISSEL DR	1322		12/15/2022

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GH	_____	014-FEL FINAL ELECTRIC Comments1: EXPOSED J BOX 3RD FLOOR CEILING					12/15/2022
GH	_____	015-FMC FINAL MECHANICAL					12/15/2022
PR	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					12/15/2022
ED	_____	017-EFL ENGINEERING - FINAL INSPE				12/16/2022	
ED	_____	018-REI REINSPECTION Comments1: WINTER CONDITIONS OK TO TEMP					12/20/2022
GH	_____	019-REI REINSPECTION Comments1: FINAL ELEC 224-340-5860 MIKE/DR HORTON					12/20/2022
BC	_____	015-FIN FINAL INSPECTION Comments1: 630-336-3678 CLAYTON/MARKER	20220380	1192 TAUS CIR	123		12/19/2022
BC	_____	016-FEL FINAL ELECTRIC Comments1: 630-336-3678 CLAYTON/MARKER					12/19/2022
BC	_____	017-FMC FINAL MECHANICAL Comments1: 630-336-3678 CLAYTON/MARKER					12/19/2022
PR	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: 630-336-3678 CLAYTON/MARKER					12/19/2022
PR	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: 630-336-3678 CLAYTON/MARKER OK TO TEMP					12/19/2022
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK -- 708-819-2929	20220392	344 BERTRAM DR			12/09/2022
JP	_____	010-GPL GREEN PLATE INSPECTION Comments1: 847-456-8082 JEFF/LENNAR	20220401	608 BRAEMORE LN	537		12/27/2022
GH	_____	PM 011-STP STOOP Comments1: FRONT AND REAR -- JUAN 847-551-9066	20220402	665 BRAEMORE LN	528		12/07/2022
GH	_____	012-RFR ROUGH FRAMING Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO Comments2: RT	20220404	668 BRAEMORE LN	539		12/12/2022
GH	_____	013-REL ROUGH ELECTRICAL					12/12/2022
GH	_____	014-RMC ROUGH MECHANICAL					12/12/2022

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PR	_____	015-PLR PLUMBING - ROUGH Comments1: 847-456-8082 -- JEFF					12/12/2022
GH	_____	PM 016-INS INSULATION Comments1: JEFF 847-456-8082					12/14/2022
GH	_____	PM 009-STP STOOP Comments1: FRONT & REAR -- JUAN 847-551-9066	20220406	2456 RICHMOND AVE	483		12/07/2022
BC	_____	010-RFR ROUGH FRAMING Comments1: JEFF 847-456-8082					12/15/2022
BC	_____	011-REL ROUGH ELECTRICAL					12/15/2022
BC	_____	012-RMC ROUGH MECHANICAL					12/15/2022
PR	_____	013-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082					12/15/2022
GH	_____	014-INS INSULATION Comments1: JEFF 847-456-8082					12/20/2022
GH	_____	011-GPL GREEN PLATE INSPECTION Comments1: JEFF -- 847-456-8082	20220408	2294 RICHMOND AVE	476		12/15/2022
JP	_____	002-FIN FINAL INSPECTION	20220410	2702 PHELPS CT	274		12/19/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220413	2772 CRANSTON CIR	106		12/06/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220421	557 MANCHESTER LN	396		12/02/2022
JP	_____	002-FIN FINAL INSPECTION	20220423	2227 FAIRFAX WAY	379		12/02/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220432	2121 HARTFIELD AVE	350		12/02/2022
BC	_____	AM 010-MIS MISCELLANEOUS Comments1: PROGRESS REPORT AND 2 WEEK OUTLOOK -- RA Comments2: Y -- 314-591-6038	20220474	1555 W CORNEILS RD			12/21/2022
GH	_____	017-FIN FINAL INSPECTION Comments1: 331-431-7342 ANDREW/Ryan	20220477	2705 NICKERSON CT	159		12/22/2022
GH	_____	018-FEL FINAL ELECTRIC					12/22/2022
GH	_____	019-FME FINAL MECHANICAL					12/22/2022

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PBF		020-PLF PLUMBING - FINAL OSR READ Comments1: 331-431-7342 ANDREW/RYAN					12/22/2022
ED		021-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					12/27/2022
GH		002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220495	2874 ALDEN AVE	327		12/07/2022
GH		002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220501	2878 OLD GLORY DR	273		12/06/2022
JP		002-FIN FINAL INSPECTION	20220518	521 PARKSIDE LN	94		12/05/2022
JP		002-FIN FINAL INSPECTION	20220526	3053 GRANDE TR	558		12/07/2022
GH		013-INS INSULATION Comments1: NICK 630-988-0169	20220544	2718 POTTER CT	147		12/01/2022
BC		014-STP STOOP Comments1: FRONT					12/02/2022
JP		PM 007-GPL GREEN PLATE INSPECTION Comments1: ANDREW 331-431-7342	20220561	2726 ELLORY CT	139		12/02/2022
PR		008-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342					12/09/2022
BC		AM 009-BSM BASEMENT FLOOR Comments1: 815-839-8175 MDW					12/22/2022
GH		016-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860	20220565	2793 BERRYWOOD LN	795		12/21/2022
GH		017-FEL FINAL ELECTRIC					12/21/2022
GH		018-FMC FINAL MECHANICAL					12/21/2022
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					12/21/2022
ED		020-EFL ENGINEERING - FINAL INSPE					12/21/2022
GH		001-FIN FINAL INSPECTION Comments1: FENCE	20220572	2875 ROOD ST	319		12/12/2022
GH		002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220575	2293 GRANDE TR	170		12/07/2022

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GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220612	4038 BRADY ST	5		12/06/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220616	2295 HOBBS LN	157		12/13/2022
JP	_____	002-FIN FINAL INSPECTION	20220625	722 OMAHA DR	46		12/13/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220630	3152 JUSTICE DR	608		12/13/2022
JP	_____	002-FIN FINAL INSPECTION	20220632	556 MANCHESTER LN	387		12/05/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220643	2831 ALDEN AVE	284		12/12/2022
GH	_____	AM 001-FTG FOOTING Comments1: JUAN 847-551-9066 -- SEE INSPECTION REPO Comments2: RT	20220648	2411 FAIRFIELD AVE	491		12/08/2022
BC	_____	AM 002-FOU FOUNDATION Comments1: JUAN 847-551-9066					12/13/2022
PBF	_____	PM 003-SEW SEWER INSPECTION Comments1: CATHY 630-387-2001					12/20/2022
GH	_____	AM 004-BKF BACKFILL Comments1: JUAN 847-551-9066					12/21/2022
PBF	_____	005-WAT WATER					12/20/2022
PR	_____	PM 005-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342 ***PM PLEASE****	20220655	2724 POTTER CT	144		12/06/2022
BC	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: MIDWESTERN 815-839-8175					12/07/2022
BC	_____	PM 007-GAR GARAGE FLOOR					12/07/2022
BC	_____	008-STP STOOP Comments1: FR					12/07/2022
GH	_____	PM 001-FTG FOOTING Comments1: JUAN 847-551-9066	20220656	2407 FAIRFIELD AVE	492		12/07/2022
GH	_____	PM 002-FOU FOUNDATION Comments1: 847-551-9066 COMEX					12/12/2022

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PBF		003-SEW SEWER INSPECTION Comments1: CATHY 630-387-2001					12/20/2022
GH		AM 004-BKF BACKFILL Comments1: JUAN 847-551-9066				12/21/2022	
PBF		005-WAT WATER					12/20/2022
GH		002-FIN FINAL INSPECTION Comments1: FENCE -- SEE INSPECTION REPORT	20220683	2462 JUSTICE CT	623		12/13/2022
JP		002-FIN FINAL INSPECTION	20220694	568 MANCHESTER LN	386		12/05/2022
GH		002-FIN FINAL INSPECTION Comments1: FENCE	20220702	2948 ELLSWORTH DR	363		12/13/2022
JP		001-FIN FINAL INSPECTION Comments1: WINDOWS JOE 630-624-1909	20220733	312 E ORANGE ST			12/02/2022
JP		008-FIN FINAL INSPECTION Comments1: PAUL 630-774-0091((((CANCELLED))))	20220737	2273 CRYDER CT	434	12/06/2022	
JP	14:00	009-FIN FINAL INSPECTION Comments1: LARRY 630-234-5164((((CANCELLED))))				12/08/2022	
GH		017-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860	20220741	3344 SEELEY ST	729		12/13/2022
GH		018-FEL FINAL ELECTRIC					12/13/2022
GH		019-FMC FINAL MECHANICAL					12/13/2022
PR		020-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					12/13/2022
ED		021-EFL ENGINEERING - FINAL INSPE					12/14/2022
GH		002-FIN FINAL INSPECTION Comments1: FENCE	20220752	2464 JUSTICE CT	622		12/13/2022
JP		002-FIN FINAL INSPECTION	20220767	363 SUTTON ST	200		12/19/2022
BF		AM 001-FIN FINAL INSPECTION Comments1: SOLAR 801-837-4586 EDDY	20220781	2771 ELDEN DR	4		12/08/2022
BF		AM 002-FEL FINAL ELECTRIC Comments1: SOLAR EDDY LATE AM					12/08/2022

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GH	_____	AM 011-RFR ROUGH FRAMING Comments1: LATE AM -- NICK ADD 4 ANCHOR BOLTS, MISS Comments2: ING HURRICANE STRAP BY ENTRY, FIRE SEALI Comments3: NG	20220783	2701 NICKERSON CT	157		12/15/2022
GH	_____	AM 012-REL ROUGH ELECTRICAL					12/15/2022
GH	_____	AM 013-RMC ROUGH MECHANICAL Comments1: REPAIR TORN DUCT WRAP IN GARAGE CEILING					12/15/2022
PR	_____	AM 014-PLR PLUMBING - ROUGH Comments1: LATE AM - NICK					12/15/2022
GH	_____	AM 015-INS INSULATION Comments1: NICK					12/19/2022
JP	_____	007-GPL GREEN PLATE INSPECTION Comments1: ANDREW 331-431-7342	20220784	2732 ELLORY CT	136		12/01/2022
PBF	_____	008-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342					12/05/2022
BC	_____	AM 009-BSM BASEMENT FLOOR Comments1: 815-839-8175 MDW					12/22/2022
JP	_____	002-FIN FINAL INSPECTION	20220787	2243 FAIRFAX WAY	377		12/05/2022
GH	_____	013-RFR ROUGH FRAMING Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO Comments2: RT	20220816	2437 FAIRFIELD AVE	489		12/05/2022
GH	_____	014-REL ROUGH ELECTRICAL					12/05/2022
GH	_____	015-RMC ROUGH MECHANICAL					12/05/2022
PBF	_____	016-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082					12/05/2022
GH	_____	017-INS INSULATION Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO Comments2: RT					12/08/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220820	2004 OLD GLORY CT	234		12/13/2022
JP	_____	002-FIN FINAL INSPECTION	20220830	2276 FAIRFAX WAY	503		12/05/2022
GH	_____	003-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20220868	2777 CRANSTON CIR	137		12/06/2022

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GH	_____	001-FIN FINAL INSPECTION Comments1: *****NO FENCE INSTALLED*****	20220872	2826 OLD GLORY DR	283		12/06/2022
JP	_____	002-FIN FINAL INSPECTION	20220873	898 PARKSIDE LN	191		12/06/2022
PR	_____	AM 009-RFR ROUGH FRAMING Comments1: GARY 630-977-1868	20220881	809 ALEXANDRA LN	12		12/06/2022
PR	_____	AM 010-REL ROUGH ELECTRICAL					12/06/2022
PR	_____	AM 011-RMC ROUGH MECHANICAL					12/06/2022
PR	_____	AM 012-PLR PLUMBING - ROUGH					12/06/2022
GH	_____	PM 013-INS INSULATION Comments1: GARY 630-977-1868 -- SEE INSPECTION REPO Comments2: RT					12/08/2022
GH	_____	020-FIN FINAL INSPECTION Comments1: AUSTIN 630-720-1287	20220882	3039 GRANDE TR	529		12/05/2022
GH	_____	021-FEL FINAL ELECTRIC					12/05/2022
GH	_____	022-FMC FINAL MECHANICAL					12/05/2022
PBF	_____	023-PLF PLUMBING - FINAL OSR READ Comments1: AUSTIN 630-720-1287					12/05/2022
GH	_____	AM 004-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175	20220883	2646 KELLOGG CT	50		12/01/2022
PBF	_____	AM 005-WAT WATER Comments1: ALS - 630-492-7635					12/02/2022
JP	_____	006-GPL GREEN PLATE INSPECTION Comments1: 331-431-7342 ANDREW/RYAN					12/27/2022
BC	_____	PM 001-FTG FOOTING Comments1: MIDWESTERN 815-839-8175	20220884	2649 KELLOGG CT	51		12/02/2022
GH	_____	PM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175 -- SEE INSPECTIO Comments2: N REPORT					12/06/2022
BC	_____	AM 003-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175					12/08/2022
PR	_____	PM 004-WAT WATER Comments1: AL'S FAMILY 630-492-7635					12/12/2022

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BC	_____	AM 003-FIN FINAL INSPECTION Comments1: SOLAR -- ANGEL 815-616-2839	20220900	4830 W MILLBROOK CIR	10		12/06/2022
BC	_____	AM 004-FEL FINAL ELECTRIC					12/06/2022
GH	_____	008-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606 - SEE INSPECTION REPO Comments2: RT	20220908	2784 BERRYWOOD LN	832		12/06/2022
GH	_____	009-REL ROUGH ELECTRICAL					12/06/2022
GH	_____	010-RMC ROUGH MECHANICAL					12/06/2022
PR	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/06/2022
BC	_____	012-INS INSULATION Comments1: CHRIS 224-358-1606 SEE INSPECTION REPORT					12/08/2022
GH	_____	013-INS INSULATION Comments1: CHRIS 224-358-1606 - SEE INSPECTION REPO Comments2: RT	20220911	2794 BERRYWOOD LN	830		12/01/2022
BC	_____	013-INS INSULATION Comments1: CHRIS 224-358-1606	20220912	2788 BERRYWOOD LN	831		12/02/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- EDDIE 801-837-4586	20220916	2246 LAVENDER WAY	61		12/15/2022
BF	_____	AM 002-FEL FINAL ELECTRIC					12/15/2022
JP	_____	003-FIN FINAL INSPECTION	20220919	391 SUTTON ST	203		12/19/2022
JP	_____	002-FIN FINAL INSPECTION	20220926	371 DRAYTON CT	59		12/19/2022
BC	_____	AM 010-PHD POST HOLE - DECK Comments1: MIDWESTERN 815-839-8175	20220939	2720 POTTER CT	146		12/02/2022
BC	_____	AM 011-STP STOOP Comments1: *****NOT READY*****				12/02/2022	
BC	_____	PM 012-RFR ROUGH FRAMING Comments1: NICK 630-988-0169					12/12/2022
BC	_____	PM 013-REL ROUGH ELECTRICAL					12/12/2022
BC	_____	PM 014-RMC ROUGH MECHANICAL					12/12/2022

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PR	_____	PM 015-PLR PLUMBING - ROUGH Comments1: NICK 630-988-0169					12/12/2022
GH	_____	PM 016-INS INSULATION Comments1: NICK 630-988-0169					12/14/2022
BC	_____	AM 006-FIN FINAL INSPECTION	20220943	2719 POTTER CT	141		12/20/2022
BC	_____	AM 007-FEL FINAL ELECTRIC Comments1: 630-772-9292 MIKE/ADAMS GENERAL CONST					12/20/2022
BC	_____	008-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20220944	3743 BAILEY RD	102-4		02/14/2022
BC	_____	009-REL ROUGH ELECTRICAL					02/14/2022
BC	_____	010-RMC ROUGH MECHANICAL					12/14/2022
PR	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					02/14/2022
GH	_____	012-INS INSULATION Comments1: 224-358-1606 CHRIS/DR HORTON RESCHEDULED Comments2: FROM 12/16 -- SEE INSPECTION REPORT					12/19/2022
BC	_____	008-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20220945	3745 BAILEY RD	102-3		12/20/2022
BC	_____	009-REL ROUGH ELECTRICAL					12/20/2022
BC	_____	010-RMC ROUGH MECHANICAL					12/20/2022
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					02/27/2022
GH	_____	012-INS INSULATION Comments1: RICH 847-878-8447 -- SEE INSPECTION REPO Comments2: RT					12/27/2022
GH	_____	008-RFR ROUGH FRAMING Comments1: RICH 847-878-8447 SEE INSPECTION REPORT	20220946	3747 BAILEY RD	102-2		12/27/2022
GH	_____	009-REL ROUGH ELECTRICAL					12/27/2022
GH	_____	010-RMC ROUGH MECHANICAL					12/27/2022
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: RICH 847-878-8447					12/27/2022

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BC		012-INS INSULATION Comments1: RICH 847-878-8447					12/29/2022
BC		008-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20220948	3741 BAILEY RD	102-5		12/13/2022
BC		009-REL ROUGH ELECTRICAL					12/13/2022
BC		010-RMC ROUGH MECHANICAL					12/13/2022
PR		011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					12/13/2022
GH		012-INS INSULATION Comments1: CHRIS 224-358-1606					12/15/2022
JP		002-FIN FINAL INSPECTION	20220952	2211 FAIRFAX WAY	380		12/06/2022
JP		001-FIN FINAL INSPECTION Comments1: ROOF	20220963	121 STRAWBERRY LN			12/02/2022
JP		002-FIN FINAL INSPECTION	20220967	1137 HEARTLAND DR	56		12/14/2022
BC		002-FIN FINAL INSPECTION Comments1: ADDITION	20220980	805 CARLY CT	40		12/28/2022
BC		AM 011-FIN FINAL INSPECTION Comments1: 630-364-0224 CLEAN EDGE	20220990	301 CHURCH ST		12/30/2022	
BC		AM 012-FEL FINAL ELECTRIC Comments1: 630-364-0224 CLEAN EDGE				12/30/2022	
BC		AM 013-FME FINAL MECHANICAL Comments1: 630-364-0224 CLEAN EDGE				12/30/2022	
BC		011-RFR ROUGH FRAMING Comments1: 630-878-5291 TIM GREYER	20220993	1372 E SPRING ST	217		12/19/2022
BC		012-REL ROUGH ELECTRICAL					12/19/2022
BC		013-RMC ROUGH MECHANICAL					12/19/2022
PR		014-PLR PLUMBING - ROUGH Comments1: 630-878-5291 TIM GREYER					12/19/2022
JP		002-FIN FINAL INSPECTION	20220995	524 WARBLER LN	358		12/06/2022
BF		AM 003-REI REINSPECTION Comments1: FINAL SOLAR -- LOGAN 312-824-9021	20221008	581 WARBLER LN	352		12/05/2022

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BF	_____ AM	004-REI REINSPECTION Comments1: SOLAR-ELECTRIC					12/05/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20221027	2639 BURR ST	82		12/13/2022
BC	_____	010-RFR ROUGH FRAMING Comments1: RICH 847-878-8447	20221035	2785 BERRYWOOD LN	793		12/28/2022
BC	_____	011-REL ROUGH ELECTRICAL					12/28/2022
BC	_____	012-RMC ROUGH MECHANICAL					12/28/2022
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: RICH 847-878-8447					12/28/2022
BC	_____	014-INS INSULATION Comments1: RICH 847-878-8447				12/30/2022	
GH	_____	010-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20221036	2789 BERRYWOOD LN	794		12/14/2022
GH	_____	011-REL ROUGH ELECTRICAL					12/14/2022
GH	_____	012-RMC ROUGH MECHANICAL					12/14/2022
PR	_____	013-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606				12/14/2022	
GH	_____	014-INS INSULATION Comments1: 224-358-1606 CHRIS/DR HORTON					12/16/2022
GH	_____ PM	011-RFR ROUGH FRAMING Comments1: JASON 630-632-7433 -- SEE INSPECTION REP Comments2: ORT	20221048	596 ALDER CT	42		12/08/2022
GH	_____ PM	012-REL ROUGH ELECTRICAL					12/08/2022
GH	_____ PM	013-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION REPORT					12/08/2022
PR	_____ PM	014-PLR PLUMBING - ROUGH Comments1: JASON 630-632-7433					12/08/2022
GH	_____ PM	015-INS INSULATION Comments1: 630-632-7433 JASON/RALLY -- SEE INSPECTI Comments2: ON REPORT					12/19/2022

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BC	_____	PM 009-INS INSULATION	20221085	632 TIMBER OAK LN	46	12/22/2022	
		Comments1: 630-632-7433 JASON/RALLY	CANCELLED				
GH	_____	010-RFR ROUGH FRAMING					12/20/2022
		Comments1: RALLY 630-632-7433 STUD GUARD @ WATER LI					
		Comments2: NE, ANCHOR BOLTS SEAL HOLE @ TOPPLATE LV					
		Comments3: G RM DUCT POWDER RM JOIST HNGRS, LOWR LA					
		Comments4: NDNG SEALS PENETRATIONS JOISTS WILL REI					
GH	_____	011-REL ROUGH ELECTRICAL					12/20/2022
GH	_____	012-RMC ROUGH MECHANICAL					12/20/2022
PBF	_____	013-PLR PLUMBING - ROUGH					12/20/2022
		Comments1: RALLY - 630-632-7433					
GH	_____	AM 014-INS INSULATION					12/28/2022
		Comments1: 630-632-7433 JASON/RALLY- SEE INSPECTION					
		Comments2: REPORT					
PBF	_____	AM 015-PLR PLUMBING - ROUGH					12/28/2022
		Comments1: REINSPECT 630-632-7433 RALLY HOMES					
BC	_____	AM 001-FIN FINAL INSPECTION	20221088	506 BLAINE ST			12/05/2022
		Comments1: FURNACE -- MICHAEL 630-553-7962					
JP	_____	002-FIN FINAL INSPECTION	20221108	520 MANCHESTER LN	390		12/06/2022
GH	_____	002-FIN FINAL INSPECTION	20221111	3159 JUSTICE DR	696		12/13/2022
		Comments1: FENCE - SEE INSPECTION REPORT					
BF	_____	AM 001-FIN FINAL INSPECTION	20221112	1033 N CARLY CIR	117		12/16/2022
		Comments1: SOLAR *****EDDIE 801-837-4586					
BF	_____	AM 002-FEL FINAL ELECTRIC					12/16/2022
JP	_____	001-FIN FINAL INSPECTION	20221117	1207 EVERGREEN LN	160	12/02/2022	
		Comments1: DRIVEWAY((((CANCELED))))					
JP	_____	002-FIN FINAL INSPECTION				12/02/2022	
		Comments1: PATIO((((CANCELED))))					
JP	_____	002-FIN FINAL INSPECTION	20221125	1072 SPRING ST	81		12/13/2022
		Comments1: FENCE					
BC	_____	AM 001-FTG FOOTING	20221133	2647 KELLOGG CT	52	12/29/2022	
		Comments1: MIDWESTERN 815-839-8175					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		AM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175				12/30/2022	
GH		AM 001-FTG FOOTING Comments1: 815-839-8175 MIDWEST	20221134	2644 KELLOGG CT	49		12/19/2022
BC		PM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					12/20/2022
BC		AM 003-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175					12/29/2022
PBF		PM 004-WAT WATER Comments1: 630-492-7635 AL'S FAMILY				12/30/2022	
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20221137	1302 SPRING ST	188		12/13/2022
PBF		PM 009-SUM SUMP Comments1: CATHY 630-387-2001	20221141	2088 COUNTRY HILLS DR	450		12/05/2022
JP		002-FIN FINAL INSPECTION Comments1: ROOF	20221148	108 CONOVER CT	0		12/13/2022
BC		004-FIN FINAL INSPECTION Comments1: 630-973-9651 JOHN/CRAFT'D	20221154	2075 MARKETVIEW DR			12/20/2022
BC		005-FEL FINAL ELECTRIC Comments1: 630-973-9651 JOHN/CRAFT'D					12/20/2022
PBF		006-PLF PLUMBING - FINAL OSR READ Comments1: 630-973-9651 JOHN/CRAFT'D					12/20/2022
BKF		007-FFD BKFD FINAL INSPECTION					12/20/2022
AS		008-FIN FINAL INSPECTION Comments1: KENDALL CO HEALTH DEPT					12/20/2022
PBF		009-PLF PLUMBING - FINAL OSR READ Comments1: REINSPECTIONS 630-973-9651 JOHN/CRAFT'D Comments2: SEE PETE'S NOTES ON INSPECTION REPORT					12/22/2022
GH		002-FIN FINAL INSPECTION Comments1: FENCE	20221159	2881 ALDEN AVE	293		12/12/2022
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20221163	1142 TAUS CIR	128		12/12/2022

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JP	_____	002-FIN FINAL INSPECTION	20221169	2401 FAIRFIELD AVE	493		12/06/2022
GH	_____	002-FIN FINAL INSPECTION	20221171	3063 GRANDE TR	556		12/07/2022
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- KEITH 630-362-5980	20221174	4562 GARDINER AVE	1131		12/05/2022
BF	_____	PM 002-FEL FINAL ELECTRIC					12/05/2022
BF	_____	AM 003-REI REINSPECTION Comments1: FINAL SOLAR 630-362-5980 KEITH/PALMETTO					12/27/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- EDDIE 801-837-4586	20221188	1776 CALLANDER TR	65		12/08/2022
BF	_____	AM 002-FEL FINAL ELECTRIC					12/08/2022
JP	_____	002-FIN FINAL INSPECTION	20221194	2333 FAIRFIELD AVE	498		12/07/2022
BC	_____	PM 005-FIN FINAL INSPECTION Comments1: BASEMENT -- KIRK , MATRIX - 847-363-4770 Comments2: SEE INSPECTION TICKET TOO LENGTHY TO AD Comments3: D	20221195	3159 JUSTICE DR	696		12/20/2022
BC	_____	PM 006-FEL FINAL ELECTRIC Comments1: BASEMENT -- KIRK , MATRIX - 847-363-4770 Comments2: SEE INSPECTION TICKET TOO LENGTHY TO AD Comments3: D					12/20/2022
PBF	_____	PM 007-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT - KIRK, MATRIX 847-363-4770					12/20/2022
BC	_____	008-REI REINSPECTION Comments1: FINAL BASMENT 847-363-4770					12/27/2022
BF	_____	AM 007-REI REINSPECTION Comments1: SOLAR -- LOGAN 312-824-9021	20221196	2209 MEADOWVIEW LN	58		12/05/2022
BF	_____	AM 008-REI REINSPECTION Comments1: ELECTRIC -- SOLAR -- FINAL					12/05/2022
GH	_____	PM 004-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175	20221202	3056 GRANDE TR	541		12/01/2022
BC	_____	005-GPL GREEN PLATE INSPECTION Comments1: 630-720-1287 AUSTIN/RYAN HOMES					12/19/2022
BC	_____	006-GPL GREEN PLATE INSPECTION Comments1: Reinspection					12/20/2022

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PBF		AM 007-PLU PLUMBING - UNDERSLAB Comments1: EARLY AS POSSIBLE -- AUSTIN 630-720-1287				12/30/2022	
BC		AM 008-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175				12/30/2022	
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: JIM -- 331-223-6615	20221203	3029 MCLELLAN BLVD	559		12/02/2022
GH		007-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175					12/06/2022
BC		PM 008-GAR GARAGE FLOOR Comments1: MIDWESTERN 815-839-8175					12/13/2022
BC		PM 009-STP STOOP					12/13/2022
BC		PM 014-GAR GARAGE FLOOR Comments1: CARMELLA 630-364-0224	20221207	2286 CRYDER CT	437		12/05/2022
BC		PM 015-STP STOOP					12/05/2022
BF		AM 003-REI REINSPECTION Comments1: FINAL - SOLAR -- SAM 331-442-9476	20221210	1504 CORAL DR	175		12/05/2022
BF		AM 004-REI REINSPECTION Comments1: FINAL ELECTRIC -- SOLAR					12/05/2022
GH		007-BSM BASEMENT FLOOR Comments1: JOSE 630-465-1159	20221219	2781 BERRYWOOD LN	792		12/06/2022
BC		007-BSM BASEMENT FLOOR Comments1: JOSE 630-465-1159	20221222	2777 BERRYWOOD LN	791		12/14/2022
BC		011-RFR ROUGH FRAMING Comments1: JIM 331-223-6615	20221224	3111 GRANDE TR	493		12/08/2022
BC		012-REL ROUGH ELECTRICAL					12/08/2022
BC		013-RMC ROUGH MECHANICAL					12/08/2022
PR		014-PLR PLUMBING - ROUGH Comments1: JIM 331-223-6615					12/08/2022
GH		015-INS INSULATION Comments1: JIM 331-223-6615 - SEE INSPECTION REPORT					12/12/2022
BF		PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- ADAM 773-417-6118 *****DON'T S Comments2: CHEDULE REINSPECT UNTIL REI IS PAID*****	20221228	2673 FAIRFAX WAY	259		12/13/2022

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BF	_____	PM 002-FEL FINAL ELECTRIC					12/13/2022
JP	_____	002-FIN FINAL INSPECTION	20221244	2123 BLUEBIRD LN	234-2		12/07/2022
BC	_____	PM 009-GAR GARAGE FLOOR Comments1: MIDWESTERN 815-839-8175	20221249	3078 GRANDE TR	545		12/01/2022
BC	_____	PM 010-STP STOOP					12/01/2022
BC	_____	011-PHD POST HOLE - DECK Comments1: MIDWESTERN 815-839-8175					12/02/2022
BC	_____	012-RFR ROUGH FRAMING Comments1: JIM 331-223-6615					12/15/2022
BC	_____	013-REL ROUGH ELECTRICAL					12/15/2022
BC	_____	014-RMC ROUGH MECHANICAL					12/15/2022
PR	_____	015-PLR PLUMBING - ROUGH Comments1: JIM 331/223/6615					12/15/2022
GH	_____	016-INS INSULATION Comments1: JIM 331-223-6615 - SEE INSPECTION REPORT					12/19/2022
JP	_____	AM 005-GPL GREEN PLATE INSPECTION Comments1: JIM 331-223-6615	20221250	3024 GRANDE TR	536		12/07/2022
PR	_____	006-PLU PLUMBING - UNDERSLAB Comments1: 331-223-6615 JIM/RYAN HOMES					12/13/2022
JP	_____	PM 007-PHD POST HOLE - DECK Comments1: MIDWESTERN 815-839-8175					12/08/2022
GH	_____	PM 008-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175					12/20/2022
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- JOSH 224-370-9458	20221255	2789 GAINS CT	192		12/14/2022
BF	_____	PM 002-FEL FINAL ELECTRIC					12/14/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- LOGAN 312-824-9021	20221258	795 KENTSHIRE DR	143		12/05/2022
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR *****REI FEE NEEDS TO BE PAID Comments2: BEFORE REINSPECT. SCHEDULED*****					12/05/2022

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JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20221262	1302 SPRING ST	188		12/13/2022
GH	_____	002-FIN FINAL INSPECTION	20221265	521 ASHWORTH LN	518		12/07/2022
GH	_____	002-FIN FINAL INSPECTION	20221268	1264 HAWK HOLLOW DR	270		12/07/2022
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS & SLIDER	20221271	2481 CATALPA TR	174		12/02/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR 801-837-4586 EDDY *****PLEASE DO T Comments2: HIS ONE FIRST*****	20221272	2768 GOLDENROD DR	252		12/15/2022
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR 801-837-4586 EDDY SUNRUN					12/15/2022
BF	_____	PM 003-REI REINSPECTION Comments1: SOLAR 801-837-4586 EDDIE/SUNRUN REINSPEC Comments2: TION (PD 12/21/22)					12/29/2022
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20221288	2182 FAIRFAX WAY	510		12/09/2022
PR	_____	006-PLU PLUMBING - UNDERSLAB Comments1: 630-878-5792 DAVE/MCCUE	20221292	1091 AUBURN DR	93		12/19/2022
BC	_____	PM 002-RFR ROUGH FRAMING Comments1: 3 SEASON ROOM -- ED 630-816-0462	20221294	317 W KENDALL DR	5		12/28/2022
BC	_____	AM 003-REL ROUGH ELECTRICAL Comments1: FIRST THING -- 217-848-5013 BROCK/ED SAL Comments2: OGA				12/30/2022	
GH	_____	PM 001-FTG FOOTING Comments1: MIDWESTERN 815-839-8175 SEE INSPECTION R Comments2: EPORT	20221296	3028 GRANDE TR	537		12/06/2022
BC	_____	PM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					12/08/2022
PR	_____	PM 003-WAT WATER Comments1: 630-492-7635 AL'S FAMILY PLUMBING ((((((Comments2: CANCELLED))))))				12/14/2022	
BC	_____	PM 004-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175					12/14/2022

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JP		002-FIN FINAL INSPECTION Comments1: FENCE	20221297	1206 CANNONBALL TR	3		12/29/2022
JP	08:00	001-PHF POST HOLE - FENCE Comments1: ELPIDIO 815-970-2250	20221300	506 KELLY AVE	156		12/02/2022
JP		004-GPL GREEN PLATE INSPECTION Comments1: CHRIS 224-358-1606	20221308	2670 SEELEY ST	735		12/08/2022
PR		005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606					12/09/2022
GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159					12/14/2022
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221309	2674 SEELEY ST	734		12/08/2022
JP		005-GPL GREEN PLATE INSPECTION					12/08/2022
GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE					12/08/2022
GH		007-STP STOOP Comments1: FRONT ONLY					12/08/2022
GH		008-GPL GREEN PLATE INSPECTION					12/08/2022
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221310	2678 SEELEY ST	733		12/08/2022
JP		005-GPL GREEN PLATE INSPECTION Comments1: CHRIS 224-358-1606					12/08/2022
GH		006-PPS PRE-POUR, SLAB ON GRADE					12/08/2022
GH		007-STP STOOP Comments1: F					12/08/2022
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221311	2682 SEELEY ST	732		12/07/2022
JP		005-GPL GREEN PLATE INSPECTION Comments1: CHRIS 224-358-1606					12/08/2022
GH		006-PPS PRE-POUR, SLAB ON GRADE					12/08/2022
GH		007-STP STOOP Comments1: FRONT					12/08/2022

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PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221312	2686 SEELEY ST	731		12/07/2022
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS 224-358-1606					12/08/2022
GH	_____	006-PPS PRE-POUR, SLAB ON GRADE					12/08/2022
GH	_____	007-STP STOOP					12/08/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- LOGAN 312-824-9031	20221313	1888 ASTER DR	117		12/14/2022
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: LABEL BOXES & PIPING, WIRE UNDER PANELS Comments2: ON ROOF MUST BE TIED TO PANELS					12/14/2022
GH	_____	002-FIN FINAL INSPECTION Comments1: SEE INSPECTION REPORT	20221330	2789 CRANSTON CIR	139		12/06/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR 801-837-4586 EDDIE/SUNRUN	20221332	1962 WREN RD	7		12/29/2022
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR 801-837-4586 EDDIE/SUNRUN *****DO Comments2: NOT RESCHEDULE REI UNTIL REI FEE IS PAID Comments3: *****					12/29/2022
BC	_____	AM 003-BKF BACKFILL Comments1: REMY 630-882-9755	20221333	2862 MCLELLAN BLVD	457		12/05/2022
BC	_____	005-REI REINSPECTION Comments1: BACKFILL - REMY 630-973-6699					12/06/2022
PR	_____	006-WAT WATER Comments1: 630-397-9610 RMT PROP					12/19/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221334	264A PORTAGE LN	123		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221335	264B PORTAGE LN	122		12/08/2022

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PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221336	264C PORTAGE LN	121		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221337	264D PORTAGE LN	120		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221338	276A PORTAGE LN	115		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221339	276B PORTAGE LN	116		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221340	276C PORTAGE LN	117		12/08/2022

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PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221341	276D PORTAGE LN	118		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF -- 630-330-6705					12/13/2022
GH	_____	AM 007-GAR GARAGE FLOOR					12/13/2022
PR	_____	004-PLU PLUMBING - UNDERSLAB Comments1: MIKE 630-486-0260	20221342	276E PORTAGE LN	119		12/08/2022
PR	_____	005-ELU ELECTRICAL - UNDERSLAB					12/08/2022
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-486-0260 MIKE/RYAN-MODA	20221343	282A BARRETT DR	114		12/02/2022
PR	_____	AM 005-UGE UNDERGROUND ELECTRIC Comments1: 630-486-0260 MIKE/RYAN-MODA					12/02/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF 630-330-6705					12/05/2022
BC	_____	007-GAR GARAGE FLOOR Comments1: JOSE -- 630-465-1159					12/06/2022
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-486-0260 MIKE/RYAN-MODA	20221344	282B BARRETT DR	113		12/02/2022
PR	_____	AM 005-UGE UNDERGROUND ELECTRIC Comments1: 630-486-0260 MIKE/RYAN-MODA					12/02/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF 630-330-6705					12/05/2022
BC	_____	007-GAR GARAGE FLOOR Comments1: JOSE 630-465-1159					12/06/2022
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-486-0260 MIKE/RYAN-MODA	20221345	282C BARRETT DR	112		12/02/2022

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PR	_____	AM 005-UGE UNDERGROUND ELECTRIC Comments1: 630-486-0260 MIKE/RYAN-MODA					12/02/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF 630-330-6705					12/05/2022
BC	_____	007-GAR GARAGE FLOOR Comments1: JOSE 630-465-1159					12/06/2022
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-486-0260 MIKE/RYAN-MODA	20221346	282D BARRETT DR	111		12/02/2022
PR	_____	AM 005-UGE UNDERGROUND ELECTRIC Comments1: 630-486-0260 MIKE/RYAN-MODA					12/02/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF 630-330-6705					12/05/2022
BC	_____	007-GAR GARAGE FLOOR Comments1: JOSE 630-465-1159					12/06/2022
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-486-0260 MIKE/RYAN-MODA	20221347	282E BARRETT DR	110		12/02/2022
PR	_____	AM 005-UGE UNDERGROUND ELECTRIC Comments1: 630-486-0260 MIKE/RYAN-MODA					12/02/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF 630-330-6705					12/05/2022
BC	_____	007-GAR GARAGE FLOOR Comments1: JOSE 630-465-1159					12/06/2022
PR	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: 630-486-0260 MIKE/RYAN-MODA	20221348	282F BARRETT DR	109		12/02/2022
PR	_____	AM 005-UGE UNDERGROUND ELECTRIC Comments1: 630-486-0260 MIKE/RYAN-MODA					12/02/2022
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF 630-330-6705					12/05/2022
BC	_____	007-GAR GARAGE FLOOR Comments1: JOSE 630-465-1159					12/06/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR --- EDDIE -- 801-837-4586	20221369	2751 ELDEN DR	264		12/08/2022

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BF	_____	AM 002-FEL FINAL ELECTRIC					12/08/2022
BF	_____	PM 001-FIN FINAL INSPECTION	20221370	2834 ALDEN AVE	332		12/15/2022
		Comments1: SOLAR 573-453-8389 CHASE/EXCEL HOME SOLA					
		Comments2: R					
BF	_____	PM 002-FEL FINAL ELECTRIC					12/15/2022
		Comments1: SOLAR 573-453-8389 CHASE/EXCEL HOME SOLA					
		Comments2: R					
JP	_____	002-FIN FINAL INSPECTION	20221373	110 CONOVER CT	13		12/13/2022
		Comments1: ROOF					
JP	14:00	001-PHF POST HOLE - FENCE	20221375	2483 WAVERLY CIR	233		12/15/2022
		Comments1: 630-809-4166					
JP	_____	002-FIN FINAL INSPECTION					12/21/2022
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT	20221377	224A PORTAGE LN	140		12/02/2022
		Comments1: ALS 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-818-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT	20221378	224B PORTAGE LN	141		12/02/2022
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT	20221379	224C PORTAGE LN	142		12/02/2022
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT	20221380	224D PORTAGE LN	143		12/02/2022
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER / WAT	20221381	236A PORTAGE LN	135	12/02/2022	
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					

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PR	_____	PM 003-ESW ENGINEERING - SEWER /	WAT 20221382	236B PORTAGE LN	136	12/02/2022	
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER /	WAT 20221383	236C PORTAGE LN	137	12/02/2022	
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER /	WAT 20221384	236D PORTAGE LN	138	12/02/2022	
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
PR	_____	PM 003-ESW ENGINEERING - SEWER /	WAT 20221385	236E PORTAGE LN	139	12/02/2022	
		Comments1: ALS - 630-492-7635					
BC	_____	AM 004-UGE UNDERGROUND ELECTRIC					12/29/2022
		Comments1: NORM 630-808-0404					
BC	_____	AM 002-RFR ROUGH FRAMING	20221391	628 WHITE OAK WAY	59		12/21/2022
		Comments1: CHRIS 630-461-5314					
GH	_____	002-FIN FINAL INSPECTION	20221395	3022 GRANDE TR	535		12/07/2022
JP	_____	003-REI REINSPECTION	20221406	707 S BRIDGE ST			12/06/2022
		Comments1: ROOF -- MARCO - 630-862-8064 -- SEE INSP					
		Comments2: ECTION REPORT MARCO					
BC	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE	20221407	2898 ROOD ST	303		12/01/2022
		Comments1: IN GROUND POOL 815-482-0898 CHRIS					
BC	_____	PM 002-BND POOL BONDING					12/01/2022
		Comments1: IN GROUND POOL 815-482-0898 CHRIS					
JP	08:00	001-PHF POST HOLE - FENCE	20221409	2305 FAIRFIELD AVE	500		12/09/2022
		Comments1: JOSE 331-257-1401					
GH	_____	AM 001-FTG FOOTING	20221410	2903 CRYDER WAY	470		12/02/2022
		Comments1: LATE AM -- CHRIS 815-603-0589					
BC	_____	PM 002-FOU FOUNDATION					12/06/2022
		Comments1: PACO -- 630-536-4171					

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BC	_____	PM 003-BKF BACKFILL Comments1: PACO 630-536-4171					12/12/2022
BC	_____	AM 001-FTG FOOTING Comments1: MIDWESTERN 815-839-8175	20221413	4432 TAMPA DR	1975		12/28/2022
BC	_____	002-FOU FOUNDATION					12/29/2022
GH	_____	AM 001-FTG FOOTING Comments1: 815-839-8175 MIDWEST	20221417	3032 GRANDE TR	538		12/20/2022
BC	_____	AM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					12/21/2022
BC	_____	AM 003-BKF BACKFILL Comments1: MIDWESTERN - 815-839-8175 - BRACE WALL B Comments2: EFORE BACKFILL					12/29/2022
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR-- CHERIF -- 773-715-2908	20221422	642 KENTSHIRE DR			12/15/2022
BF	_____	AM 002-FEL FINAL ELECTRIC					12/15/2022
GH	_____	AM 001-FTG FOOTING Comments1: 630-453-9281 JESUS/UPLAND	20221436	221A PORTAGE LN	144		12/01/2022
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/05/2022
PR	_____	PM 003-SEW SEWER INSPECTION Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
PR	_____	PM 004-WAT WATER Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
GH	_____	AM 001-FTG FOOTING Comments1: 630-453-9281 JESUS/UPLAND	20221437	221B PORTAGE LN	145		12/01/2022
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/05/2022
PR	_____	PM 003-SEW SEWER INSPECTION Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
PR	_____	PM 004-WAT WATER Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
GH	_____	AM 001-FTG FOOTING Comments1: 630-453-9281 JESUS/UPLAND	20221438	221C PORTAGE LN	146		12/01/2022

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GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/05/2022
PR	_____	PM 003-SEW SEWER INSPECTION Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
PR	_____	PM 004-WAT WATER Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
GH	_____	AM 001-FTG FOOTING Comments1: 630-453-9281 JESUS/UPLAND	20221439	221D PORTAGE LN	147		12/01/2022
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/05/2022
PR	_____	PM 003-SEW SEWER INSPECTION Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
PR	_____	PM 004-WAT WATER Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
GH	_____	AM 001-FTG FOOTING Comments1: 630-453-9281 JESUS/UPLAND	20221440	221E PORTAGE LN	148		12/01/2022
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/05/2022
PR	_____	PM 003-SEW SEWER INSPECTION Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
PR	_____	004-WAT WATER Comments1: 630-492-7635 AL'S FAMILY					12/15/2022
GH	_____	AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221441	235A PORTAGE LN	149		12/13/2022
GH	_____	002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS					12/16/2022
GH	_____	AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221442	235B PORTAGE LN	150		12/13/2022
GH	_____	002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS					12/16/2022
GH	_____	AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221443	235C PORTAGE LN	151		12/13/2022

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GH		002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS					12/16/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221444	235D PORTAGE LN	152		12/13/2022
GH		002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS					12/16/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221445	269A PORTAGE LN	153		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS - INSTALLING R Comments2: EBAR AT TIME OF INSPECTION					12/19/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221446	269B PORTAGE LN	154		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS-- INSTALLING R Comments2: EBAR AT TIME OF INSPECTION					12/19/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221447	269C PORTAGE LN	155		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS - INSTALLING Comments2: REBAR AT TIME OF INSPECTION					12/19/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221448	269D PORTAGE LN	156		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: 630-453-9281 UPLAND/JESUS - INSTALLING Comments2: REBAR AT TIME OF INSPECTION					12/19/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221449	279A PORTAGE LN	157		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/20/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221450	279B PORTAGE LN	158		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/20/2022

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221451	279C PORTAGE LN	159		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/20/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221452	279D PORTAGE LN	160		12/13/2022
BC		AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/20/2022
GH		AM 001-FTG FOOTING Comments1: JEFF -- 630-330-6705	20221453	279E PORTAGE LN	161		12/13/2022
GH		AM 002-FOU FOUNDATION Comments1: JESUS 630-453-9281					12/20/2022
BC	14:00	003-FOU FOUNDATION Comments1: 2:00-3:00, PLEASE -- JOHN 630-546-8057	20221455	805 FREEMONT ST	44		12/01/2022
BC		004-BKF BACKFILL Comments1: GARY 630-977-1868					12/13/2022
JP	11:30	001-PHF POST HOLE - FENCE Comments1: CANDACE 630-406-8410, EXT 220	20221457	581 ASHWORTH LN	515		12/01/2022
JP		002-FIN FINAL INSPECTION Comments1: FENCE					12/09/2022
JP		002-FIN FINAL INSPECTION	20221461	2362 WINTERTHUR GREEN	182		12/19/2022
GH		AM 001-FTG FOOTING Comments1: MIDWESTERN 815-839-8175	20221466	495 TIMBER OAK LN	28		12/07/2022
BC		AM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					12/15/2022
GH		AM 003-BKF BACKFILL Comments1: 815-839-8175 MDW DELTA MS NOT INSTALLED Comments2: PROPERLY					12/22/2022
BC		AM 004-REI REINSPECTION Comments1: BACKFILL -- MIDWESTERN 815-839-8175					12/27/2022
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20221467	2221 COUNTRY HILLS DR	469		12/09/2022

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: MIKE - 630-465-5792	20221468	101 W HYDRAULIC ST			12/08/2022
PBF	_____	AM 001-WAT WATER Comments1: JENNIFER 630-699-5148	20221470	3977 EVANS CT	60		12/02/2022
PBF	_____	AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528					12/07/2022
GH	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528 INSULATE WARM WALLS AT Comments2: HOUSE/ENTRY					12/09/2022
PBF	_____	AM 001-WAT WATER Comments1: JENNIFER 630-699-5148	20221471	3979 EVANS CT	60		12/02/2022
PBF	_____	AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528					12/07/2022
GH	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528 INSULATE AT WARM WALLS Comments2: HOUSE/ENTRY					12/09/2022
PBF	_____	PM 001-WAT WATER Comments1: JENNIFER 630-699-5148	20221472	3981 EVANS CT	60		12/02/2022
PBF	_____	AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528					12/07/2022
GH	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528					12/09/2022
PBF	_____	AM 001-WAT WATER Comments1: JENNIFER 630-699-5148	20221473	3983 EVANS CT	60		12/02/2022
PBF	_____	AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528					12/07/2022
GH	_____	003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528 INSULATE WARM WALLS AT Comments2: GARAGE/HOUSE					12/09/2022
PBF	_____	AM 001-WAT WATER Comments1: JENNIFER 630-364-8785	20221474	3967 EVANS CT	61		12/01/2022
PBF	_____	AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528 "APPROVED AS NOTED"					12/07/2022

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528					12/08/2022
PBF		AM 001-WAT WATER Comments1: JENNIFER 630-364-8785	20221475	3969 EVANS CT	61		12/01/2022
PBF		AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528 "APPROVED AS NOTED"					12/07/2022
GH		003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528					12/08/2022
PBF		AM 001-WAT WATER Comments1: JNNIFER 630-364-8785	20221476	3971 EVANS CT	61		12/01/2022
PBF		AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528 "APPROVED AS NOTED"					12/07/2022
GH		003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528					12/08/2022
PBF		AM 001-WAT WATER Comments1: JENNIFER 630-364-8785	20221477	3973 EVANS CT	61		12/01/2022
PBF		AM 002-PLU PLUMBING - UNDERSLAB Comments1: ABBY 630-273-2528 "APPROVED AS NOTED"					12/07/2022
GH		003-PPS PRE-POUR, SLAB ON GRADE Comments1: ABBY 630-273-2528 -- SEE INSPECTION REPO Comments2: RT					12/08/2022
JP	11:00	001-PHF POST HOLE - FENCE Comments1: JACKIE 815-726-1127	20221482	726 INDEPENDENCE CT	9-2		12/01/2022
JP	11:00	001-FIN FINAL INSPECTION Comments1: FENCE	20221499	2201 FAIRFIELD AVE	366		12/09/2022
JP		003-FIN FINAL INSPECTION Comments1: REINSPECT ROOF 773-384-6300 2ND CITY ROO Comments2: FING	20221502	824 HOMESTEAD DR	20		12/12/2022
JP		001-PVR FINAL FOR PAVERS Comments1: MARK 630-514-9867	20221504	3020 MCLELLAN BLVD	528		12/05/2022
GH		PM 001-RFR ROUGH FRAMING Comments1: LOFT-REMODEL --MATT 630-854-6571 -- NEED Comments2: S TO DD INTERCONNECTED SMOKE DETECTOR -- Comments3: CHECK AT FINAL	20221506	2033 INGEMUNSON LN	153		12/06/2022

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		PM 002-FIN FINAL INSPECTION					12/20/2022
		Comments1: LOFT CONVERSION 630-854-6571 MATT	CANC				
		Comments2: EL COULD NOT TEST SMK DTECTOR					
BC		AM 001-RFR ROUGH FRAMING	20221509	2102 WHITEKIRK LN	104		12/29/2022
		Comments1: BASEMENT 847-363-4770 MATRIX					
BC		AM 002-REL ROUGH ELECTRICAL					12/29/2022
		Comments1: BASEMENT 847-363-4770 MATRIX---	REI WIT				
		Comments2: H INSULATION INSPECTION					
JP	08:30	001-PHF POST HOLE - FENCE	20221511	103 E CENTER ST			12/13/2022
		Comments1: 630-361-3567 RICK SHAKE/HOMEOWNER					
PR		003-RFR ROUGH FRAMING	20221512	2024 DEERPOINT LN	158		12/09/2022
		Comments1: SHERI 872-203-1486					
PR		004-REL ROUGH ELECTRICAL					12/09/2022
PR		005-RMC ROUGH MECHANICAL					12/09/2022
PR		006-PLR PLUMBING - ROUGH					12/09/2022
PR		AM 001-REL ROUGH ELECTRICAL	20221514	773 BLUESTEM DR	27		12/19/2022
		Comments1: PAT 815-245-0094					
PR		AM 002-PLR PLUMBING - ROUGH					12/19/2022
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20221516	881 HAMPTON LN	133		12/06/2022
		Comments1: TTLC 815-630-7005 REUBEN -- PICS SENT OF					
		Comments2: FRONT AND REAR					
JP	13:00	001-PHF POST HOLE - FENCE	20221517	3396 RYAN DR	66		12/07/2022
		Comments1: 815-836-8731 CEDAR MOUNTAIN					
JP	12:00	001-PPS PRE-POUR, SLAB ON GRADE	20221519	124 NADEN CT	65		12/07/2022
		Comments1: RAMP/SIDEWALK -- BILL 847-712-9500					
JP		PM 001-PHF POST HOLE - FENCE	20221520	626 YELLOWSTONE LN	68		12/27/2022
		Comments1: 630-551-3400 CLASSIC					
BC		AM 001-FTG FOOTING	20221521	2896 MCLELLAN BLVD	464		12/29/2022
		Comments1: REMY 630-973-669					
JP	14:00	001-PHF POST HOLE - FENCE	20221525	502 LIBERTY ST	16		12/05/2022
		Comments1: MARIA - 815-786-2070					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20221526	2883 MCMURTRIE CT	223		12/13/2022
		Comments1: 630-888-0078 JOEL					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- EDDIE 801-837-4586	20221527	443 NORWAY CIR	85		12/29/2022
BF		AM 002-FEL FINAL ELECTRIC Comments1: *****DO NOT SCHEDULE REI UNTIL REI FE Comments2: E IS PAID*****					12/29/2022
JP		001-PVR FINAL FOR PAVERS Comments1: 630-514-9867 MARK	20221528	3021 MCLELLAN BLVD	561		12/19/2022
JP	12:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RENEE 630-923-2285 ((((((CANCELLED))))))	20221529	323 WINDHAM CIR	33	12/12/2022	
JP		002-ROF ROOF UNDERLAYMENT ICE & W Comments1: NO PHOTOS RECEIVED WEEKEND JOB ALPHA REN Comments2: EE 630-923-2285					12/20/2022
JP		003-ROF ROOF UNDERLAYMENT ICE & W Comments1: PHOTOS RECEIVED AND IN FILE					12/27/2022
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ALCOR	20221531	2742 LILAC CT	331		12/15/2022
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 630-850-0555 DAVID/MATRIX	20221588	1156 WHEATLAND CT	132		12/20/2022

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INSPECTIONS SCHEDULED FROM 12/01/2022 TO 12/31/2022

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

PERMIT TYPE SUMMARY:		ADD ADDITION			12		
		BSM BASEMENT REMODEL			10		
		COM COMMERCIAL BUILDING			7		
		CRM COMMERCIAL REMODEL			6		
		DCK DECK			7		
		DRV DRIVEWAY			2		
		FNC FENCE			121		
		FOU FOUNDATION			2		
		HVC HVAC UNIT/S			1		
		IGP IN-GROUND POOL			3		
		MSC MISCELLANEOUS			2		
		PTO PATIO / PAVERS			3		
		PVR PAVER			1		
		REM REMODEL			4		
		ROF ROOFING			15		
		SFA SINGLE-FAMILY ATTACHED			210		
		SFD SINGLE-FAMILY DETACHED			246		
		SOL SOLAR PANELS			42		
		SWK PRIVATE SIDEWALK			1		
		WIN WINDOW REPLACEMENT			3		
INSPECTION SUMMARY:		BKF BACKFILL			12		
		BND POOL BONDING			1		
		BSM BASEMENT FLOOR			7		
		EFL ENGINEERING - FINAL INSPECTION			20		
		ELU ELECTRICAL - UNDERSLAB			9		
		ESW ENGINEERING - SEWER / WATER			9		
		FEL FINAL ELECTRIC			40		
		FFD BKFD FINAL INSPECTION			1		
		FIN FINAL INSPECTION			179		
		FMC FINAL MECHANICAL			15		
		FME FINAL MECHANICAL			4		
		FOU FOUNDATION			29		
		FTG FOOTING			29		
		GAR GARAGE FLOOR			18		
		GPL GREEN PLATE INSPECTION			15		
		INS INSULATION			24		
		MIS MISCELLANEOUS			1		
		PHD POST HOLE - DECK			3		
		PHF POST HOLE - FENCE			9		
		PLF PLUMBING - FINAL OSR READY			23		
		PLR PLUMBING - ROUGH			25		
		PLU PLUMBING - UNDERSLAB			37		
		PPS PRE-POUR, SLAB ON GRADE			30		
		PVR FINAL FOR PAVERS			2		
		REI REINSPECTION			17		
		REL ROUGH ELECTRICAL			25		

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		RFR ROUGH FRAMING			27		
		RMC ROUGH MECHANICAL			23		
		ROF ROOF UNDERLAYMENT ICE & WATER			7		
		SEW SEWER INSPECTION			7		
		STP STOOP			14		
		SUM SUMP			1		
		UGE UNDERGROUND ELECTRIC			15		
		WAT WATER			20		
INSPECTOR SUMMARY:		AS AMY SERBY, ENVIRONMENTAL KEN C			1		
		BC BOB CREADEUR			145		
		BF B&F INSPECTOR CODE SERVICE			40		
		BKF BRISTOL KENDALL FIRE DEPT			3		
		ED ERIC DHUSE			20		
		GH GINA HASTINGS			222		
		HD KENDALL CO HEALTH DEPT			1		
		JP JOHN PETRAGALLO			116		
		PBF BF PLUMBING INSPECTOR			54		
		PR PETER RATOS			96		
STATUS SUMMARY:	A	PR			2		
	C	AS			1		
	C	BC			12		
	C	BF			14		
	C	BKF			3		
	C	ED			7		
	C	GH			60		
	C	HD			1		
	C	JP			86		
	C	PBF			11		
	C	PR			7		
	I	BC			124		
	I	BF			26		
	I	ED			4		
	I	GH			146		
	I	JP			30		
	I	PBF			41		
	I	PR			80		
	T	BC			9		
	T	ED			9		
	T	GH			16		
	T	PBF			2		
	T	PR			7		

REPORT SUMMARY: 698



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 2023-08

Agenda Item Summary Memo

Title: Property Maintenance Report for December 2022

Meeting and Date: Economic Development Committee – February 7, 2023

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, 2023
Subject: December Property Maintenance

Property Maintenance Report December 2022

There were no cases heard in December 2022.



Case Report

12/01/2022 - 12/31/2022

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20220395	12/28/2022	Bristol Bay-Ryan Homes	Construction Noise	CLOSED		COMPLIANT					
20220394	12/20/2022	1405 Violet Ct	Commencing Work Without Permit	CLOSED		COMPLIANT					
20220393	12/20/2022	1602 N Bridge St	Permit Violation	IN VIOLATION	12/20/2022		12/20/2022	1/23/2023			
20220392	12/19/2022	1462 Walsh	Rubbish	PENDING							
20220391	12/16/2022	200 E Barrett Dr	Obstruction of Public Way	CLOSED		COMPLIANT					
20220390	12/12/2022	2396 Iroquois Ln	Commencing Work Without Permit	CLOSED		COMPLIANT					
20220389	12/8/2022	1211 N BRIDGE ST	Noxious Matter	CLOSED		COMPLIANT					
20220388	12/6/2022	2632 Mclellan Blvd	Commencing Work Without Permit	IN VIOLATION	12/6/2022		12/19/2022	1/23/2023			
20220387	12/1/2022	906 N Carly Cir	Junk/Trash/Refuse	IN VIOLATION	12/5/2022						

Total Records: 9

1/3/2023



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 2023-09

Agenda Item Summary Memo

Title: Economic Development Report for January 2023

Meeting and Date: Economic Development Committee – February 7, 2023

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 • Mobile 630-209-7151

Monthly Report – February 2023 EDC Meeting of the United City of Yorkville

January 2023 Activity New Development:

- **Still Aesthetics - 674 W. Veterans Parkway, Suite B:** This business is relocating and expanding from their current location, in Yorkville's downtown as of March 1st. Business owner Lindsay Gruben is eager to offer new full holistic services, including massage by "Willow Massage", and new line of wellness products.

January 2023 Previously Reported Updates:

- **Scooter's Coffee: 28 E. Schoolhouse/Cozy Corner Development (SE corner of Route 47 & Route 126):** This property was formerly a Bank Branch. John, Jason and Hope Huff (J&J Investments) purchased the property in Dec 2022. This family has extensive experience in building and developing, and their company "Midwest Brew Crew" plans to demo the existing building in the spring, and build a Scooter's Coffee Drive-thru on the site. The goal is to have the new location open in the Summer of 2023. Midwest Brew Crew owns and operates the Scooter's Coffee locations in Sandwich and Plano with plans to continue with more development throughout the Fox Valley/Western Suburb region. Scooter's Coffee, is known for Amazing People, Amazing Drinks....and Amazingly Fast drive-thru.
- **Fox Valley Orthopedics – 1500 Sycamore Road:** will begin interior construction of 11,600 square feet of space at 1500 Sycamore Road, as we begin the new year. This space has never been occupied, since the building was originally built in the mid 2000's. Fox Valley Orthopedics is dedicated to the communities they serve, and are eager to bring this full-service orthopedic practice to Yorkville. Their goal is to be open by June of 2023.
- **Viva La Funny Boutique - 145 E. Veterans Parkway:** This 1,000 square foot retail space, is located directly east of Duys' Shoes. You will be able to find unique fashion clothing accessories, at this store. The very popular "funny socks" will be available. Owner Leslie Williams plans on being open for business by March 1st, 2023.
- **State Representative Jed Davis' Office – Fountain Village – 1925 S. Bridge Street :** Newly elected State Representative of our 75th District, Jed Davis, has opened his office in space at the center located at Route 47 and Route 71.
- **Downtown Yorkville: 220 S Bridge Street:** This former home to Paradise Cove, is going through a transformation to become a new dining establishment. Yorkville restaurateurs and owners Denise & Mike Siddon, are developing a new concept at the location. Opening is planned for late spring 2023. Additional information will be forthcoming
- **Kendall Crossing: Station One Smokehouse,** Family-owned, family-friendly, central Texas-style barbecue restaurant will open at Kendall Crossing. Construction has begun. The opening will take place early 2023. Learn more about award winning Station One Smokehouse at www.stationonesmokehouse.com
- **Gerber Collison & Glass,** Ownership has decided to pivot! They have decided to demo the exiting building, and build an entirely new facility. Their architect, and civil are working on plans. They are planning to demo, build, and open in 2023.
- **BP and Graham's Marketplace.** Gasoline service station with convenience store located at the northeast corner of Route 47 & Route 71. Rezoning, and special use has been completed. Project remains slotted for 2023.
- **Downtown Yorkville: Riverside Plaza: Fox Republic Brewing,** is coming to Yorkville. The 3,250 square feet of space in the building located at 101 W. Hydraulic, will be home to a craft brewing operation with a 7 Barrel system. Fox Republic will occupy the wide-open area, and the brewing process will be visible to customers. Fox Republic Brewing will work with area restaurants to provide food service. There will also be a large outdoor patio for customers to enjoy. Construction is well underway. Opening is anticipated in summer of 2023.
- **Downtown Yorkville: Riverside Plaza: Fox's Den Meadery:** Yorkville resident, Enrico "Rico" Bianchi, is preparing the space at in the 101 S. Bridge, redevelopment (The Williams Group). This business will make "Mead Wine" and is considered a micro-winery. Production has begun at this location. Tasting room will open in spring 2023.
- **Fox Hill Senior Apartments –** Northpointe Development has placed the 3.42 acres located at the SE corner of Route 34 & Sycamore under contract. Their goal is to construct approximately 45 senior independent living units. This building will be age restricted and would provide an affordable option to those individuals who are 55 and older in age. More information will be forthcoming on this project, which will be similar in operation to "Anthony Place". There will be a public entitlement process that will take place over series of months
- **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 Kellogg
651 Prairie Pointe Drive
Yorkville, IL 60560
lynn@dlkllc.com
630-209-7151 cell



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 2023-10

Agenda Item Summary Memo

Title: 105 E. Spring Street Rezone

Meeting and Date: Economic Development Committee – February 7, 2023

Synopsis: Proposed rezoning of 105 E. Spring Street from R-2 Residential to B-2

Commercial

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: PZC 2022-25

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jason Engberg, AICP Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: January 17, 2023
Subject: **PZC 2022-25 105 E Spring Street (Rezone)**

SUMMARY:

The petitioner, Giovanna Schmieder, is seeking rezoning approval of an approximately 0.40-acre parcel located at 105 E Spring Street in Yorkville, Illinois. The property is located at the northeast corner of the Route 47 (Bridge Street) and Spring Street intersection. The property is currently zoned R-2 Single-Family Traditional Residence District and contains an existing vacant detached dwelling as well as a detached four car garage. The petitioner is seeking to rezone the property to the B-2 Retail Commerce Business District with the intention of operating a real estate office and business within the existing residential structure.

PROPERTY BACKGROUND:

The property is located at the northeast corner of the N Bridge Street and E Spring Street intersection. The property contains an existing detached single-family home and accessory detached garage. According to the petitioner and new property owner, the house has been vacant for over a year. The house faces Spring Street but there is driveway access along Bridge Street which connects to the existing garage.



105 E Spring Street Location Map

United City of Yorkville, Illinois
January 5, 2023



PROPOSED REQUEST:

The petitioner is seeking to rezone the parcel from the R-2 Single-Family Traditional Residence District to the B-2 Retail Commerce Business District. They would like to operate their real estate business out of the existing dwelling structure, utilize the garage for storage, and the long driveway for parking. The petitioner has stated that they may submit a permit application to expand for parking in the future but currently believe the existing pavement will be sufficient for their office needs. Their potential use for a real estate office is defined as a professional service/office in the zoning ordinance and is a permitted use in the B-2 District as stated in Section 10-6-0, Table 10.06.03.

SITE ANALYSIS:

To consider the appropriateness for the rezoning request, an evaluation of the surrounding land uses and zoning is required. While the immediate adjacent properties to the parcel are zoned R-2 Residential, there are several properties along Bridge Street which are zoned for commercial use including B-1 and B-2 zoned parcels. Several of these nearby owners utilize the previous residential structure to conduct their business including counseling services, a salon, and real estate office. The subject property has frontage along Bridge Street which is one of Yorkville's main commercial corridors and the rezoning of this property for commercial use would be in line with current trends along the roadway. Additionally, while there are residential house nearby, many of the residentially zoned properties in the area contain non-residential uses including schools, municipal offices, and a religious institution.



105 E Spring Street Zoning Map

United City of Yorkville, Illinois
January 5, 2023



COMPREHENSIVE PLAN:

The subject property's future land use is classified as "Traditional Neighborhood Residential" which is intended to maintain and preserve the character of Yorkville's traditional neighborhoods. Any new development within this designation should prioritize maintaining the existing density and generally provide similar housing as nearby dwellings. Additionally, this land use designation features an emphasis on rehabilitation of existing homes. The Comprehensive Plan designates all properties north of the river in the historic Bristol area as Traditional Neighborhood Residential including the existing commercial businesses.

While the proposed commercial land use does not seem to coincide with the Comprehensive Plan, the proposed utilization of the property is in line with the plan. The petitioner plans to use this property as a real estate office and restore the existing residential structure. Like many other structures along Bridge Street, the conversion of the previous dwelling to a commercial service can help rehabilitate a once vacant structure and maintain the established character of the area. While it is not a residential use, the plans to improve and revitalize the house and garage to maintain its existing character is in line with the future land use designations characteristics as detailed above.

STAFF COMMENTS:

Staff is generally supportive of the proposed rezoning as it will help fill a vacancy along Bridge Street and preserve the character of the area by utilizing the existing structure. The conversion of a detached dwelling into a commercial space is consistent with the general trend in this part of town. This rezoning request is tentatively scheduled for a public hearing before the Planning and Zoning Commission on February 8, 2022. Staff is seeking feedback from the Economic Development Committee and staff will be available at Tuesday night's meeting to answer any questions.

ATTACHMENTS:

1. Rezoning Application
2. Legal Description
3. Plat of Survey (photograph)



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

APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

This packet explains the process to successfully submit and complete an Application for Rezoning. It includes a detailed description of the process, outlines required submittal materials, and contains the application for rezoning.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 7: Amendments" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

SUBMIT APPLICATION, FEES, AND PLANS TO THE COMMUNITY DEVELOPMENT DEPT.

The following must be submitted:

- ☐ One (1) original signed and notarized application.
- ☐ Legal description of the property in Microsoft Word.
- ☐ Three (3) copies each of the exhibits, proposed drawings, location map, and site plan. All exhibits and plans must be an appropriate size for all details and descriptions to be legible.
- ☐ Appropriate application and filing fee. Checks may be written to the United City of Yorkville.
- ☐ Signed Applicant Deposit Account/Acknowledgment of Financial Responsibility form.
- ☐ One (1) electronic copy (PDF) of all materials submitted including application and exhibits.

Within one (1) week of submittal, the Community Development Department will determine if the application is complete or if additional information is needed. An incomplete submittal could delay the scheduling of the project.

The petitioner is responsible for payment of recording fees and public hearing costs, including written transcripts of the public hearing and outside consultant costs (i.e. legal review, land planner, zoning coordinator, environmental, etc.). The petitioner will be required to establish a deposit account with the City to cover these fees.

Once a submitted and complete, Community Development staff will provide a tentative schedule of meetings as well as all needed documents for the process.

STEP

2

PLAN COUNCIL

MEETS ON THE 2ND & 4TH THURSDAY OF THE MONTH

The petitioner must present the proposed request to the Plan Council. The members of the Council include the Community Development Director, City Engineer, the Building Department Official, the Public Works Director, the Director of Parks and Recreation, a Fire Department Representative, and a Police Department Representative. This meeting is held to provide the petitioner with guidance from all City staff departments to ensure the petitioner is aware of all requirements and regulations for their development. Upon recommendation by the Plan Council, the petitioner will move forward to the Economic Development Committee.



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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

The petitioner must present the proposed plan to the Economic Development Committee. The committee consists of four alderman who will provide feedback to the petitioner regarding their request. This feedback allows the petitioner to gather comments and concerns prior to full City Council considerations. It also allows the City Council members to review the request prior to its arrival at City Council.

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

The petitioner is responsible for sending certified public hearing notices to adjacent property owners within five hundred (500) feet of the subject property no less than fifteen (15) days and no more than thirty (30) days prior to the public hearing date. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing.

A certified affidavit must be filed by the petitioner with the Community Development Department containing the names, addresses and permanent parcel numbers of all parties that were notified. The Certified Mailing Affidavit form is attached to this document.

STEP 5

CITY COUNCIL

MEETS ON THE 2ND & 4TH TUESDAY OF THE MONTH

The petitioner will attend the City Council meeting where the recommendation of the special use will be considered. City Council will make the final approval of the special use. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

SUMMARY OF RESPONSIBILITIES

Below is a summary breakdown of what will be required by the petitioner and what will be completed by the City:

PETITIONER

- ☐ Signed and Notarized Application
- ☐ Required Plans, Exhibits, and Fees
- ☐ Certified Mailing of Public Notice
- ☐ Signed Certified Affidavit of Mailings
- ☐ Attendance at All Meetings

CITY STAFF

- ☐ Detailed Schedule After Complete Submission
- ☐ Public Hearing Notice Language
- ☐ Posting of the Public Notice in a Local Newspaper
- ☐ Public Hearing Sign Application
- ☐ Draft Ordinance & Signatures for Recording



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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE

MONTH 1

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

Plan Council Meeting

MONTH 2

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

Economic Development
Committee

MONTH 3

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

Planning & Zoning Commission
Public Hearing

MONTH 4

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

City Council

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

This is a sample of what a schedule may look like after submission. The Step 1 Submission must be completed before the Plan Council Meeting can be scheduled. This timeline represents an ideal schedule. Throughout the review process, there may be requests or changes to the submission requested by the committees which may delay the meeting schedule. As illustrated, there is a small amount of time between meeting dates and the deadline for updated materials to be submitted for review. Depending on the complexity and nature of the request, this timeline may be extended to give the petitioner and staff enough time to review requested updates to the submission.

DORMANT APPLICATIONS

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

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

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

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



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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input checked="" type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input checked="" type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = \$ 200 Total Amount		Total: \$ 200
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$200 = \$ Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres # of Acres - 5 = Acres over 5 x \$10 = Amount for Extra Acres + \$250 = \$ Total Amount		Total: \$
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre \$5,000.00 <input type="checkbox"/> Over 1 acre, less than 10 acres \$10,000.00 <input type="checkbox"/> Over 10 acres, less than 40 acres \$15,000.00 <input type="checkbox"/> Over 40 acres, less than 100 acres \$20,000.00 <input type="checkbox"/> Over 100 acres \$25,000.00		Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services .</i> For Annexation, Subdivision, Rezoning, and Special Use: <input checked="" type="checkbox"/> Less than 2 acres \$1,000.00 <input type="checkbox"/> Over 2 acres, less than 10 acres \$2,500.00 <input type="checkbox"/> Over 10 acres \$5,000.00		Total: \$ 1000
TOTAL AMOUNT DUE:			1200



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Yorkville, Illinois, 60560
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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: AARON VANAGAITIS COMPANY: _____
MAILING ADDRESS: 1905 MARKETVIEW DR #246
CITY, STATE, ZIP: YORKVILLE, IL 60560 TELEPHONE: 630-387-9299
EMAIL: aaron@agvlawoffice.com FAX: _____

ENGINEER INFORMATION

NAME: _____ COMPANY: _____
MAILING ADDRESS: _____
CITY, STATE, ZIP: _____ TELEPHONE: _____
EMAIL: _____ FAX: _____

LAND PLANNER/SURVEYOR INFORMATION

NAME: _____ COMPANY: _____
MAILING ADDRESS: _____
CITY, STATE, ZIP: _____ TELEPHONE: _____
EMAIL: _____ FAX: _____

ATTACHMENTS

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

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



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE EXISTING ZONING CLASSIFICATION(S) AND USES OF THE PROPERTY WITHIN THE GENERAL AREA OF THE PROPOSED REZONED PROPERTY:

It is R2 being used as a residential rental. It is currently vacant. Would like to use as a real estate office.

PLEASE STATE THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY IN QUESTION, INCLUDING CHANGES, IF ANY, WHICH HAVE TAKEN PLACE SINCE THE DAY THE PROPERTY IN QUESTION WAS PLACED IN ITS PRESENT ZONING CLASSIFICATION:

The properties along 47 were rezoned to commercial for the widening of 47 a few years ago. Property has been completely remodeled. There are several commercial entities along 47.

PLEASE STATE THE EXTENT TO WHICH PROPERTY VALUES ARE DIMINISHED BY THE PARTICULAR ZONING RESTRICTIONS:

They will not due to most of the properties to the right and to the left are already businesses.

PLEASE STATE THE EXTENT TO WHICH THE DESTRUCTION OF PROPERTY VALUES OF PETITIONER PROMOTES THE HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE PUBLIC:

There will not be destruction to property value as it would conform all the properties on 47 to be businesses.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

It was vacant for a long period of time (over 24 mths) then purchased and flipped so it was no longer an eye sore right on 47. Then it was purchased by me in September of 22 & is still vacant.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

Our real estate group brings more diversity and years of local knowledge so we can help Kendall County to continue to progress. Most of our team has lived in Yorkville for many years and have great community ties.

WITH RESPECT TO THE SUBJECT PROPERTY, PLEASE STATE THE CARE WITH WHICH THE COMMUNITY HAS UNDERTAKEN TO PLAN ITS LAND USE DEVELOPMENT:

The city has an adopted comprehensive plan which evaluates land along this corridor. The city used that as a guideline for development in the area.

PLEASE STATE THE IMPACT THAT SUCH RECLASSIFICATION WILL HAVE UPON TRAFFIC AND TRAFFIC CONDITIONS ON SAID ROUTES; THE EFFECT, IF ANY, SUCH RECLASSIFICATION AND/OR ANNEXATION WOULD HAVE UPON EXISTING ACCESSES TO SAID ROUTES; AND THE IMPACT OF ADDITIONAL ACCESSSES AS REQUESTED BY THE PETITIONER UPON TRAFFIC AND TRAFFIC CONDITIONS AND FLOW ON SAID ROUTES (ORD. 1976-43, 11-4-1976):

There should be no extra traffic as there will not be many clients coming in and out of the office. We generally meet our clients at the property being looked at. Rt 47 is a high traffic area and is able to handle it.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE THE RELATIVE GAIN TO THE PUBLIC AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL PROPERTY OWNER:

The community will have more choices for real estate & property management needs along with being bilingual and global wide.

PLEASE STATE THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE ZONED PURPOSES:

There is plenty of space for our offices and meeting rooms along with parking & a large side yard for client / community events. Being along 47 with other businesses as well.

AGREEMENT

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

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

Giovanna Schmedt

PETITIONER SIGNATURE

12-15-2022

DATE

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

Giovanna Schmedt

OWNER SIGNATURE

12-15-2022

DATE

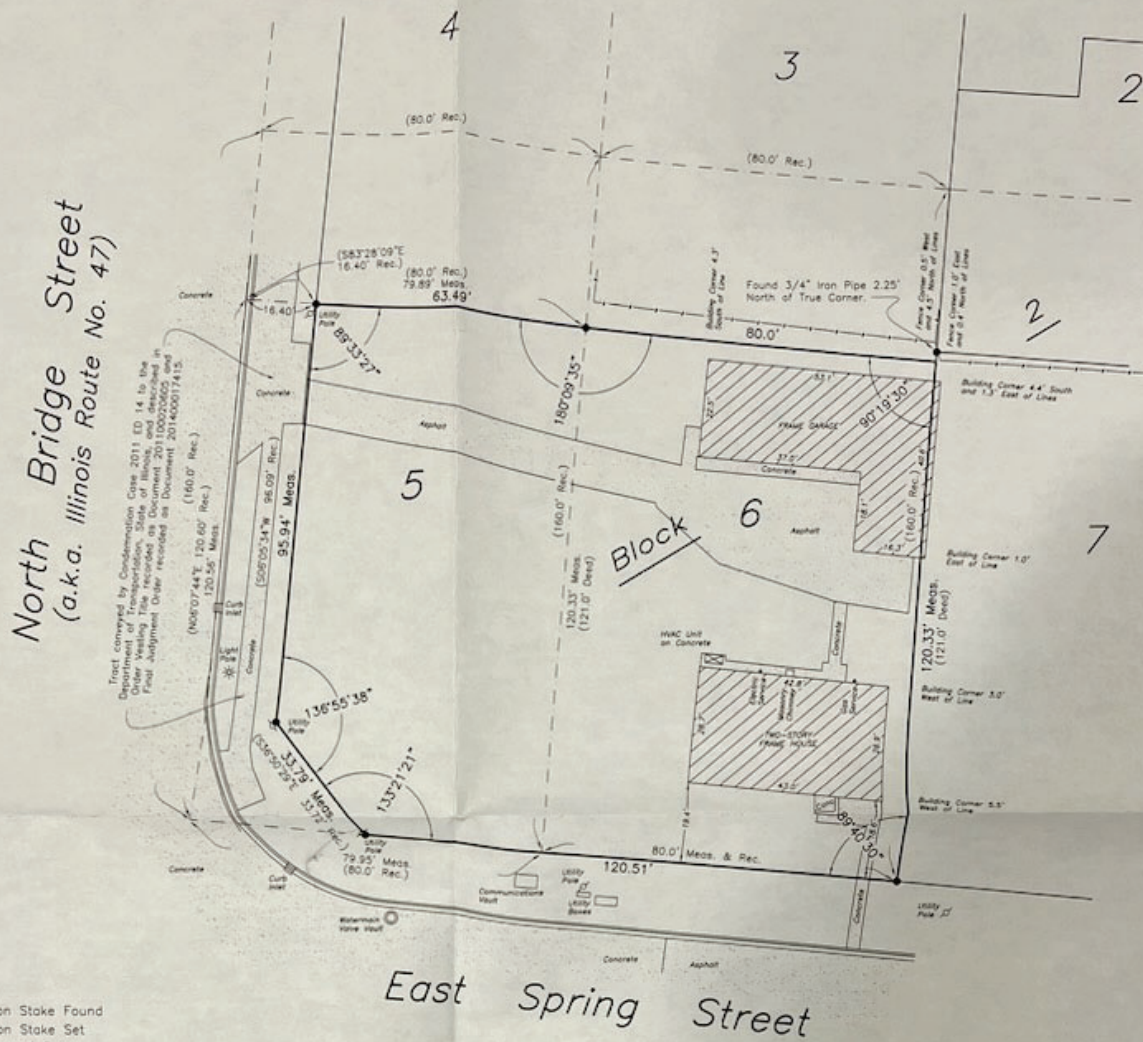
**THIS APPLICATION MUST BE
NOTARIZED PLEASE NOTARIZE HERE:**

"Official Seal"
ANDREA M WEINERT
Notary Public, State of Illinois
My Commission Expires 12/27/2026

Legal Description For
105 E Spring St, Yorkville, IL 60560

The South 121 feet of Lots 5 and 6 in Block 2 of the Original Village of Bristol, Kendall County, Illinois,
EXCEPTING THEREFROM that Part taken by Condemnation Case 2011 ED 14 by the Department of
Transportation, State of Illinois, and described in Order Vesting Title recorded as Document
201100020605 and Final Judgment Order recorded as Document 201400017415

PLAT OF SURVEY OF
PART OF LOTS 5 AND 6 BLOCK 2 ORIGINAL VILLAGE OF BRISTOL
UNITED CITY OF YORKVILLE KENDALL COUNTY ILLINOIS



N

SCALE
1"=20'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

NOTE: This property is commonly known as 105 East Spring Street.

LEGAL DESCRIPTION:

The South 121 feet of Lots 5 and 6 in Block 2 of the Original Village of Bristol, Kendall County, Illinois, EXCEPTING THEREFROM that Part taken by Condemnation Case 2011 ED 14 by the Department of Transportation, State of Illinois, and described in Order Vesting Title recorded as Document 201100020605 and Final Judgment Order recorded as Document 201400017415.

State of Illinois)
County of Kendall) SS

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the attached described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed September 19, 2021. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated September 21, 2021 at Yorkville, Illinois

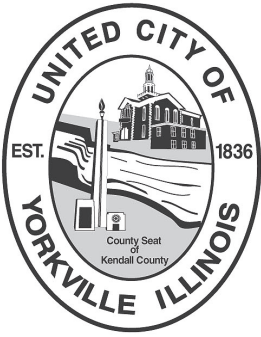
Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/22)



JOB NO. 21342
JOB NAME ATTY. RAMOS
DWG FILE 21342B

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



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"/>

Agenda Item Number

New Business #6

Tracking Number

EDC 2023-11

Agenda Item Summary Memo

Title: Kendall County Intergovernmental Agreement Renewal – Inspection Services

Meeting and Date: Economic Development Committee – February 7, 2023

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

Council Action Previously Taken:

Date of Action: CC – 02/08/22 Action Taken: Approval of Renewed Agreement

Item Number: EDC 2022-12

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 Ratosh, Building Code Official
Date: January 3, 2023
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; Resolution 2020-08 in March 2020; and Res. 2021-05. Each extending the reciprocal service for an additional year. Last year's agreement renewal was approved via Res. 2022-09.

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 ten (10) years. The following chart illustrates the number of reciprocal inspections conducted by each governmental entity for calendar years from 2016 to 2022:

	2016	2017	2018	2019	2020	2021	2022
Kendall County inspections conducted by City	148	23	40	5	3	10	70
City inspections conducted by Kendall County	58	11	0	0	0	0	7

Since the existing agreement is set to expire on February 8, 2023, 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.

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 2022-09

Resolution No. 2023-_____

**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 - 2023*,
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 _____, A.D. 2023.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2023.

MAYOR

Exhibit A
INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2023

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. 2022-09


**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.

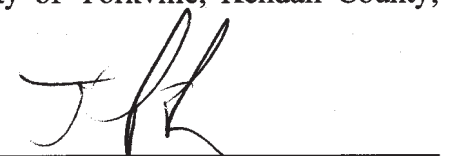
Section 2: This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 8th day of February, 2022.


CITY CLERK

KEN KOCH	<u>AYE</u>	DAN TRANSIER	<u>AYE</u>
ARDEN JOE PLOCHER	<u>AYE</u>	CRAIG SOLING	<u>AYE</u>
CHRIS FUNKHOUSER	<u>AYE</u>	MATT MAREK	<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 16th day of February, 2022.


MAYOR

COUNTY OF KENDALL, ILLINOIS
RESOLUTION 2022-08

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

WHEREAS, the Constitution of the State of Illinois of 1970, Article VII, Section 10, provides that units of local government may contract 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, Kendall County and the United City of Yorkville 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.*), Kendall County and the United City of Yorkville are both authorized to perform inspections of buildings within their respective jurisdictions to promote the health and safety of the public; and

WHEREAS, Kendall County and the United City of Yorkville wish to share their resources and assist each other in the performance of building inspections.

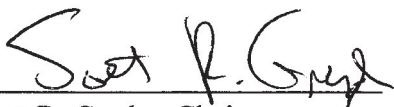
NOW, THEREFORE, BE IT RESOLVED that the Kendall County Board hereby approves the *Intergovernmental Agreement for Reciprocal Building Inspection Services Between Kendall County, Illinois and the United City of Yorkville, Illinois*, which is attached hereto and made a part hereof by reference as Exhibit A; and

BE IT FURTHER RESOLVED that the Kendall County Board Chairman is hereby authorized to execute said intergovernmental agreement on behalf of Kendall County.

Approved and adopted by the County Board of Kendall County, Illinois, this 15th day of February, 2022.

Board Chairman Signature:

Attest:



Scott R. Gryder, Chairman
County Board



Debbie Gillette
County Clerk

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.

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- 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.

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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.

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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.

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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.

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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

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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.

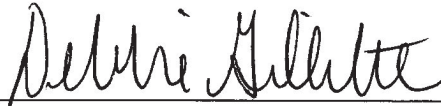
IN WITNESS WHEREOF, the parties hereto have caused this Intergovernmental Agreement to be executed by their duly authorized officers on the date below in the United City of Yorkville, Illinois.

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


By:  By: 
Chair, Kendall County Board Mayor

Date: 2/15/22 Date: 2/14/22

Attest:


County Clerk City

Attest:


Clerk



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 #7

Tracking Number

EDC 2023-12

Agenda Item Summary Memo

Title: Foreclosure Tracking and Population Projections Update

Meeting and Date: Economic Development Committee – February 7, 2023

Synopsis: Annual update on newly filed foreclosures from calendar year 2022 and population projections update.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Krysti Barksdale-Noble Community Development
Name Department

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
 From: Krysti Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Jason Engberg, Senior Planner
 Date: January 13, 2023
 Subject: Foreclosure Report and Population Projections Update

Below is the foreclosure comparison from calendar year 2022. These results are compared to the same months for 2021 and all data is provided by <http://www.public-record.com>. Based on these results, the total number of foreclosures increased from 11 in CY 2021 to 42 in CY 2022. The following graphs illustrate the trend in foreclosures month by month for 2021 and 2022. It also breaks down the number of foreclosures by ward, subdivision, and property type (residential, commercial, etc.).

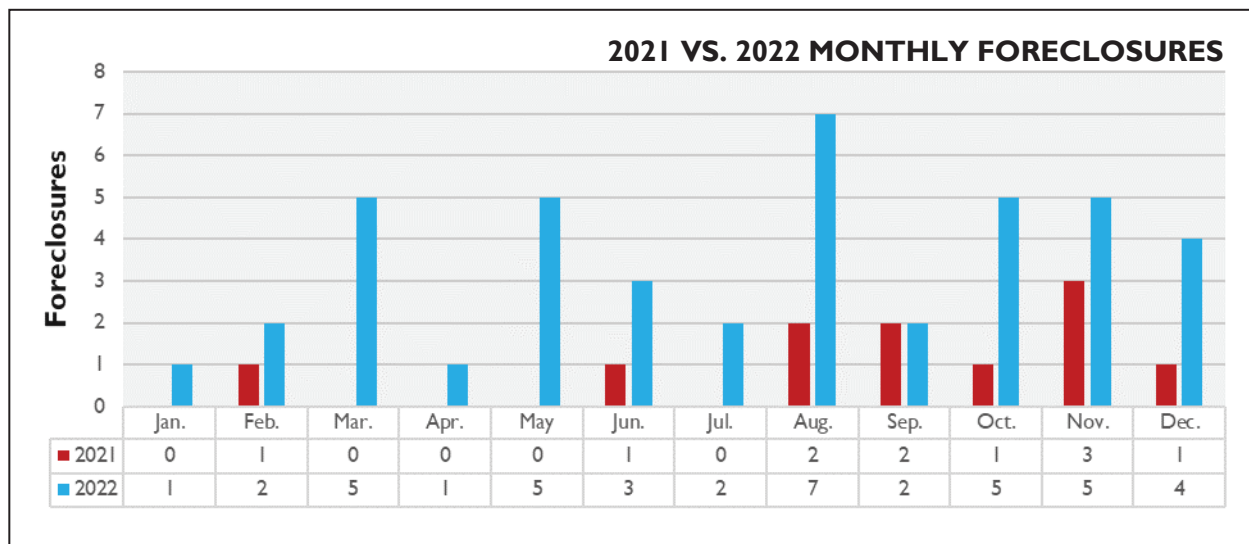
COVID-19 IMPACT

In 2020 and 2021, foreclosures were impacted by the COVID-19 pandemic at the national, regional, and local levels. Due to the increase in unemployment and the recession caused by the pandemic, the Federal Government passed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) on March 25, 2020. The CARES act established a forbearance period for foreclosures by those affected financially from the pandemic. Under the CARES Act, any borrower of a federally backed mortgage could request forbearance from having to make mortgage payments for a period of up to one year. The foreclosure moratorium portion of the program expired July 31, 2021.

The relief provided by the bill drastically reduced the number of foreclosures in Yorkville during 2020 and most of 2021. However, 2022 saw the beginnings of the uptick in new foreclosure filings which is apparent from the data and charts illustrated in this memorandum.

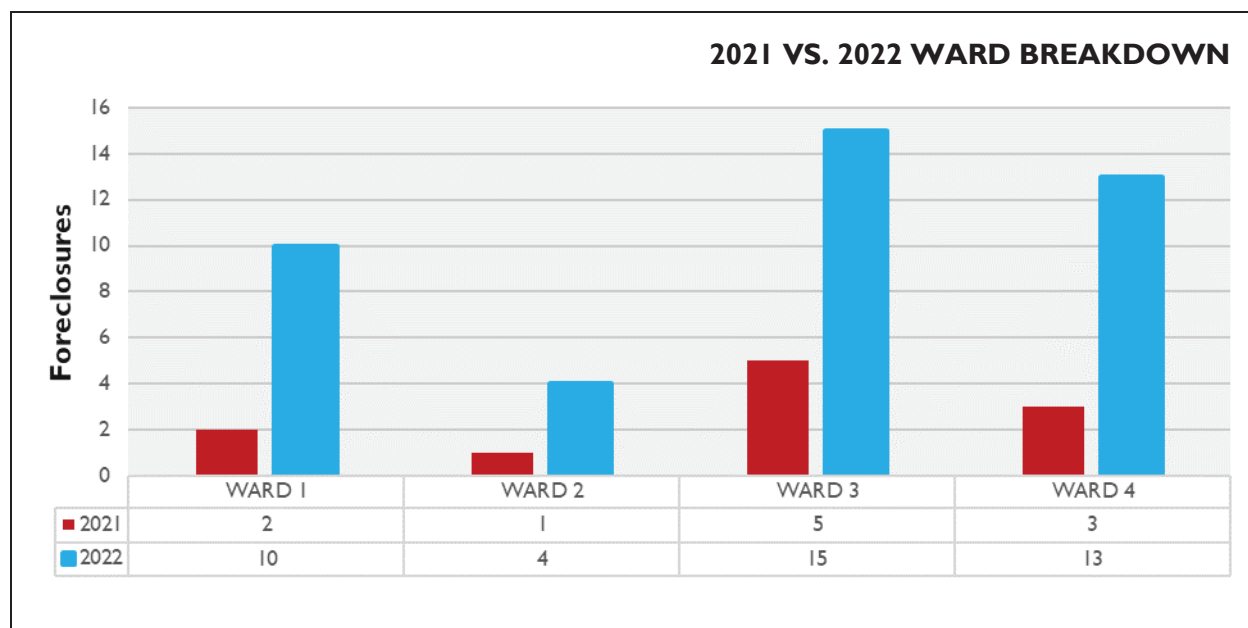
MONTHLY BREAKDOWN

The number of total foreclosures from 2021 to 2022 increased by approximately 163%. In total, there were 11 newly filed foreclosures in 2021 and 42 in 2022, an increase by thirty-one (31) more filings.



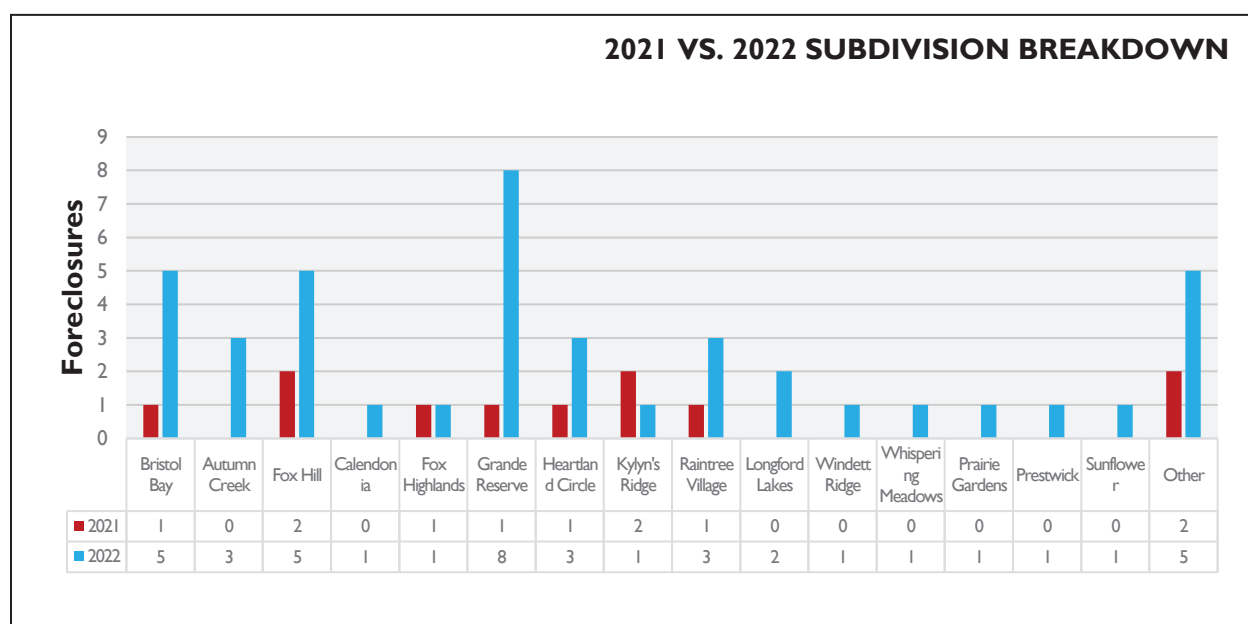
WARD BREAKDOWN

As indicated in the graph below, all Wards saw a decrease in total foreclosures in 2022. Ward 3 still had the most foreclosures filed with a total of 15, however, both Wards 3 and 4 saw the largest increase of foreclosures totaling 10 new filings each. As with all of the data collected, the small sample size of this information is not sufficient to see a major trend in any particular Ward.



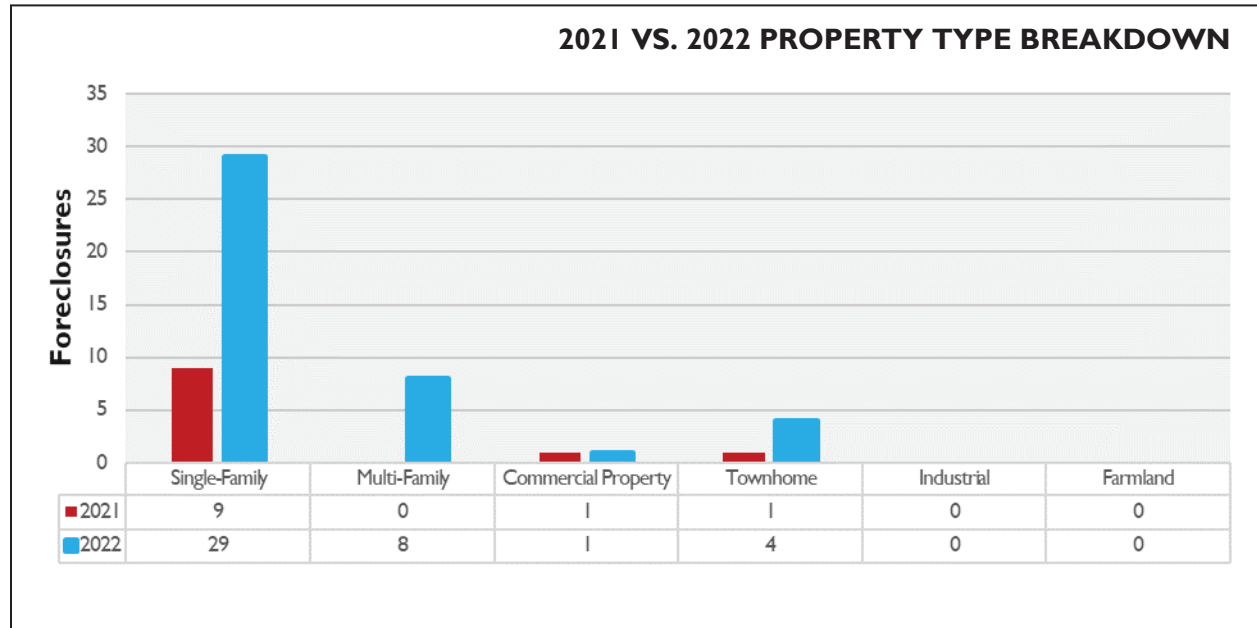
SUBDIVISION BREAKDOWN

There were 15 subdivisions throughout the City that recorded newly filed foreclosures in 2022. Five (5) properties filing for foreclosure were not located within a subdivision. These filings are illustrated in the graph below. In 2021, all subdivisions with filings either had 1 or 2 and there were no significant amounts of foreclosures in any subdivision. However, in 2022, the average number of foreclosures per subdivision was approximately three (3) filings, with Grande Reserve having the most at eight (8).



PROPERTY TYPE BREAKDOWN

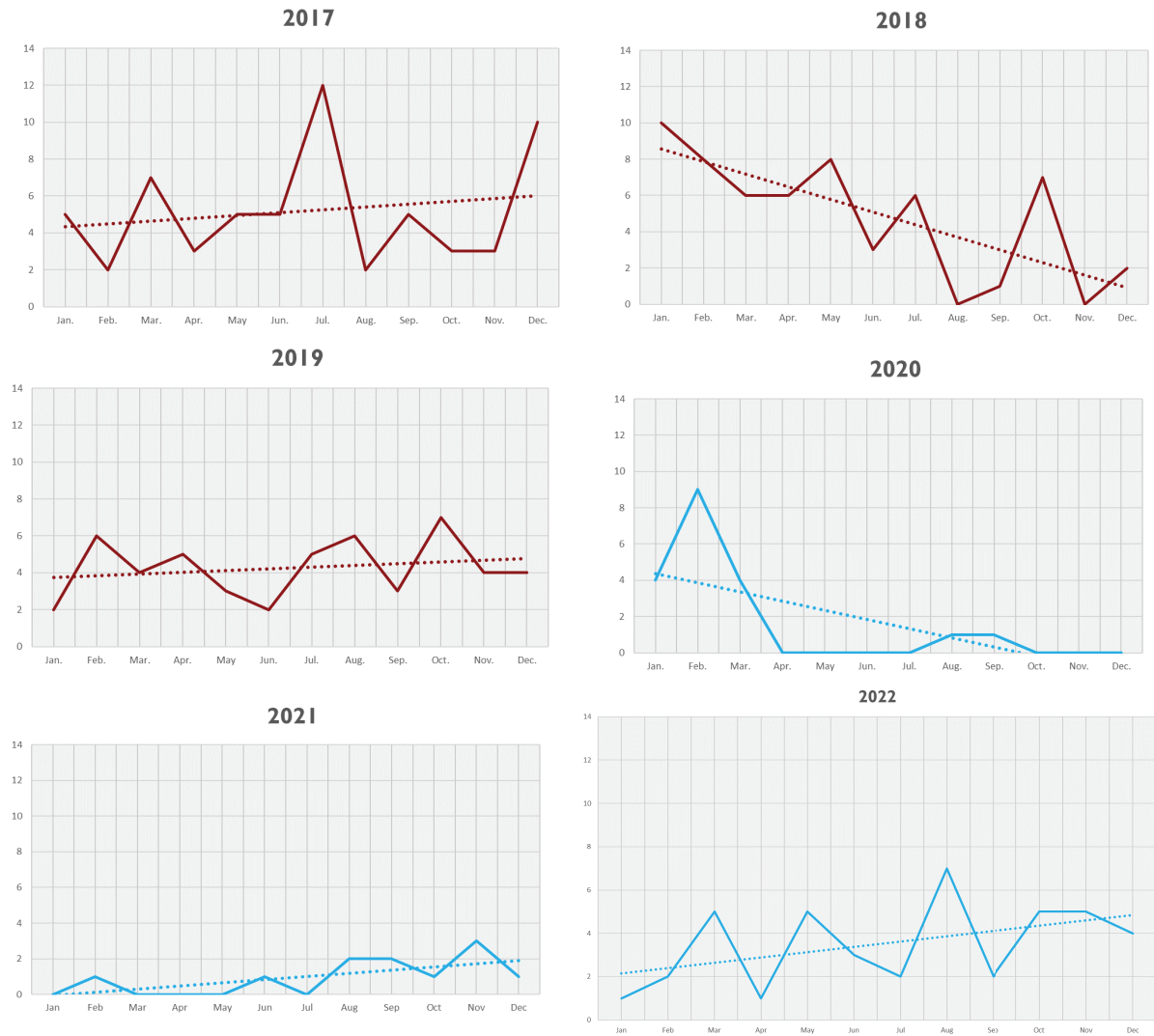
As indicated in the graph below, Single-Family Residential properties remains the most foreclosed upon unit type in Yorkville. There was an increase in total number of filings from 11 in calendar year 2021 to 41 in 2022. Multi-Family units also increased from 0 to 8 foreclosures, as did townhomes which increased in the number of filings by three (3). There was a single commercial property foreclosure and there were no industrial or farmland foreclosures in 2021 or 2022.



SUMMARY

The data for this year's foreclosure report is highly influenced by the termination of the CARES Act and overall economic impact of the COVID-19 pandemic. With the forbearance period ending the previous summer, foreclosures in the area are on an upward trajectory. By reviewing the monthly breakdown on the following page, there are no patterns which can be seen when foreclosures are more likely than others. The only trend which can be seen is that once the pandemic started in 2020, foreclosures saw a dramatic decrease and only after July 2021, did the numbers begin to increase. This increase is not significant and is still minor compared to previous non-pandemic years.

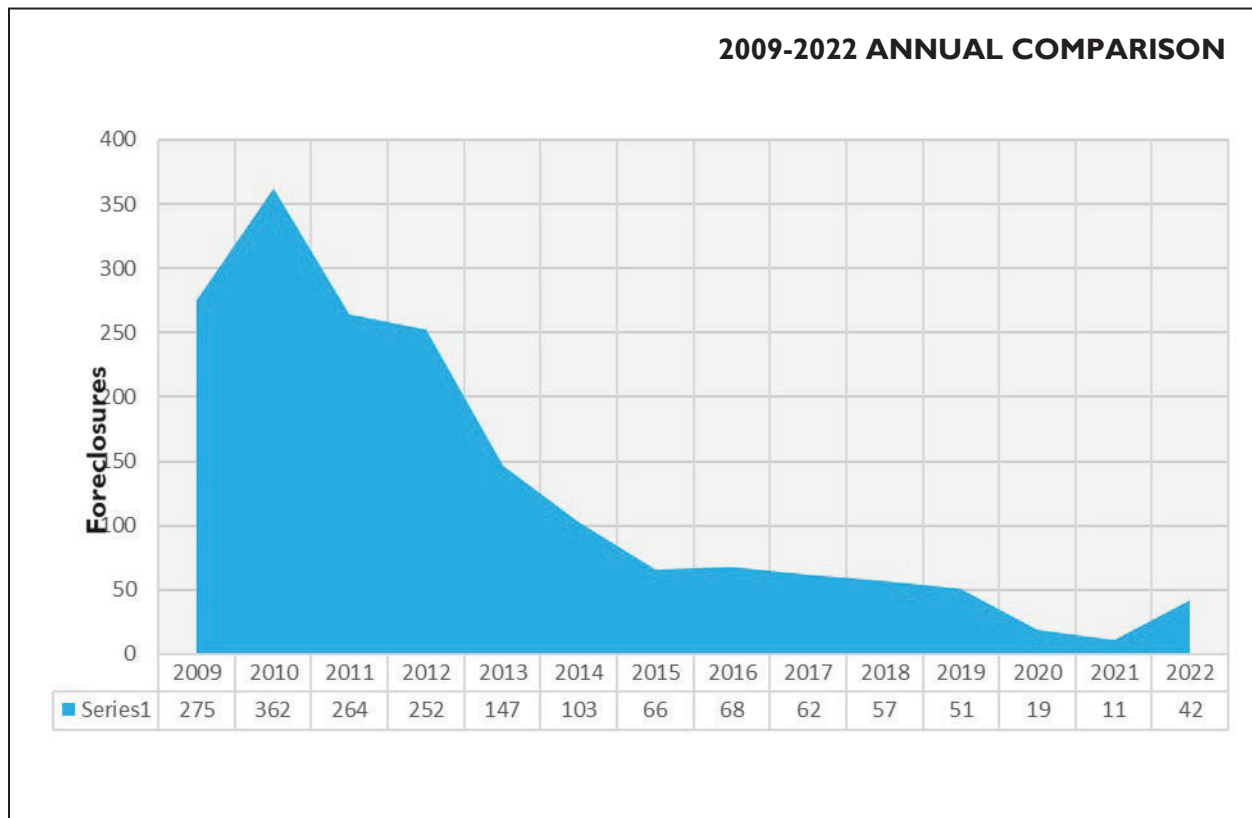
2017-2022 COMPARISONS



Future Trends:

According to the Q3 2022 U.S. Foreclosure Market Report from ATTOM, parent company of RealtyTrac, (<https://www.attomdata.com/news/market-trends/foreclosures/attom-september-and-q3-2022-u-s-foreclosure-market-report/>) Illinois has a newly filed foreclosure rate of 1 in every 694 homes (up from 1 in every 3,508 in 2021). Nationally, there has been an increase in foreclosures since the moratorium was lifted in July 2021. The rate of foreclosures is up 2.84 percent from the previous quarter and 114 percent from a year ago.

Unfortunately, Illinois ranks #1 of all states in foreclosure filings. While making predictions on such a small sample size in Yorkville is difficult, it is likely that foreclosures will increase into 2023 and follow national and state trends. As illustrated in the annual comparison on the following page, 2021 saw an all-time low for foreclosures over the past decade and in 2022 the shape increase is observed.

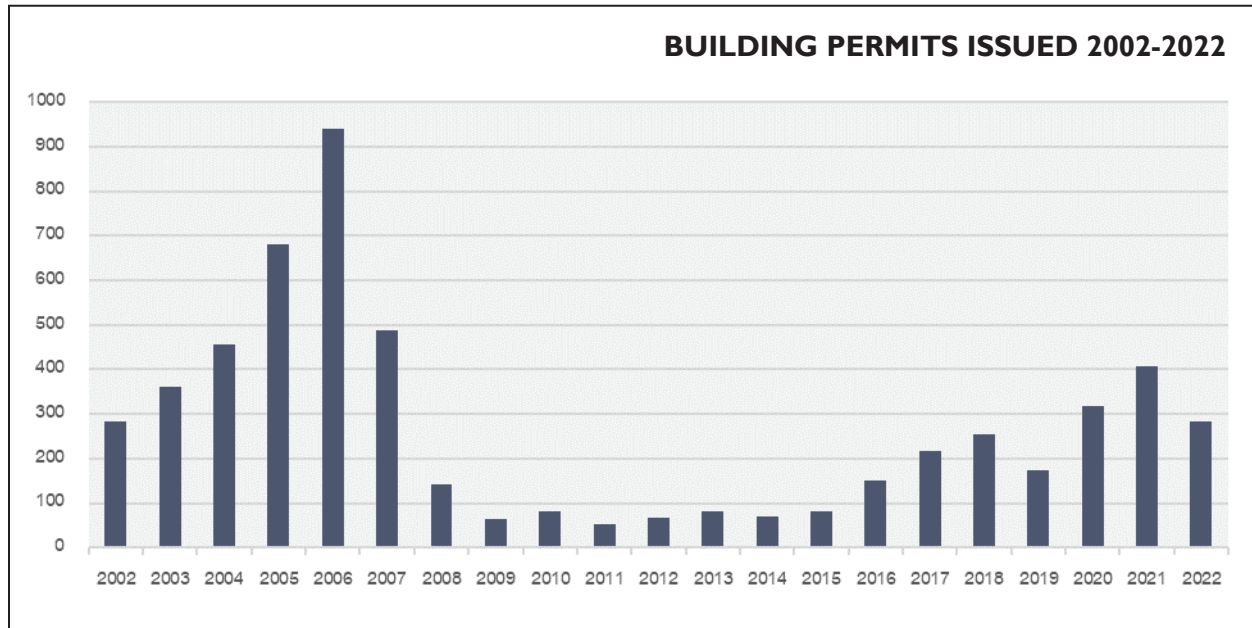


POPULATION PROJECTIONS

Along with tracking foreclosures within the area, the Community Development staff tracks and updates residential dwelling unit building permit data monthly to understand existing growth patterns, document development statuses, and to project future population projects. Population projections assist staff in understanding future capacity issues with utilities, where growth is occurring within the City for economic development and planning for future growth and needs for the community.

Originally, the database was set up using 2010 Census data and then projected out an average population per household built (about 2.9 people per household) every year afterwards. The City conducted a special census in 2017, which had the City's population at 19,022, and the projections were updated to reflect this as the new starting point. Last year, the results from the 2020 census were released which had the population of Yorkville at 21,533. Staff has now set this as the population in 2020 and projects the City's count from this official number.

In 2022, Yorkville continued to see an increase in residential growth. As illustrated in the chart on the following page, the City issued 284 building permits for detached and attached housing units in 2022. This resulted in an estimated population increase of 786 new residents. Per staff's calculations, this would result in Yorkville's current population being 23,397.



In terms of the next few years, staff has a calculation which projects population along current development trends and available vacant lots. There are approximately 970 vacant and platted parcels for single-family detached, duplex, townhome, and multi-family units within the City. This is the first time since 2006, the boom of residential development in Yorkville, where available (platted) inventory fell below 1,000 lots. With the steady rate of construction over the past few years, it is likely that the remaining platted parcels will be completed within the next few years.

The projections through 2026 are shown in the table below. It should be noted that these numbers are *extremely conservative* as it is assumed that many of the existing residential developments will be complete by 2024. If existing development trends continue over the next few years, there are several unplatted subdivisions which may become active. It is likely that the population will fall in between the low and high estimates and that Yorkville could possibly have an estimated population of 25,000 people as early as 2025.

FUTURE POPULATION PROJECTIONS

		2023	2024	2025	2026
	TOTAL:	730	655	640	534
December 2022 Population Estimate by Building Permit:	23,397	24,127	24,782	25,422	25,955
TOTALS:	23,397	24,127	24,782	25,422	25,955