



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, March 7, 2023

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: February 7, 2023

New Business:

1. EDC 2023-13 Building Permit Report for January 2023
2. EDC 2023-14 Building Inspection Report for January 2023
3. EDC 2023-15 Property Maintenance Report for January 2023
4. EDC 2023-16 Economic Development Report for February 2023
5. EDC 2023-17 Ordinance Approving an Economic Incentive Agreement Between the United City of Yorkville and Marker, Inc., McCue Development, Inc., Scott and Lisa Sleezer, and John Rohlfing (Heartland Circle Subdivision)

Old Business:

Additional Business:

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

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. February 7, 2023

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

NEW BUSINESS:

1. EDC 2023-13 Building Permit Report for January 2023

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

2. EDC 2023-14 Building Inspection Report for January 2023

☐ Informational Item

☐ Notes _____

3. EDC 2023-15 Property Maintenance Report for January 2023

☐ Informational Item

☐ Notes _____

4. EDC 2023-16 Economic Development Report for February 2023

☐ Informational Item

☐ Notes _____

5. EDC 2023-17 Ordinance Approving an Economic Incentive Agreement Between the United City of Yorkville and Marker, Inc., McCue Development, Inc., Scott and Lisa Sleezer, and John Rohlfing (Heartland Circle Subdivision)

☐ 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 – February 7, 2023

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

In Attendance:

Committee Members

Vice-Chairman Ken Koch
Alderman Joe Plocher
Alderman Chris Funkhouser

Other City Officials

Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos

Other Guests

City Consultant Lynn Dubajic Kellogg
Mike Krempski
Aaron Vanagaitis, Attorney

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

Citizen Comments None

Minutes for Correction/Approval January 3, 2023

The minutes were approved as presented.

New Business

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

Mr. Ratos said a total of 55 permits were issued for single-family attached, single-family detached and for fences. He commented that many of the single-family attached were in the Bristol Bay area and would become rentals.

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

There were 698 inspections with most being residential. Outsourcing was minimal.

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

There were no cases heard in December since all issues were resolved, said Mr. Ratos.

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

Ms. Dubajic-Kellogg referred to her full report in the agenda packet and added that many prospects will be emerging in the next month. She also said that both of the businesses in the historic jail have moved, the building was sold and the new owner wants just one tenant to occupy the vacant space.

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

Ms. Noble said the petitioner, Giovanna Schmieder, is seeking rezoning to B-2 on a half acre parcel now zoned R-2. The property is vacant and she wants to convert it to a real estate business. The surrounding zoning is R-2 and some of those properties are turning to business uses. Although she is requesting rezoning, it will still have a residential appearance. Staff is supportive of this request. Attorney Aaron Vanagaitis said his client would like to add paving for the parking area and the primary access is off Rt. 47. The committee is OK with this rezoning request and it moves forward to the Planning and Zoning Commission on February 8th.

6. *EDC 2023-11 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County*

Ms. Noble said the city is in the 10th year with the county for reciprocal services. There was a high number of inspections at first, but it has slowed down in the last year with the city doing 70 and the county doing 7 inspections. Staff would like to continue this agreement for another year. Mr. Ratos added that by cooperating with the county, both entities are able to upgrade codes in lockstep. It also promotes a working relationship and good faith with the county. He said Oswego and Montgomery may also enter into this type of relationship. The committee was OK with this and it moves to the Council consent agenda.

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

The foreclosures were reported on by Ms. Noble and she said there were 42 new filings in 2022 compared to 11 the year before. Grande Reserve was the subdivision with the highest number of filings. Single-family, multi-family and commercial were all represented in the report. She said population projections are 25,000 residents by the years 2024/2025. The committee had a brief discussion about the population projections compared to that from CMAP and she said the city numbers are more accurate.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:14pm.

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 2023-13

Agenda Item Summary Memo

Title: Building Permit Reports for January 2023

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

Synopsis: All permits issued in January.

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

January 2023

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
January 2023	57	22	0	0	5	0	30	4,333,993.00	148,647.74
Calendar Year 2023	57	22	0	0	5	0	30	4,333,993.00	148,647.74
Fiscal Year 2023	1162	132	103	0	82	0	845	52,181,689.00	2,324,000.00
January 2022	58	14	0	0	7	0	37	3,615,286.00	94,653.90
Calendar Year 2022	58	14	0	0	7	0	37	3,615,286.00	94,653.90
Fiscal Year 2022	1176	164	136	0	82	0	794	55,134,663.00	1,998,786.79
January 2021	62	17	4	0	9	0	32	4,104,663.00	130,469.45
Calendar Year 2021	62	17	4	0	9	0	32	4,104,663.00	130,469.45
Fiscal Year 2021	1502	191	98	0	60	0	1153	52,877,347.00	2,415,297.71
January 2020	58	5	2	0	14	0	37	1,440,513.00	52,650.13
Calendar Year 2020	58	5	2	0	14	0	37	1,440,513.00	52,650.13
Fiscal Year 2020	1919	100	32	0	88	0	1699	43,104,963.00	1,301,870.12



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 2023-14

Agenda Item Summary Memo

Title: Building Inspection Report for January 2023

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

Synopsis: All inspections scheduled in January 2023.

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: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	070-PLR PLUMBING - ROUGH Comments1: 114 COUNTRY RD - YORKVILLE.	10000001	COUNTY INSPECTIONS	0		01/05/2023
PR	_____	071-BKF BACKFILL Comments1: 4332 CHERRY RD -- MCCUE					01/19/2023
BC	_____	AM 005-REI REINSPECTION Comments1: FINAL BASEMENT FINISH 630-800-9963 JASON	20210054	898 PARKSIDE LN	191		01/06/2023
JP	_____	002-FIN FINAL INSPECTION	20210079	2609 BURR ST	79		01/18/2023
JP	_____	002-FIN FINAL INSPECTION	20210105	2057 SQUIRE CIR	211		01/18/2023
JP	_____	002-FIN FINAL INSPECTION	20210112	2481 ANNA MARIA LN	710		01/18/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210114	1969 MEADOWLARK LN	123		01/13/2023
JP	_____	002-FIN FINAL INSPECTION	20210125	2036 SQUIRE CIR	195		01/18/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210162	2528 ANNA MARIA LN	595		01/18/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: FENCE	20210179	1619 COTTONWOOD TR	9		01/04/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE -- DELARIAN -- 630-802-0557	20210184	1426 CHESTNUT LN	57		01/06/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: FENCE -- GATE REMOVED DUE TO WIND STORM	20210212	2903 ALDEN AVE	295		01/20/2023
JP	_____	002-FIN FINAL INSPECTION	20210252	1654 SHETLAND LN	47		01/09/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210265	705 CLOVER CT	3		01/13/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: TONY 630-816-4674	20210268	1314 EVERGREEN LN	138		01/10/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: TOM 815-715-2571	20210322	2521 ANNA MARIA LN	714		01/19/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210324	1503 MONTROSE CT	9		01/12/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210354	2921 GRANDE TR	379		01/19/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210362	2707 CRANSTON CIR	123		01/19/2023
JP	_____	002-FIN FINAL INSPECTION	20210398	2541 ANNA MARIA LN	716		01/19/2023
JP	_____	002-FIN FINAL INSPECTION	20210415	2485 ELLSWORTH CT	351		01/20/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210435	1286 CHESTNUT LN	26		01/03/2023
JP	_____	002-FIN FINAL INSPECTION	20210464	2431 ANNA MARIA LN	705		01/20/2023
JP	_____	003-FIN FINAL INSPECTION	20210480	2068 SQUIRE CIR	185		01/23/2023
JP	_____	002-FIN FINAL INSPECTION	20210497	2021 WREN RD	25		01/09/2023
JP	_____	002-FIN FINAL INSPECTION	20210568	2678 PATRIOT CT	222		01/23/2023
JP	_____	PM 002-FIN FINAL INSPECTION Comments1: NEAL 630-608-7756	20210597	1202 WILLOW WAY	201		01/12/2023
JP	_____	002-FIN FINAL INSPECTION	20210676	2876 CRANSTON CIR	92		01/20/2023
JP	_____	002-FIN FINAL INSPECTION	20210694	2925 ALDEN AVE	300		01/24/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210703	604 GREENFIELD TURN	82		01/13/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: FENCE	20210729	1824 COUNTRY HILLS DR A			01/13/2023
JP	_____	002-FIN FINAL INSPECTION	20210730	2578 ANNA MARIA LN	590		01/24/2023
JP	_____	002-FIN FINAL INSPECTION	20210733	1624 SHETLAND LN	44		01/09/2023
JP	_____	002-FIN FINAL INSPECTION	20210752	3179 JUSTICE DR	701		01/24/2023
JP	_____	002-FIN FINAL INSPECTION	20210771	2588 ANNA MARIA LN	589		01/24/2023
JP	_____	001-MIS MISCELLANEOUS Comments1: NO FENCE	20210806	2002 WREN RD	33		01/09/2023
JP	_____	002-FIN FINAL INSPECTION	20210838	2961 ELLSWORTH DR	404		01/30/2023
JP	_____	002-FIN FINAL INSPECTION	20210957	3092 JUSTICE DR			01/30/2023
JP	_____	002-FIN FINAL INSPECTION	20210985	2086 SQUIRE CIR	180		01/30/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20210986	1626 COTTONWOOD TR	20		01/03/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211052	1955 SUNNY DELL CT	90		01/17/2023
JP	_____	PM 002-FIN FINAL INSPECTION Comments1: HOLLY 815-685-5091	20211128	1821 COUNTRY HILLS DR	133		01/20/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211195	2020 WHITEKIRK LN	51		01/06/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211219	1731 CALLANDER TR	71		01/06/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211249	2024 WHITEKIRK LN	50		01/06/2023
JP	_____	003-FIN FINAL INSPECTION Comments1: FENCE	20211251	1742 CALLANDER TR	60		01/06/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211259	2021 WHITEKIRK LN	74		01/06/2023
JP	_____	002-FIN FINAL INSPECTION	20211444	2041 WREN RD	27		01/09/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20211452	1776 CALLANDER TR	65		01/06/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860 - SEE INSPECTION REPOR Comments2: T	20211468	3739 BISSEL DR	124-1		01/06/2023
GH	_____	018-FEL FINAL ELECTRIC					01/06/2023
GH	_____	019-FMC FINAL MECHANICAL					01/06/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					01/06/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860 -- SET HINGES-SERVICE Comments2: DOOR	20211472	3747 BISSEL DR	124-5		01/17/2023
GH	_____	019-FEL FINAL ELECTRIC					01/17/2023
GH	_____	020-FMC FINAL MECHANICAL					01/17/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					01/17/2023
		Comments1: MIKE 224-340-5860					
GH	_____	017-FIN FINAL INSPECTION	20211473	3749 BISSEL DR	124-6	01/31/2023	
		Comments1: MIKE 224-340-5860					
GH	_____	018-FEL FINAL ELECTRIC				01/31/2023	
GH	_____	019-FMC FINAL MECHANICAL				01/31/2023	
PBF	_____	020-PLF PLUMBING - FINAL OSR READ				01/31/2023	
		Comments1: MIKE 224-340-5860					
JP	_____	002-FIN FINAL INSPECTION	20211501	603 GREENFIELD TURN	79		01/13/2023
		Comments1: FENCE					
JP	_____	003-FIN FINAL INSPECTION	20211546	2012 GLENEAGLES LN	84		01/10/2023
		Comments1: FENCE					
EEI	_____	026-EFL ENGINEERING - FINAL INSPE	20211679	1735 MARKETVIEW DR		01/13/2023	
		Comments1: REINSPECT - FINAL - PARKING LOT LIGHTING					
		Comments2: -- JG MORRIS 586-224-3409					
ED	_____	026-REI REINSPECTION	20211710	2712 NICKERSON CT	166		01/18/2023
		Comments1: TEMP TO FINAL					
PR	_____	009-RFR ROUGH FRAMING	20220112	8710 RT 71			01/13/2023
		Comments1: JORDAN 630-450-4679					
PR	_____	010-REL ROUGH ELECTRICAL					01/13/2023
PR	_____	011-RMC ROUGH MECHANICAL					01/13/2023
PR	_____	012-PLR PLUMBING - ROUGH					01/13/2023
PR	_____	024-ELS ELECTRIC SERVICE	20220130	651 PRAIRIE POINTE DR	1		01/24/2023
		Comments1: GOOD FOR COMED TO POWER UP					
PW	_____	023-EFL ENGINEERING - FINAL INSPE	20220153	1956 MEADOWLARK LN	50		01/09/2023
		Comments1: WINTER CONDITIONS					
PR	_____	AM 001-PLR PLUMBING - ROUGH	20220169	320 E WASHINGTON ST			01/24/2023
		Comments1: ALLEN --847-505-9707					
GH	_____	014-INS INSULATION	20220178	555 BRAEMORE LN	532		01/04/2023
		Comments1: JEFF -- 847-456-8082 -- SEE INSPECTION R					
		Comments2: EPORT					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 012-STP STOOP	20220180	525 BRAEMORE LN	533		01/12/2023
		Comments1: FR & R -- JUAN 847-551-9066					
GH	_____	013-RFR ROUGH FRAMING					01/25/2023
		Comments1: JEFF 847-456-8082 -- SEE INSPECTION REPO					
		Comments2: RT					
GH	_____	014-REL ROUGH ELECTRICAL					01/25/2023
GH	_____	015-RMC ROUGH MECHANICAL					01/25/2023
PR	_____	016-PLR PLUMBING - ROUGH					01/25/2023
		Comments1: JEFF -- 847-456-8082					
JP	_____	017-INS INSULATION					01/30/2023
		Comments1: JEFF 847-456-8082					
JP	_____	002-FIN FINAL INSPECTION	20220201	1610 SHETLAND LN	43		01/09/2023
JP	_____	002-FIN FINAL INSPECTION	20220281	2001 WREN RD	23		01/09/2023
JP	_____	002-FIN FINAL INSPECTION	20220310	1381 CHESTNUT CIR	25		01/03/2023
		Comments1: FENCE					
PR	_____	014-FIN FINAL INSPECTION	20220327	2892 CRYDER WAY	440		01/20/2023
		Comments1: DAVE 630-878-5792					
PR	_____	015-FEL FINAL ELECTRIC					01/20/2023
PR	_____	016-FMC FINAL MECHANICAL					01/20/2023
PR	_____	017-PLF PLUMBING - FINAL OSR READ					01/20/2023
JB	_____	018-EFL ENGINEERING - FINAL INSPE					01/24/2023
		Comments1: WINTER CONDITIONS OK TO TEMP					
PR	_____	PM 011-RFR ROUGH FRAMING	20220335	3138 BOOMBAH BLVD	127		01/17/2023
		Comments1: 630-878-5291 TIM GREYER					
PR	_____	PM 012-REL ROUGH ELECTRICAL					01/17/2023
PR	_____	PM 013-RMC ROUGH MECHANICAL					01/17/2023
PR	_____	PM 014-PLR PLUMBING - ROUGH					01/17/2023
JP	_____	015-INS INSULATION					01/24/2023
		Comments1: TIM 630-878-5291 -- SEE INSPECTION REPO					
		Comments2: RT					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 017-FME FINAL MECHANICAL Comments1: DREW 630-849-5766 -- FINAL OCCUPANCY	20220341	1755 MARKETVIEW DR	8		01/27/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220349	1771 CALLANDER TR	67		01/06/2023
BC	_____	013-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860	20220358	3732 BISSEL DR	1323		01/17/2023
BC	_____	014-FEL FINAL ELECTRIC					01/17/2023
BC	_____	015-FMC FINAL MECHANICAL					01/17/2023
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860 - PROVIDE PROPER HOT O Comments2: N LEFT COLD ON RIGHT					01/17/2023
ED	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: WINTER TEMP					01/18/2023
PBF	_____	AM 018-REI REINSPECTION Comments1: PLUMBING FINAL --MIKE 224-340-5860					01/23/2023
JP	_____	PM 003-FIN FINAL INSPECTION Comments1: FENCE	20220364	2067 ABERDEEN CT	101		01/11/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: DARREN 224-470-9922	20220400	642 ASHWORTH LN	526		01/20/2023
GH	_____	019-FEL FINAL ELECTRIC					01/20/2023
GH	_____	020-FMC FINAL MECHANICAL					01/20/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN 224-470-9922					01/20/2023
PW	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					01/20/2023
GH	_____	013-REL ROUGH ELECTRICAL	20220402	665 BRAEMORE LN	528		01/10/2023
GH	_____	014-RMC ROUGH MECHANICAL					01/10/2023
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082					01/10/2023
GH	_____	016-INS INSULATION Comments1: JEFF 847-456-8082					01/13/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	017-REI REINSPECTION					01/13/2023
		Comments1: RFR REINSPECTION -- STILL WORKING ON RIM					
		Comments2: JOISTS ON 1ST FLOOR					
GH	_____	018-FIN FINAL INSPECTION	20220403	538 BRAEMORE LN	536		01/20/2023
		Comments1: DARREN 224-470-9922 -- SEE INSPECTION RE					
		Comments2: PORT					
GH	_____	019-FEL FINAL ELECTRIC					01/20/2023
GH	_____	020-FMC FINAL MECHANICAL					01/20/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					01/20/2023
		Comments1: DARREN 224-470-9922					
PW	_____	022-EFL ENGINEERING - FINAL INSPE					01/20/2023
		Comments1: WINTER CONDITIONS					
JP	_____	009-GPL GREEN PLATE INSPECTION	20220405	622 ASHWORTH LN	525		01/12/2023
		Comments1: JEFF 847-456-8082					
GH	_____	020-FIN FINAL INSPECTION	20220407	2451 FAIRFIELD AVE	488		01/10/2023
		Comments1: JEFF 847-456-8082 - SEE INSPECTION REPOR					
		Comments2: T					
GH	_____	021-FEL FINAL ELECTRIC					01/10/2023
GH	_____	022-FMC FINAL MECHANICAL					01/10/2023
PBF	_____	023-PLF PLUMBING - FINAL OSR READ					01/10/2023
		Comments1: JEFF 847-456-8082					
PR	_____	024-EFL ENGINEERING - FINAL INSPE					01/11/2023
		Comments1: MISSING PARKWAY TREE					
GH	_____	AM 012-STP STOOP	20220408	2294 RICHMOND AVE	476		01/12/2023
		Comments1: JUAN 847-551-9066					
JP	_____	AM 013-PHD POST HOLE - DECK					01/24/2023
		Comments1: COMEX 847-551-9066					
BC	_____	014-RFR ROUGH FRAMING				01/31/2023	
		Comments1: JEFF 847-456-8082					
BC	_____	015-REL ROUGH ELECTRICAL				01/31/2023	
BC	_____	016-RMC ROUGH MECHANICAL				01/31/2023	

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	017-PLR PLUMBING - ROUGH Comments1: JEFF 847-456-8082				01/31/2023	
GH	_____	019-FIN FINAL INSPECTION Comments1: JEFF 847-56-8082	20220409	648 BRAEMORE LN	538		01/17/2023
GH	_____	020-FEL FINAL ELECTRIC					01/17/2023
GH	_____	021-FMC FINAL MECHANICAL					01/17/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: JEFF 847-456-8082					01/17/2023
PW	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					01/17/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220420	1751 CALLANDER TR	69		01/06/2023
BC	_____	016-FIN FINAL INSPECTION Comments1: MIKE 224-340-5860 == INSTALL STOVE TIP O Comments2: VER DEVICE	20220521	2797 BERRYWOOD LN	796		01/19/2023
BC	_____	017-FEL FINAL ELECTRIC					01/19/2023
BC	_____	018-FMC FINAL MECHANICAL					01/19/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MIKE 224-340-5860					01/19/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					01/19/2023
BC	_____	AM 021-REI REINSPECTION Comments1: FINAL FRAME REINSPECT -- MIKE 224-340-58 Comments2: 60					01/23/2023
GH	_____	015-FIN FINAL INSPECTION Comments1: ANDREW 331-431-7342	20220544	2718 POTTER CT	147		01/18/2023
GH	_____	016-FEL FINAL ELECTRIC					01/18/2023
GH	_____	017-FMC FINAL MECHANICAL					01/18/2023
PR	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: ANDREW 331-431-7342					01/18/2023
PW	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					01/18/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	003-FIN FINAL INSPECTION Comments1: FENCE	20220551	2033 WHITEKIRK LN	75		01/06/2023
BC	_____	003-REL ROUGH ELECTRICAL	20220556	903 BEHRENS ST	30		01/03/2023
BC	_____	AM 004-FIN FINAL INSPECTION Comments1: NATIONAL NERGY CONTRATORS - 630-916-0325					01/11/2023
BC	_____	AM 005-FEL FINAL ELECTRIC					01/11/2023
BC	_____	PM 010-RFR ROUGH FRAMING Comments1: NICK 630-988-0169 -- SEE INSPECTION REPO Comments2: RT	20220561	2726 ELLORY CT	139		01/11/2023
BC	_____	PM 011-REL ROUGH ELECTRICAL					01/11/2023
BC	_____	PM 012-RMC ROUGH MECHANICAL					01/11/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: NICK 630-988-0169					01/11/2023
BC	_____	PM 014-INS INSULATION Comments1: NICK 630-988-0169 - ****LATE AS POSSIBLE Comments2: ****					01/17/2023
GH	_____	015-STP STOOP Comments1: FRONT -- MIDWESTERN 815-875-8175					01/12/2023
GH	_____	PM 016-GAR GARAGE FLOOR Comments1: MIDWESTERN 815-839-8175 -- NEED TO COMPA Comments2: CT					01/13/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220589	1958 SUNNY DELL CT	96		01/17/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220615	2056 DUNBAR CT	94		01/10/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20220638	1607 COTTONWOOD TR	3		01/03/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JEFF - 847-456-8082	20220648	2411 FAIRFIELD AVE	491		01/23/2023
BF	_____	PM 001-FTG FOOTING Comments1: JUAN 847-551-9066	20220649	2346 RICHMOND AVE	479		01/18/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: JUAN 847-551-9066					01/20/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 003-BKF BACKFILL Comments1: JUAN 847-551-9066					01/27/2023
JP	_____	009-GPL GREEN PLATE INSPECTION Comments1: DARREN 224-470-9922	20220650	2444 FAIRFIELD AVE	541		01/19/2023
GH	_____	AM 001-FTG FOOTING Comments1: JUAN 847-551-9066 - SEE INSPECTION REPOR Comments2: T	20220651	2466 FAIRFIELD AVE	540		01/11/2023
BC	_____	PM 002-FOU FOUNDATION Comments1: JUAN 847-551-9066					01/12/2023
BF	_____	PM 003-BKF BACKFILL Comments1: JUAN 847-551-9066					01/18/2023
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: CATHY 630-387-2001					01/23/2023
BF	_____	PM 001-FTG FOOTING Comments1: JUAN 847-551-9066	20220652	2312 RICHMOND AVE	477		01/18/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: COMEX 847-551-9066					01/24/2023
GH	_____	PM 003-BKF BACKFILL Comments1: JUAN 847-551-9066 SEE INSPECTION REPORT					01/27/2023
BC	_____	019-FIN FINAL INSPECTION Comments1: ANDREW 331-431-7342	20220654	2632 KELLOGG CT	43		01/06/2023
BC	_____	020-FEL FINAL ELECTRIC					01/06/2023
BC	_____	021-FMC FINAL MECHANICAL					01/06/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: ANDREW 331-431-7342					01/06/2023
PW	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS					01/10/2023
BC	_____	PM 009-RFR ROUGH FRAMING Comments1: NICK - 630-988-0169	20220655	2724 POTTER CT	144		01/23/2023
BC	_____	PM 010-REL ROUGH ELECTRICAL					01/23/2023
BC	_____	PM 011-RMC ROUGH MECHANICAL					01/23/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 012-PLR PLUMBING - ROUGH					01/23/2023
		Comments1: NICK 630-988-0169					
GH	_____	PM 013-INS INSULATION					01/25/2023
		Comments1: NICK 630-988-0169 -- SEE INSPECTION REPO					
		Comments2: RT					
PBF	_____	006-PLU PLUMBING - UNDERSLAB	20220656	2407 FAIRFIELD AVE	492		01/23/2023
		Comments1: JEFF 847-456-8082					
JP	_____	011-GPL GREEN PLATE INSPECTION	20220657	662 ASHWORTH LN	527		01/12/2023
		Comments1: JEFF 847-456-8082					
JP	_____	003-FIN FINAL INSPECTION	20220692	903 A FAWN RIDGE CT.			01/17/2023
		Comments1: FENCE					
GH	_____	016-FIN FINAL INSPECTION	20220739	2810 BERRYWOOD LN	826	01/31/2023	
		Comments1: MIKE 224-340-5860					
GH	_____	017-FEL FINAL ELECTRIC				01/31/2023	
GH	_____	018-FMC FINAL MECHANICAL				01/31/2023	
PBF	_____	019-PLF PLUMBING - FINAL OSR READ				01/31/2023	
		Comments1: MIKE 224-340-5860					
PW	_____	020-EFL ENGINEERING - FINAL INSPE					01/31/2023
		Comments1: WINTER CONDITIONS -- BBOX CAP CAME OFF A					
		Comments2: CCESS PIPE & CURB-STOP SHUTOFF VALVE IS					
		Comments3: NOT KEYABLE.					
GH	_____	019-FIN FINAL INSPECTION	20220740	3348 SEELEY ST	728		01/19/2023
		Comments1: MIKE 224-340-5860 -- SEE INSPECTION REPO					
		Comments2: RT					
GH	_____	020-FEL FINAL ELECTRIC					01/19/2023
GH	_____	021-FMC FINAL MECHANICAL					01/19/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					01/19/2023
		Comments1: MIKE 224-340-5860 -- NO WATER AT TIME OF					
		Comments2: INSPECTION					
ED	_____	023-EFL ENGINEERING - FINAL INSPE					01/19/2023
		Comments1: FULL SITE					
GH	_____	AM 024-REI REINSPECTION					01/23/2023
		Comments1: FINAL FRAME REINSPECT -- MIKE 224-340-5					
		Comments2: 860 SEE INSPCTION REPORT					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 025-REI REINSPECTION					01/27/2023
		Comments1: FINAL PLUMBING REINSPECT -- MIKE 224-340					
		Comments2: -5860					
GH	_____	019-FIN FINAL INSPECTION	20220743	2687 SEELEY ST	825		01/06/2023
		Comments1: MIKE 224-340-5860					
GH	_____	020-FEL FINAL ELECTRIC					01/06/2023
GH	_____	021-FMC FINAL MECHANICAL					01/06/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					01/06/2023
		Comments1: MIKE 224-340-5860					
PWK	_____	023-EFL ENGINEERING - FINAL INSPE					01/06/2023
		Comments1: WINTER CONDITIONS					
GH	_____	010-RFR ROUGH FRAMING	20220784	2732 ELLORY CT	136		01/11/2023
		Comments1: NICK 630-988-0169 -- SEE INSPECTION REPO					
		Comments2: RT					
GH	_____	011-REL ROUGH ELECTRICAL					01/11/2023
GH	_____	012-RMC ROUGH MECHANICAL					01/11/2023
PBF	_____	013-PLR PLUMBING - ROUGH					01/11/2023
		Comments1: NICK 630-988-0169 - SEE INSPECTION REPO					
		Comments2: T					
BC	_____	PM 014-INS INSULATION					01/17/2023
		Comments1: NICK 630-988-0169 *****LATE AS POSSIBLE*					
		Comments2: ***					
GH	_____	PM 015-STP STOOP					01/12/2023
		Comments1: MIDWESTERN 815-839-8175					
PBF	_____	PM 016-REI REINSPECTION					01/13/2023
		Comments1: ROUGH PLUMBING -- NICK 630-988-0169					
GH	_____	PM 017-GAR GARAGE FLOOR					01/13/2023
		Comments1: MIDWESTERN 815-839-8175					
PR	_____	007-PLU PLUMBING - UNDERSLAB	20220883	2646 KELLOGG CT	50		01/05/2023
		Comments1: 331-431-7342 ANDREW/Ryan HOMES					
BC	_____	AM 008-BSM BASEMENT FLOOR					01/17/2023
		Comments1: MIDWESTERN 815-839-8175					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		PM 009-RFR ROUGH FRAMING Comments1: NICK 630-988-0169 -- SEE INSPECTION REPO Comments2: RT					01/24/2023
BC		PM 010-REL ROUGH ELECTRICAL					01/24/2023
BC		PM 011-RMC ROUGH MECHANICAL					01/24/2023
PBF		PM 012-PLR PLUMBING - ROUGH Comments1: NICK 630-988-0169					01/24/2023
JP		PM 013-INS INSULATION Comments1: NICK 630-988-0169 -- SEE INSPECTON REPOR Comments2: T					01/26/2023
BC		PM 014-REI REINSPECTION Comments1: RFR -- NICK 630-988-0169					01/25/2023
JP		005-GPL GREEN PLATE INSPECTION Comments1: ANDREW 331-431-7342	20220884	2649 KELLOGG CT	51		01/06/2023
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: ANDREW 331-431-7342					01/13/2023
GH		AM 007-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175					01/18/2023
GH		PM 008-RFR ROUGH FRAMING Comments1: NICK 630-988-0169				01/31/2023	
GH		PM 009-REL ROUGH ELECTRICAL				01/31/2023	
GH		010-RMC ROUGH MECHANICAL				01/31/2023	
PBF		PM 011-PLR PLUMBING - ROUGH Comments1: NICK 630-988-0169				01/31/2023	
JP		017-PPS PRE-POUR, SLAB ON GRADE Comments1: NEEDS PINNING TO FOUNDATION	20220939	2720 POTTER CT	146		01/18/2023
JP		013-STP STOOP Comments1: CHRIS 224-358-1606	20220944	3743 BAILEY RD	102-4		01/12/2023
JP		013-STP STOOP Comments1: CHRIS 224-358-1606	20220945	3745 BAILEY RD	102-3		01/12/2023
JP		013-STP STOOP Comments1: CHRIS 224-358-1606	20220946	3747 BAILEY RD	102-2		01/12/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		009-RFR ROUGH FRAMING	20220947	3749 BAILEY RD	1021		01/10/2023
		Comments1: CHRIS 224-358-1606 - SEE INSPECTION REPO					
		Comments2: RT					
GH		010-REL ROUGH ELECTRICAL					01/10/2023
GH		011-RMC ROUGH MECHANICAL					01/10/2023
PBF		012-PLR PLUMBING - ROUGH					01/10/2023
		Comments1: CHRIS 630-273-2528					
GH		013-INS INSULATION					01/18/2023
		Comments1: CHRIS 224-358-1606 --					
JP		013-STP STOOP	20220948	3741 BAILEY RD	102-5		01/12/2023
		Comments1: CHRIS 224-358-1606					
JP		002-FIN FINAL INSPECTION	20220960	1315 WILLOW WAY	221		01/04/2023
		Comments1: FENCE -- REAR GATE IS WARPED/DIFFICULT T					
		Comments2: O OPERATE.					
JP		002-FIN FINAL INSPECTION	20220964	1403 SEQUOIA CIR	42		01/04/2023
		Comments1: FENCE					
BC		AM 001-FIN FINAL INSPECTION	20220986	2275 FAIRFAX WAY	374		01/20/2023
		Comments1: SOLAR -- BRIAN 331-701-6607					
BC		AM 002-FEL FINAL ELECTRIC					01/20/2023
		Comments1: SOLAR					
BC		014-REI REINSPECTION	20220990	301 CHURCH ST		01/13/2023	
		Comments1: FRAMING -- CLEAN EDGE - 630-364-0224					
GH		015-INS INSULATION	20220993	1372 E SPRING ST	217		01/09/2023
		Comments1: 630-878-5291 TIM GREYER					
JP	13:00	002-PHF POST HOLE - FENCE	20221007	1093 REDWOOD DR	47		01/23/2023
		Comments1: MONICA 630-327-7066					
JP		003-FIN FINAL INSPECTION					01/30/2023
		Comments1: MONICA 630-327-7066					
BC		AM 001-FIN FINAL INSPECTION	20221082	2585 ANNA MARIA LN	721		01/24/2023
		Comments1: SOLAR -- EDDIE 801-837-4586					
BC		AM 002-FEL FINAL ELECTRIC					01/24/2023
GH		016-REI REINSPECTION	20221085	632 TIMBER OAK LN	46		01/03/2023
		Comments1: RFR -- JASON 630-7433					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FIN FINAL INSPECTION	20221132	3092 GRANDE TR	548		01/23/2023
		Comments1: AUSTIN 630-720-1287 -- SEE INSPECTION RE					
		Comments2: PORT					
GH	_____	017-FEL FINAL ELECTRIC					01/23/2023
GH	_____	018-FMC FINAL MECHANICAL					01/23/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					01/23/2023
		Comments1: AUSTIN 630-720-1287					
PW	_____	020-EFL ENGINEERING - FINAL INSPE					01/26/2023
		Comments1: WINTER CONDITIONS					
BC	_____	AM 002-FOU FOUNDATION	20221133	2647 KELLOGG CT	52		01/12/2023
		Comments1: MIDWESTERN 815-839-8175					
BC	_____	AM 003-BKF BACKFILL					01/17/2023
		Comments1: MIDWESTERN 815-839-8175					
PBF	_____	AM 004-WAT WATER					01/17/2023
		Comments1: ALS - 630-492-7635					
GH	_____	AM 005-GPL GREEN PLATE INSPECTION					01/23/2023
		Comments1: NICK 630-988-0169					
PBF	_____	AM 006-PLU PLUMBING - UNDERSLAB					01/26/2023
		Comments1: NICK 630-988-0169					
JP	_____	005-GPL GREEN PLATE INSPECTION	20221134	2644 KELLOGG CT	49		01/17/2023
		Comments1: ANDREW 331-431-7342					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					01/18/2023
		Comments1: ANDREW 331-431-7342					
GH	_____	AM 010-STP STOOP	20221141	2088 COUNTRY HILLS DR	450		01/12/2023
		Comments1: FR & R -- JUAN 847-551-9066					
GH	_____	011-RFR ROUGH FRAMING					01/18/2023
		Comments1: JEFF 847-456-8082					
GH	_____	012-REL ROUGH ELECTRICAL					01/18/2023
GH	_____	013-RMC ROUGH MECHANICAL					01/18/2023
PBF	_____	014-PLR PLUMBING - ROUGH					01/18/2023
		Comments1: JEFF 847-456-8082					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	015-INS INSULATION					01/23/2023
		Comments1: JEFF 847-456-8082					
JP	_____	PM 001-FIN FINAL INSPECTION	20221173	2945 CRYDER WAY	466		01/17/2023
		Comments1: WINDOWS - FRONT AND BACK -- DEBRA 630-92					
		Comments2: 7-0562					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221175	291 BARRETT DR A	13-3		01/06/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221176	291 BARRETT DR B	13		01/06/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221177	291 BARRETT DR C	13		01/06/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221178	291 BARRETT DR D	13		01/06/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221179	271 BARRETT DR A	12		01/03/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221180	271 BARRETT DR B	12		01/03/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221181	271 BARRETT DR C	12		01/03/2022
		Comments1: NORM 630-818-0404					
BC	_____	010-REI REINSPECTION					01/09/2023
		Comments1: ELEC SERV 630-818-0404 NORM/WM RYAN MODA					
BC	_____	AM 009-ELS ELECTRIC SERVICE	20221182	271 BARRETT DR D	12		01/03/2023
		Comments1: NORM 630-818-0404					
JP	_____	002-FIN FINAL INSPECTION	20221192	2066 DUNBAR CT	95		01/10/2023
		Comments1: FENCE					
BC	_____	PM 001-FTG FOOTING	20221200	2635 KELLOGG CT	58		01/26/2023
		Comments1: MIDWESTERN 815-839-8175					
BC	_____	001-FTG FOOTING	20221201	2645 KELLOGG CT	53		01/12/2023
BC	_____	AM 002-FOU FOUNDATION					01/17/2023
		Comments1: MIDWESTERN 815-839-8175					
PBF	_____	PM 003-WAT WATER					01/20/2023
		Comments1: ALS -- 630-492-7635					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 004-BKF BACKFILL					01/23/2023
		Comments1: MIDWESTERN 815-839-8175 - NEED TO COVER					
		Comments2: DRAIN TILE UNDER WINDPW WELL W/ STONE. S					
		Comments3: END PIC					
GH	_____	AM 009-GAR GARAGE FLOOR	20221202	3056 GRANDE TR	541		01/18/2023
		Comments1: MIDWESTERN 815-839-8175 - ADD VAPOR BARR					
		Comments2: IER AT LEFT SIDE & BACK OF GARAGE (SHORT					
		Comments3:)					
GH	_____	AM 010-STP STOOP					01/18/2023
		Comments1: FRONT--					
GH	_____	011-RFR ROUGH FRAMING					01/27/2023
		Comments1: JIM 331-223-6615 SEE INSPECTION REPORT					
GH	_____	012-REL ROUGH ELECTRICAL					01/27/2023
GH	_____	013-RMC ROUGH MECHANICAL					01/27/2023
PR	_____	014-PLR PLUMBING - ROUGH					01/27/2023
		Comments1: JIM 331-223-6615					
GH	_____	010-RFR ROUGH FRAMING	20221203	3029 MCLELLAN BLVD	559		01/06/2023
		Comments1: AUSTIN 630-720-1287 - SEE INSPECTION REP					
		Comments2: ORT					
GH	_____	011-REL ROUGH ELECTRICAL					01/06/2023
GH	_____	012-RMC ROUGH MECHANICAL					01/06/2023
PBF	_____	013-PLR PLUMBING - ROUGH					01/06/2023
		Comments1: AUSTIN 630-720-1287					
BC	_____	014-INS INSULATION					01/13/2023
		Comments1: AUSTIN 630-720-1287					
GH	_____	015-REI REINSPECTION					01/09/2023
		Comments1: FRAMING -E-SEAL - AUSTIN 630-720-1287					
GH	_____	008-RFR ROUGH FRAMING	20221219	2781 BERRYWOOD LN	792		01/06/2023
		Comments1: CHRIS 224-358-1606 - SEE INSPECTION REPO					
		Comments2: RT					
GH	_____	009-REL ROUGH ELECTRICAL					01/06/2023
GH	_____	010-RMC ROUGH MECHANICAL					01/06/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					01/06/2023
GH	_____	012-INS INSULATION Comments1: CHRIS 224-358-1606 - SEE INSPECTION REPO Comments2: RT					01/10/2023
GH	_____	008-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606 -- SEE INSPECTION REP Comments2: ORT	20221220	2780 BERRYWOOD LN	833		01/27/2023
GH	_____	009-REL ROUGH ELECTRICAL					01/27/2023
GH	_____	010-RMC ROUGH MECHANICAL					01/27/2023
PR	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					01/27/2023
BC	_____	012-INS INSULATION Comments1: CHRIS 224-358-1606				01/31/2023	
BC	_____	008-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20221222	2777 BERRYWOOD LN	791		01/20/2023
BC	_____	009-REL ROUGH ELECTRICAL					01/20/2023
BC	_____	010-RMC ROUGH MECHANICAL					01/20/2023
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					01/20/2023
JP	_____	012-INS INSULATION Comments1: CHRI 224-358-1606 -- SEE INSPECTION REPO Comments2: RT					01/05/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: AUSTIN 630-720-1287 SEE INSPECTION REPOR Comments2: T	20221224	3111 GRANDE TR	493		01/30/2023
GH	_____	017-FEL FINAL ELECTRIC					01/30/2023
GH	_____	018-FMC FINAL MECHANICAL					01/30/2023
PR	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: AUSTIN 630-720-1287					01/30/2023
BC	_____	PM 003-REI REINSPECTION Comments1: SOLAR - FINAL - JOE 630-492-9256	20221228	2673 FAIRFAX WAY	259		01/13/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 004-REI REINSPECTION Comments1: SOLAR ELECTRIC					01/13/2023
BC	_____	AM 001-RFR ROUGH FRAMING Comments1: NICK 708-655-1539 - INSTALL FIREBLOCKING	20221238	2288 FAIRFAX WAY	501		01/10/2023
GH	_____	AM 009-GAR GARAGE FLOOR Comments1: MIDWESTERN 815-839-8175 - SEE INSPECTION Comments2: REPORT	20221250	3024 GRANDE TR	536		01/05/2023
GH	_____	AM 010-STP STOOP					01/06/2023
GH	_____	011-RFR ROUGH FRAMING Comments1: JIM 331-223-6615 -- SEE INSPECTION REPOR Comments2: T					01/13/2023
GH	_____	012-REL ROUGH ELECTRICAL					01/13/2023
GH	_____	013-RMC ROUGH MECHANICAL					01/13/2023
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JIM 331-223-6615					01/13/2023
BC	_____	AM 015-INS INSULATION Comments1: JIM 331-223-6615					01/19/2023
BF	_____	AM 003-REI REINSPECTION Comments1: FINAL SOLAR -- LOGAN 312-824-9031	20221258	795 KENTSHIRE DR	143		01/18/2023
BF	_____	AM 004-REI REINSPECTION Comments1: ELECTRIC - SOLAR					01/18/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS AND PATIO DOOR. ANNA 630-827-34 Comments2: 36	20221261	218 HILLCREST AVE			01/30/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: SHED -- CHAD GREEN - 630-553-9274, PARAD Comments2: ISE CAR WASH	20221264	2261 IROQUOIS LN	16		01/25/2023
GH	_____	AM 001-FTG FOOTING Comments1: MIDWESTERN 815-839-8175 - DRAIN TILE NOT Comments2: IN AT TIME OF INSPECTION	20221274	2729 ELLORY CT	128		01/19/2023
BC	_____	PM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					01/23/2023
GH	_____	PM 003-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175					01/27/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 007-BSM BASEMENT FLOOR	20221292	1091 AUBURN DR	93		01/18/2023
		Comments1: JOE 630-816-6908					
GH	_____	AM 008-GAR GARAGE FLOOR					01/23/2023
		Comments1: RANDY 630-816-8023 - SEE INSPECTION REPO					
		Comments2: RT					
GH	_____	AM 009-STP STOOP					01/23/2023
		Comments1: FRONT					
BC	_____	PM 004-FIN FINAL INSPECTION	20221294	317 W KENDALL DR	5		01/25/2023
		Comments1: 3 SEASON RM 630-816-0462 ED SALOGA					
BC	_____	PM 005-FEL FINAL ELECTRIC					01/25/2023
		Comments1: 3 SEASON RM 630-816-0462 ED SALOGA					
BC	_____	007-FIN FINAL INSPECTION	20221295	521 MANCHESTER LN	393		01/05/2023
		Comments1: 630-364-02241 CLEAN EDGE					
BC	_____	008-FEL FINAL ELECTRIC					01/05/2023
BC	_____	009-FME FINAL MECHANICAL					01/05/2023
PR	_____	010-PLF PLUMBING - FINAL OSR READ					01/05/2023
		Comments1: 630-364-0224					
JP	_____	006-GPL GREEN PLATE INSPECTION	20221296	3028 GRANDE TR	537		01/11/2023
		Comments1: 630-720-1287 AUSTIN/RYAN HOMES MISSING O					
		Comments2: NE ANCHOR, WILL BE INSTALLED & PHOTO SEN					
		Comments3: T					
PBF	_____	PM 007-PLU PLUMBING - UNDERSLAB					01/13/2023
		Comments1: JIM 331-223-6615					
PBF	_____	PM 008-WAT WATER					01/13/2023
		Comments1: LOUISE 630-492-7635					
GH	_____	AM 009-BSM BASEMENT FLOOR					01/18/2023
		Comments1: MIDWESTERN 815-839-8175 -- RESPREAD PLAS					
		Comments2: TIC AT BOTTOM OF STAIRS					
GH	_____	PM 010-GAR GARAGE FLOOR					01/26/2023
		Comments1: MIDWESTERN 815-839-8175					
GH	_____	PM 011-STP STOOP					01/26/2023
		Comments1: FRONT					
BC	_____	AM 004-REI REINSPECTION	20221313	1888 ASTER DR	117		01/27/2023
		Comments1: FINAL SOLAR -- LOGAN 312-824-9031					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 21

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 005-REI REINSPECTION Comments1: SOLAR -- ELECTRIC					01/27/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS -- SAMANTHA 603-521-0444	20221316	3243 PINWOOD DR	23		01/03/2023
BF	_____	AM 003-REI REINSPECTION Comments1: SOLAR FINAL - EDDIE 80-837-4586	20221332	1962 WREN RD	7		01/19/2023
BF	_____	AM 004-REI REINSPECTION Comments1: SOLAR-ELECTRIC					01/19/2023
BC	_____	AM 007-ELS ELECTRIC SERVICE Comments1: REMY 630-973-6699	20221333	2862 MCLELLAN BLVD	457		01/24/2023
BC	_____	AM 008-ROF ROOF UNDERLAYMENT ICE & W Comments1: DECKING NOT PROPERLY COVERED					01/24/2023
GH	_____	AM 009-PPS PRE-POUR, SLAB ON GRADE Comments1: PORCH -- REMY 630-973-6699 (((CANCELLED Comments2:)))))				01/31/2023	
GH	_____	AM 011-GAR GARAGE FLOOR Comments1: (((((CANCELLED))))))				01/31/2023	
PBF	_____	AM 012-PLU PLUMBING - UNDERSLAB Comments1: REMY - 630-973-6699				01/31/2023	
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221349	3762 BISSEL DR	129-5		01/26/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221350	3764 BISSEL DR	129-4		01/26/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221351	3766 BISSEL DR	129-3		01/26/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221352	3768 BISSEL DR	129-2		01/26/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CHRIS 224-358-1606	20221353	3772 BISSEL DR	129-1		01/26/2023
BC	_____	PM 007-RFR ROUGH FRAMING Comments1: CHRIS 224-358-1606	20221354	3748 BISSEL DR	130-1		01/30/2023
BC	_____	PM 008-REL ROUGH ELECTRICAL					01/30/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 22

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	PM 009-RMC ROUGH MECHANICAL					01/30/2023
PR	_____	PM 010-PLR PLUMBING - ROUGH Comments1: CHRIS 224-358-1606					01/30/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159	20221377	224A PORTAGE LN	140		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159	20221378	224B PORTAGE LN	141		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159	20221379	224C PORTAGE LN	142		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159	20221380	224D PORTAGE LN	143		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 -- SEE INSPECTION REPO Comments2: RT	20221381	236A PORTAGE LN	135		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 - SEE INSPECTION REPOR Comments2: T	20221382	236B PORTAGE LN	136		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 - SE INSPECTION REPORT	20221383	236C PORTAGE LN	137		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 - SEE INSPECTION REPOR Comments2: T	20221384	236D PORTAGE LN	138		01/04/2023
GH	_____	AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 - SEE INSPECTION REPOR Comments2: T	20221385	236E PORTAGE LN	139		01/04/2023
JP	10:00	003-PHF POST HOLE - FENCE Comments1: 10:00-10:30 AM KRIS 815-834-1200	20221407	2898 ROOD ST	303		01/09/2023
BC	_____	AM 004-FIN FINAL INSPECTION Comments1: IN GROUND POOL 815-476-2975X3 - BONDING Comments2: WIRE CONNECTED TO GROUND ROD -- REMOVE Comments3: WIRE					01/11/2023
BC	_____	005-FIN FINAL INSPECTION Comments1: 630-364-02241 CLEAN EDGE	20221408	1587 SIENNA DR	84		01/03/2022
BC	_____	006-FEL FINAL ELECTRIC					01/03/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 23

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	007-FME FINAL MECHANICAL					01/03/2023
PBF	_____	008-PLF PLUMBING - FINAL OSR READ					01/03/2023
		Comments1: BASEMENT FINISH 630-364-02241 CLEAN EDGE					
GH	_____	PM 003-BKF BACKFILL	20221413	4432 TAMPA DR	1975		01/05/2023
		Comments1: MIDWESTERN 815-839-8175					
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT					01/05/2023
		Comments1: ALS 630-492-7635					
JP	_____	005-GPL GREEN PLATE INSPECTION					01/11/2023
		Comments1: JOE 224-575-0022					
PBF	_____	AM 006-ESW ENGINEERING - SEWER / WAT					01/11/2023
		Comments1: ALS -- 630-492-7635					
PBF	_____	007-PLU PLUMBING - UNDERSLAB					01/18/2023
		Comments1: JOE 224-575-0022					
PR	_____	008-ELS ELECTRIC SERVICE					01/18/2023
		Comments1: JOE 224-575-0022					
GH	_____	AM 009-BSM BASEMENT FLOOR					01/20/2023
		Comments1: MIDWESTERN 815-839-8175 -- MUST BE 25 DE					
		Comments2: GREES AND RISING TO POUR					
GH	_____	PM 010-GAR GARAGE FLOOR					01/26/2023
		Comments1: MIDWESTERN 815-839-8175 -- SEE INSPECTIO					
		Comments2: N REPORT					
GH	_____	PM 011-STP STOOP					01/26/2023
		Comments1: FRONT					
BC	_____	001-FTG FOOTING	20221414	4442 TAMPA DR	1972		01/10/2023
		Comments1: MIDWESTERN 815-839-8175					
BC	_____	PM 002-FOU FOUNDATION					01/11/2023
		Comments1: MIDWESTERN 815-839-8175					
GH	_____	AM 003-BKF BACKFILL					01/17/2023
		Comments1: MIDWESTERN 815-839-8175					
PBF	_____	AM 004-WAT WATER					01/17/2023
		Comments1: ALS 630-492-7635					
BC	_____	AM 001-FTG FOOTING	20221415	4438 TAMPA DR	1973		01/04/2023
		Comments1: MIDWESTERN 815-839-8175					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 24

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					01/05/2023
BC	_____	PM 003-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175					01/11/2023
PR	_____	AM 004-ESW ENGINEERING - SEWER / WAT Comments1: 224-575-0022 JOE EMAN/FOR LOUISE AT AL'S					01/12/2023
PR	_____	005-ELS ELECTRIC SERVICE Comments1: JOE 224-575-0022					01/18/2023
JP	_____	006-GPL GREEN PLATE INSPECTION Comments1: JOE 224-575-0022					01/23/2023
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: JOE 224-575-0022					01/26/2023
GH	_____	PM 008-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175					01/26/2023
JP	_____	004-GPL GREEN PLATE INSPECTION Comments1: JIM 331-223-6615	20221417	3032 GRANDE TR	538		01/13/2023
PBF	_____	PM 005-WAT WATER Comments1: LOUISE - 630-492-7635					01/13/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JIM 331-223-6615					01/19/2023
GH	_____	PM 007-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175 SEE INSPECTION R Comments2: EPORT					01/20/2023
BC	_____	AM 003-REI REINSPECTION Comments1: 773-715-2908 CHERIF SOLAR	20221422	642 KENTSHIRE DR			01/05/2023
BC	_____	AM 001-RFR ROUGH FRAMING Comments1: MODIFICATION TO MSTR BEDROOM -- LEVI - 5 Comments2: 73-944-1197	20221424	202 W VAN EMMON ST			01/04/2023
BC	_____	AM 002-REL ROUGH ELECTRICAL					01/04/2023
PBF	_____	AM 003-PLR PLUMBING - ROUGH Comments1: MODIFICATION TO MSTER BEDROOM - LEVI 573 Comments2: -944-1197					01/04/2023
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- EDDIE - 801-837-4586	20221435	406 LIBERTY ST			01/09/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 25

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 002-FEL FINAL ELECTRIC					01/09/2023
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404	20221436	221A PORTAGE LN	144		01/11/2023
BC	_____	AM 006-UGE UNDERGROUND ELECTRIC Comments1: 630-818-0404 NORM/WM RYAN MODA					01/12/2023
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159					01/13/2023
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404	20221437	221B PORTAGE LN	145		01/11/2023
BC	_____	AM 006-UGE UNDERGROUND ELECTRIC Comments1: 630-818-0404 NORM/WM RYAN MODA					01/12/2023
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 465-1159					01/13/2023
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404	20221438	221C PORTAGE LN	146		01/11/2023
BC	_____	AM 006-UGE UNDERGROUND ELECTRIC Comments1: 630-818-0404 NORM/WM RYAN MODA					01/12/2023
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159					01/13/2023
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404	20221439	221D PORTAGE LN	147		01/11/2023
BC	_____	AM 006-UGE UNDERGROUND ELECTRIC Comments1: 630-818-0404 NORM/WM RYAN MODA					01/12/2023
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159					01/13/2023
PBF	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404	20221440	221E PORTAGE LN	148		01/11/2023
BC	_____	AM 006-UGE UNDERGROUND ELECTRIC Comments1: 630-818-0404 NORM/WM RYAN MODA					01/12/2023
GH	_____	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159					01/13/2023
PBF	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635 -- CANCELLED	20221441	235A PORTAGE LN	149	01/03/2023	

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635					01/04/2023
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404					01/13/2023
GH	_____	AM 006-ELU ELECTRICAL - UNDERSLAB Comments1: NORM 630-818-0404					01/17/2023
GH	_____	007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 -- MUST BE 25 DEGREES Comments2: AND RISING TO POUR					01/20/2023
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221442 235B PORTAGE LN Comments1: ALS - 630-492-7635 -- CANCELLED			150	01/03/2023	
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635					01/04/2023
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404					01/13/2023
GH	_____	AM 006-ELU ELECTRICAL - UNDERSLAB Comments1: NORM 630-818-0404					01/17/2023
GH	_____	007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 MUST BE 25 DEGREES AN Comments2: D RISING TO POUR					01/20/2023
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221443 235C PORTAGE LN Comments1: ALS - 630-492-7635 -- CANCELLED--			151	01/03/2023	
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635					01/04/2023
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB Comments1: NORM 630-818-0404					01/13/2023
GH	_____	006-ELU ELECTRICAL - UNDERSLAB Comments1: NORM 630-818-0404					01/17/2023
GH	_____	007-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSE 630-465-1159 MUST BE 25 DEGREES AN Comments2: D RISING TO POUR					01/20/2023
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221444 235D PORTAGE LN Comments1: ALS - 630-492-7635 --- CANCELLED--			152	01/03/2023	

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/04/2023
		Comments1: ALS - 630-492-7635					
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					01/13/2023
		Comments1: NOM 630-818-0404					
GH	_____	006-ELU ELECTRICAL - UNDERSLAB					01/17/2023
		Comments1: NORM 630-818-0404					
GH	_____	007-PPS PRE-POUR, SLAB ON GRADE					01/20/2023
		Comments1: JOSE 630-465-1159 MUST BE 25 DEGREES AN					
		Comments2: D RISING TO POUR					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221445 269A PORTAGE LN			153	01/03/2023	
		Comments1: ALS - 630-492-7635 -- CANCELLED---					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/04/2023
		Comments1: ALS - 630-492-7635					
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
PR	_____	AM 007-ELU ELECTRICAL - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 008-PPS PRE-POUR, SLAB ON GRADE				01/26/2023	
		Comments1: JOSE 630-465-1159					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221446 269B PORTAGE LN			154	01/03/2023	
		Comments1: ALS - 630-492-7635 --- CANCELLED---					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/04/2023
		Comments1: ALS - 630-492-7635					
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
PR	_____	AM 007-ELU ELECTRICAL - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 008-PPS PRE-POUR, SLAB ON GRADE				01/26/2023	
		Comments1: JOSE 630-465-1159					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221447 269C PORTAGE LN			155	01/03/2023	
		Comments1: ALS - 630-492-7635 - CANCELLED-					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/04/2023
		Comments1: ALS - 630-492-7635					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 28

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
PR	_____	AM 007-ELU ELECTRICAL - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 008-PPS PRE-POUR, SLAB ON GRADE				01/26/2023	
		Comments1: JOSE 630-465-1159					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221448 269D PORTAGE LN			156	01/03/2023	
		Comments1: ALS - 630-492-7635 - CANCELLED-					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/04/2023
		Comments1: ALS - 630-492-7635					
PR	_____	AM 005-PLU PLUMBING - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
PR	_____	AM 007-ELU ELECTRICAL - UNDERSLAB					01/18/2023
		Comments1: NORM 630-818-0404					
BC	_____	AM 008-PPS PRE-POUR, SLAB ON GRADE				01/26/2023	
		Comments1: JOSE 630-465-1159					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221449 279A PORTAGE LN			157	01/03/2023	
		Comments1: ALS - 630-492-7635 -- CANCELLED---					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT				01/04/2023	
		Comments1: ALS - 630-492-7635 --NOT READY--					
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT					01/05/2023
		Comments1: ALS 630-492-7635					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221450 279B PORTAGE LN			158	01/03/2023	
		Comments1: ALS - 630-492-7635 - CANCELLED-					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT				01/04/2023	
		Comments1: ALS - 630-492-7635 - NOT READY -					
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT					01/05/2023
		Comments1: ALS 630-492-7635					
PBF	_____	003-ESW ENGINEERING - SEWER / WAT 20221451 279C PORTAGE LN			159	01/03/2023	
		Comments1: ALS - 630-492-7635 - CANCELLED-					
PBF	_____	004-ESW ENGINEERING - SEWER / WAT				01/04/2023	
		Comments1: ALS - 630-492-7635 - NOT READY-					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 29

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT Comments1: ALS 630-492-7635					01/05/2023
PBF	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635 - CANCELLED-	20221452	279D PORTAGE LN	160	01/03/2023	
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635 - NOT READY				01/04/2023	
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT Comments1: ALS 630-492-7635					01/05/2023
PBF	_____	003-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635 - CANCELLED-	20221453	279E PORTAGE LN	161	01/03/2023	
PBF	_____	004-ESW ENGINEERING - SEWER / WAT Comments1: ALS - 630-492-7635 - NOT READY				01/04/2023	
PBF	_____	AM 005-ESW ENGINEERING - SEWER / WAT Comments1: ALS 630-492-7635					01/05/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: PATIO DOOR -- 815-786-3100	20221454	1395 CAROLYN CT			01/12/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS SAMANTHA 603-521-0444 - LOWER Comments2: LEFT WINDOW ON SOUTH SIDE HAS GAPS IN CA Comments3: ULKING	20221462	3861 BAILEY RD	91		01/17/2023
JP	_____	AM 005-GPL GREEN PLATE INSPECTION Comments1: JASON -- NUTS AT GARAGE WALL ARE NEEDED	20221466	495 TIMBER OAK LN	28		01/03/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221470	3977 EVANS CT	60		01/10/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221471	3979 EVANS CT	60		01/10/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221472	3981 EVANS CT	60		01/10/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221473	3983 EVANS CT	60		01/10/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221474	3967 EVANS CT	61		01/10/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221475	3969 EVANS CT	61		01/10/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221476	3971 EVANS CT	61		01/10/2023
BC	_____	004-ELS ELECTRIC SERVICE Comments1: ABBY 630-273-2528	20221477	3973 EVANS CT	61		01/10/2023
PR	_____	PM 001-ESW ENGINEERING - SEWER / WAT Comments1: JOHN	20221500	837 ALEXANDRA LN	23		01/23/2023
BC	_____	001-FTG FOOTING	20221503	3093 GRANDE TR	550		01/04/2023
BC	_____	PM 002-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175 (((((CANCELLED))) Comments2:)))				01/06/2023	
BC	_____	003-FOU FOUNDATION Comments1: MIDWESTERN 815-839-8175					01/09/2023
BC	_____	AM 004-BKF BACKFILL Comments1: MIDWESTERN 815-839-8175					01/12/2023
PBF	_____	PM 005-WAT WATER Comments1: LOUISE 630-492-7635					01/13/2023
JP	_____	006-GPL GREEN PLATE INSPECTION Comments1: JIM 331-223-6615					01/23/2023
PR	_____	007-PLU PLUMBING - UNDERSLAB Comments1: JIM 331-223-6615					01/27/2023
GH	_____	PM 008-BSM BASEMENT FLOOR Comments1: MIDWESTERN 815-839-8175					01/26/2023
GH	_____	AM 003-INS INSULATION Comments1: VICTOR 773-876-2605 - SEE INSPECTION REP Comments2: ORT	20221509	2102 WHITEKIRK LN	104		01/12/2023
BC	_____	PM 004-FIN FINAL INSPECTION Comments1: VICTOR 773-876-2605					01/30/2023
BC	_____	PM 005-FEL FINAL ELECTRIC					01/30/2023
PR	_____	AM 003-FEL FINAL ELECTRIC Comments1: PAT 815-245-0094	20221514	773 BLUESTEM DR	27		01/12/2023
PR	_____	AM 004-PLF PLUMBING - FINAL OSR READ					01/12/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: REMY 630-973-6699	20221521	2896 MCLELLAN BLVD	464		01/06/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 31

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-BKF BACKFILL					01/13/2023
		Comments1: REMY 630-973-6699					
PR	_____	004-WAT WATER					01/20/2023
		Comments1: REMY 630-379-9610					
JP	_____	002-FIN FINAL INSPECTION	20221526	2883 MCMURTRIE CT	223		01/03/2023
		Comments1: ROOF-- ROCKS ROOFING - 844-205-7663 OR J					
		Comments2: OEL					
JP	_____	002-FIN FINAL INSPECTION	20221531	2742 LILAC CT	331		01/10/2023
		Comments1: PHI; 630-514-9224					
JP	09:00	001-PHF POST HOLE - FENCE	20221540	1954 SUNNY DELL CT	98	01/23/2023	
		Comments1: CANDACE 630-406-8410, EXT 220 (((((((CA					
		Comments2: NCELLED))))))					
BC	_____	PM 001-RFR ROUGH FRAMING	20221542	1242 HAWK HOLLOW DR	272		01/27/2023
		Comments1: BASEMENT REMODEL -- VICTOR 773-876-2605					
BC	_____	PM 002-REL ROUGH ELECTRICAL					01/27/2023
BC	_____	PM 003-RMC ROUGH MECHANICAL					01/27/2023
PR	_____	PM 004-PLR PLUMBING - ROUGH					01/27/2023
BF	_____	AM 001-FIN FINAL INSPECTION	20221591	451 KELLY AVE	116		01/19/2023
		Comments1: SOLAR *****PLEASE DO THIS ONE FIRST***					
		Comments2: *** RODNEY 708-269-1690 *****PAY REI					
		Comments3: FEE BEFORE REINSPECTION SCHEDULED****					
BF	_____	AM 002-FEL FINAL ELECTRIC					01/19/2023
		Comments1: SOLAR					
BF	_____	AM 001-FIN FINAL INSPECTION	20221592	309 E WASHINGTON ST			01/19/2023
		Comments1: SOLAR -- RODNEY 708-269-1690 -- 2ND ONE					
		Comments2: PLEASE					
BF	_____	AM 002-FEL FINAL ELECTRIC					01/19/2023
		Comments1: *****NEEDS TO PAY REI FEE BEFORE RE-SCHE					
		Comments2: DULING*****					
PR	_____	AM 001-RFR ROUGH FRAMING	20221593	881 PARKSIDE LN	194		01/19/2023
		Comments1: MATT 630-273-1151					
PR	_____	AM 002-REL ROUGH ELECTRICAL					01/19/2023
PR	_____	AM 003-RMC ROUGH MECHANICAL					01/19/2023

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 32

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 004-PLR PLUMBING - ROUGH					01/19/2023
PBF	_____	PM 001-PLR PLUMBING - ROUGH	20221597	102 E SCHOOLHOUSE RD	5-6		01/24/2023
		Comments1: CLOSE TO 3:00PM -- MYISHA 630-439-5366					
PBF	_____	002-FIN FINAL INSPECTION					01/24/2023
JP	11:30	001-PHF POST HOLE - FENCE	20230004	1133 TAUS CIR	108		01/10/2023
		Comments1: CARLA 815-460-3449					
JP	11:00	001-PHF POST HOLE - FENCE	20230010	2235 FAIRFAX WAY	378		01/23/2023
		Comments1: CARLA 815-460-3449					

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 33

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

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

PERMIT TYPE SUMMARY:		ADD ADDITION			10		
		BSM BASEMENT REMODEL			21		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		COM COMMERCIAL BUILDING			1		
		CRM COMMERCIAL REMODEL			2		
		FNC FENCE			67		
		IGP IN-GROUND POOL			2		
		MSC MISCELLANEOUS			3		
		REM REMODEL			6		
		ROF ROOFING			2		
		SFA SINGLE-FAMILY ATTACHED			132		
		SFD SINGLE-FAMILY DETACHED			252		
		SHD SHED/ACCESSORY BUILDING			1		
		SOL SOLAR PANELS			19		
		WIN WINDOW REPLACEMENT			4		
INSPECTION SUMMARY:		BKF BACKFILL			12		
		BSM BASEMENT FLOOR			8		
		EFL ENGINEERING - FINAL INSPECTION			15		
		ELS ELECTRIC SERVICE			20		
		ELU ELECTRICAL - UNDERSLAB			8		
		ESW ENGINEERING - SEWER / WATER			36		
		FEL FINAL ELECTRIC			28		
		FIN FINAL INSPECTION			99		
		FMC FINAL MECHANICAL			17		
		FME FINAL MECHANICAL			3		
		FOU FOUNDATION			11		
		FTG FOOTING			9		
		GAR GARAGE FLOOR			8		
		GPL GREEN PLATE INSPECTION			12		
		INS INSULATION			17		
		MIS MISCELLANEOUS			1		
		PHD POST HOLE - DECK			1		
		PHF POST HOLE - FENCE			5		
		PLF PLUMBING - FINAL OSR READY			20		
		PLR PLUMBING - ROUGH			25		
		PLU PLUMBING - UNDERSLAB			30		
		PPS PRE-POUR, SLAB ON GRADE			24		
		REI REINSPECTION			22		
		REL ROUGH ELECTRICAL			23		
		RFR ROUGH FRAMING			22		
		RMC ROUGH MECHANICAL			21		
		ROF ROOF UNDERLAYMENT ICE & WATER			1		
		STP STOOP			14		
		UGE UNDERGROUND ELECTRIC			5		
		WAT WATER			7		

DATE: 01/31/2023
TIME: 12:28:31
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 34

INSPECTIONS SCHEDULED FROM 01/01/2023 TO 01/31/2023

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

INSPECTOR SUMMARY:		BC		BOB CREADEUR		116	
		BF		B&F INSPECTOR CODE SERVICE		11	
		ED		ERIC DHUSE		4	
		EEI		ENGINEERING ENTERPRISES		1	
		GH		GINA HASTINGS		140	
		JB		JON BAUER		1	
		JP		JOHN PETRAGALLO		98	
		PBF		BF PLUMBING INSPECTOR		93	
		PR		PETER RATOS		51	
		PW				8	
		PWK		PUBLIC WORKS		1	
STATUS SUMMARY:	A	PR				2	
	C	BC				6	
	C	BF				2	
	C	ED				3	
	C	EEI				1	
	C	GH				10	
	C	JP				69	
	C	PBF				4	
	C	PR				1	
	I	BC				104	
	I	BF				9	
	I	GH				109	
	I	JP				29	
	I	PBF				80	
	I	PR				42	
	I	PW				1	
	T	BC				6	
	T	ED				1	
	T	GH				21	
	T	JB				1	
	T	PBF				9	
	T	PR				6	
	T	PW				7	
	T	PWK				1	
REPORT SUMMARY:						524	



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 2023-15

Agenda Item Summary Memo

Title: Property Maintenance Reports for January 2023

Meeting and Date: Economic Development Committee – March 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 31, 2023
Subject: January Property Maintenance

Property Maintenance Report January 2023

There were 4 cases heard in January 2023.

01/04/23

N 3708	1131 Blackberry Shore Ln	Work Without Permit	Liabe \$250
N 3709	451 Honeysuckle Ln	Off-Street Parking	Liabe \$75

01/23/23

N 3710	2632 McLellan Blvd	Work Without Permit	Liabe \$500
N 3711	1602 N Bridge St	Permits Required	Liabe \$3,550



Case Report

1/1/2023 - 1/31/2023

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
20230011	1/27/2023	664-D W Veterans	Garbage/Rubbish	CLOSED		COMPLIANT					
20230010	1/24/2023	4642 Plymouth Ave	Exterior Property Areas	IN VIOLATION							
20230009	1/24/2023	100 Bertram Dr	Exterior Structure	CLOSED							
20230008	1/24/2023	300 Block Poplar	Fence/Lot Line	CLOSED		COMPLIANT					
20230007	1/19/2023	Rosenwinkel St	Obstruction of Public Way	CLOSED		COMPLIANT					
20230006	1/18/2023	201 W Van	Occupancy	CLOSED		COMPLIANT					
20230005	1/18/2023	2900 Block	Junk/Refuse	CLOSED		COMPLIANT					
20230004	1/12/2023	Reserve at Fox River Apartments	Misc. Property Maintenance	IN VIOLATION							
20230003	1/12/2023	2177	Rubbish	CLOSED		COMPLIANT					
20230002	1/5/2023	704 E Veterans	Parking Lot Condition	CLOSED							
20230001	1/4/2023	503 Blaine St	Parking on Unapproved Surface	CLOSED		COMPLIANT					

Total Records: 11

1/31/2023



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 2023-16

Agenda Item Summary Memo

Title: Economic Development Report for February 2023

Meeting and Date: Economic Development Committee – March 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 – March 2023 EDC Meeting of the United City of Yorkville

February 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 Scooters 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.
- **Still Aesthetics - 674 W. Veterans Parkway, Suite B:** This business is open at new and expanded location, as of March 1st. Business owner Lindsay Gruben is ready to offer new full holistic services, including massage by "Willow Message", and new line of wellness products.
- **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 summer of 2023.
- **Viva La Funny Boutique - 145 E. Veterans Parkway:** Business is open as of March 3rd. This 1,000 square foot retail space, is located directly east of DuY's 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 is very happy to be a part of Yorkville business community.
- **Downtown Yorkville: The VAULT: 220 S Bridge Street:** This former home to Paradise Cove, is going through a major transformation to become a new dining establishment called "The Vault". Yorkville restauranteurs 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. Submittal will take place very soon. They are planning to demo, build, and open in late 2023 to early 2024. The biggest challenge for many new projects, has been getting delivery of required equipment for their business.
- **BP and Graham's Marketplace.** There is a new developer who has this property under contract. This new developer works with a different fuel center. They are beginning their due diligence and will begin the approval process with the City, shortly. The end user is a fuel center with convenience store. This property is located at the northeast corner of Route 47 & Route 71. Most likely, the project will go through approvals in 2023 and opening will be slotted for 2024.
- **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 finishing touches are underway. 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"/>
Purchasing Manager	<input type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2023-17

Agenda Item Summary Memo

Title: Heartland Circle – Fee Lock - Development Agreement

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

Synopsis: Proposed development agreement for fee lock extension of twelve (12) lots in the Heartland Circle subdivision.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?

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



Memorandum

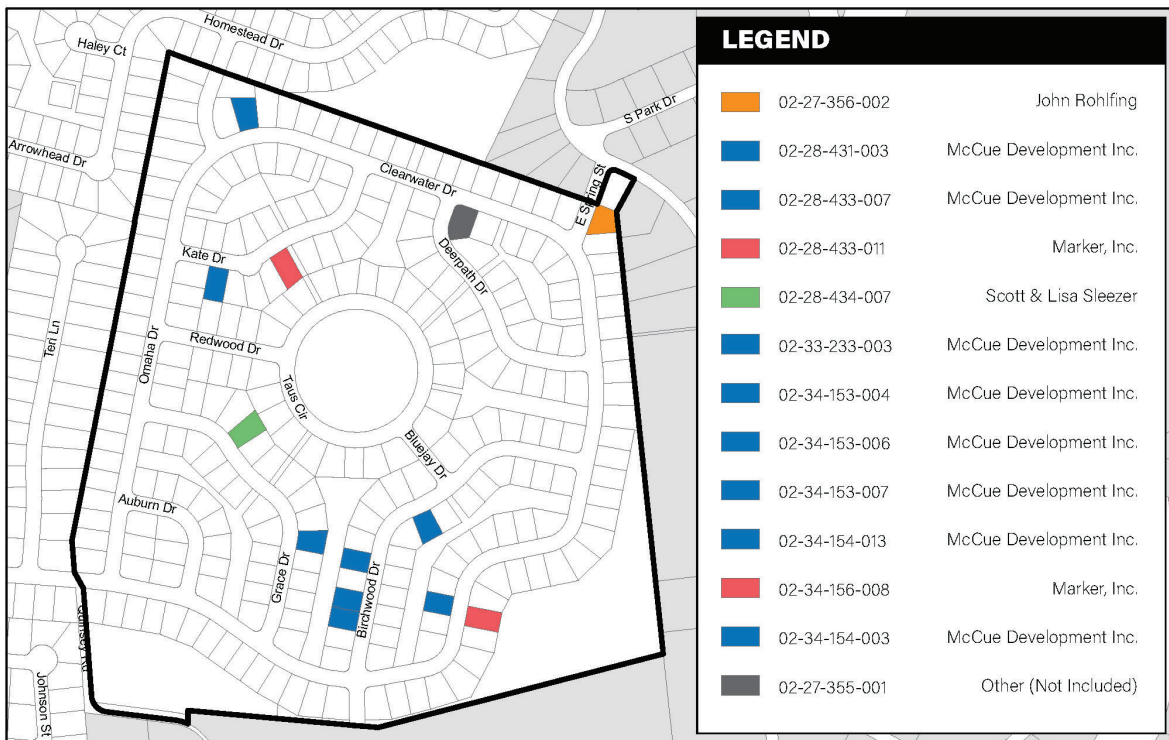
To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: February 28, 2023
Subject: **Heartland Circle – Economic Incentive/Development Agreement**
Proposed Agreement for Fee Locks Extension

Request Summary:

An application has been filed with the City of Yorkville by various property owners of lots within the Heartland Circle subdivision, seeking approval of an economic incentive/development agreement which would extend the recently expired fee lock for twelve (12) of the thirteen (13) remaining residential dwelling units. The proposed agreement would lock the building permit fees for a period of five (5) years which would allow the subdivision to complete its build-out no later than 2028.

Development Background:

In November 2002, the City approved the Annexation and Planned Unit Development (PUD) agreement for the Heartland Circle subdivision via Ord. 2004-48. The agreement established the approximately 20-acre subdivision consisting of roughly 262 single-family dwelling units. While the original developer/owner, Richard Marker Associates, Inc., proceeded to build out 249 dwelling units, the economic conditions in the home construction market soured and the development has slowed since 2013 at 95% complete. Some of the remaining lots were subsequently sold off to local builders or individual homebuyers looking to eventually improve the vacant parcels with homes. The remaining thirteen (13) residential dwelling units are owned by five (5) owners. However, only four (4) owners of twelve (12) lots are applicants for this fee lock extension request.



Heartland Circle Property Ownership Map

United City of Yorkville, Illinois
February 28, 2023



Current Development Status, Permit Fees & Recent Infrastructure Improvements:

As previously mentioned, there are thirteen (13) lots consisting of single-family residential dwellings which remain vacant, as illustrated on the previous map. At the time of the 2002 annexation and PUD agreement approval, the prior developer opted to pay the fee-in-lieu for the parks and land cash donation. The building permit fees for the Heartland Circle Subdivision were locked as part of the annexation and PUD agreement for twenty (20) years or until November 26, 2022. Since the fee lock expiration, the most significant change in building permit fees affecting this development were the increase in water connection fees (\$3,700 to \$5,554) and development impact fees (from \$1,200 to \$4,409) per permit. The one remaining lot (Lot 154) is owned by a property owner who has chosen not to participate as an applicant for the requested fee lock, therefore, that parcel (Lot 154) will not be included in this approval. The property owner for Lot 154 will be required to pay the current fees at time of building permit issuance.

Fee Reduction Analysis:

Post fee-lock expiration, the current building permit fee for the Heartland Circle subdivision is approximately \$18,000.00, of which a considerable portion is assigned to development fees and water connection fees (\$5,103 or ~28%). The table below provides a line-item review of the proposed building permit fees to be extended for a period of five (5) years:

Item Description	Current Fees (Post Fee Lock Expiration)	Original Annexation Agreement Fee	Recommendation	Notes on Implementation
School Transition	\$3,000	\$3,000	\$3,000	Authorized by City
YBSD district fee	\$1,400	\$1,400	\$1,400	Authorized by YBSD
Building Permit	\$1,150	\$1,150	\$1,150¹	Authorized by City
Water Connection	\$5,554	\$3,700	\$3,700	Authorized by City
Water Meter Cost	\$590	\$550	\$590²	Authorized by City
City Sewer Connection Fees	\$2,000	\$2,000	\$2,000	Authorized by City
Water and Sewer Inspection Fee	\$25	\$25	\$25	Authorized by City
Public Walks Driveway Inspection Fee	\$35	\$35	\$35	Authorized by City
PW Impact	\$700	\$450	\$450	Authorized by City
Police Impact	\$300	\$150	\$150	Authorized by City
Building Impact	\$1,759	\$150	\$150	Authorized by City
Library Impact	\$500	\$150	\$150	Authorized by City
BKFD Impact	\$1,000	\$300	\$300	Authorized by City
Engineering Impact	\$100	\$0	\$0	Authorized by City
Parks and Recreation Impact	\$50	\$0	\$0	Authorized by City
Parks Land-Cash	\$0	\$0	\$0	Authorized by City
School-land Cash	\$0	\$0	\$0	Authorized by City
TOTAL	\$18,163.00	\$13,060.00	\$13,100.00	

Staff Comments:

¹ Assumes a 2,500 square foot structure and a building permit fee of \$650.00 plus \$0.20 per square foot.

² This is an "at cost" fee for the City, which is not subject to fee locks.

This request is similar to previously approved economic incentive agreements for fee locks of stalled subdivisions such as Grande Reserve (2021), Windett Ridge (2019), Caledonia (2016), and Country Hills (2014). Since this request is for an economic incentive/development agreement, a public hearing is not required. Should the matter proceed out of committee, staff has tentatively scheduled it for discussion before the entire City Council at the March 14, 2023 meeting. The attached draft ordinance approving the proposed fee lock extension is attached for your review. Staff and the petitioner will be available at the EDC meeting to answer any questions.

Attachments:

1. Application
2. Ord. 2004-48
3. Proposed New Fee Schedule
4. Draft Ordinance

HEARTLAND CIRCLE

Fees per Unit

FEE LOCK EXPIRATION MARCH 31, 2028 (ORD. 2023-)

A paid receipt from the School District Office, 602-A Center Parkway Yorkville, must be presented to the City prior to issuance of permit	\$3,000
Separate Yorkville-Bristol Sanitary District fee - made payable to Y.B.S.D.	\$1,400

United City of Yorkville Fees

1. Building Permit		
Cost \$650 plus \$.20 per square foot	\$650 + \$0.20(SF)	
2. Water Connection Fees		\$3,700
3. Water Meter Cost		Current Rate
4. City Sewer Connection Fees	Ordinance 11/1/96	\$2,000
5. Water and Sewer Inspection Fee		\$25
6. Public Walks/Driveway Inspection Fee		\$35
7. Development Fees		
Public Works	\$450	
Police	\$150	
Building	\$150	
Library	\$150	
Bristol-Kendall Fire	<u>\$300</u>	
Development Fees Total	\$1,200	\$1,200
8. Land-Cash Fees		
Park	\$0	
School	<u>\$0</u>	
Land-Cash Fees Total	\$0	\$0

Ordinance No. 2023-_____

**ORDINANCE APPROVING AN ECONOMIC INCENTIVE AGREEMENT BETWEEN
THE UNITED CITY OF YORKVILLE AND MARKER, INC., MCCUE
DEVELOPMENT, INC., SCOTT AND LISA SLEEZER, AND JOHN ROHLFING
(Heartland Circle Subdivision)**

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

WHEREAS, McCue Development, Inc., Marker, Inc., John Rohlffing, and Scott and Lisa Sleezer (“OWNERS”) are the owners of 12 vacant lots within the Heartland Circle Subdivision which have remained vacant for numerous years; and,

WHEREAS, OWNERS have approached the City to propose beginning construction of detached single-family homes on the vacant 12 lots and that they need to receive certain incentives necessary to make the cost of construction of these single-family homes competitive with other builders in nearby subdivisions; and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”) have reviewed the desirability of constructing 12 new homes on the vacant lots in the Heartland Circle Subdivision and have concluded that such construction would provide for economic development thereby enhancing the tax base of the City and the other taxing districts, and add to the wealth and prosperity of the City and its citizens; and,

WHEREAS, pursuant to Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) (the “*Act*”), the Corporate Authorities are empowered to “appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality”; and,

WHEREAS, the City is prepared to provide economic assistance to Country as authorized by Section 8-1-2.5 of the Act through the reduction of certain permit and impact fees, all as hereinafter set forth.

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

Section 1. That the *ECONOMIC INCENTIVE AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE AND MARKER, INC., MCCUE DEVELOPMENT, INC., SCOTT AND LISA SLEEZER, AND JOHN ROHLFING* is hereby approved in the form attached hereto and made a part hereof as Exhibit A and the Mayor and City Clerk are hereby authorized to execute said proposal on behalf of the City.

Section 2. That this ordinance shall be in full force and effect from and after its passage and approval according to 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

**ECONOMIC INCENTIVE AGREEMENT
BETWEEN THE UNITED CITY OF YORKVILLE AND MARKER, INC., MCCUE
DEVELOPMENT, INC., SCOTT AND LISA SLEEZER, AND JOHN ROHLFING
(Heartland Circle Subdivision)**

THIS ECONOMIC INCENTIVE AGREEMENT dated as of the _____ day of _____, 2023, is by and between the United City of Yorkville, Kendall County, Illinois, a municipal corporation (hereafter the “*City*”) and McCue Development, Inc., an Illinois corporation; Marker, Inc., an Illinois corporation; John Rohlfing; and Scott and Lisa Sleezer (hereafter “*Owners*”).

W I T N E S S E T H:

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

WHEREAS, Owners have purchased 12 vacant lots within the Heartland Circle Subdivision which have remained vacant for numerous years; and,

WHEREAS, Owners have approached the City to propose beginning construction of detached single-family homes on the vacant 12 lots and that it needs to receive certain incentives necessary to make the cost of construction of these single-family homes competitive with other builders in nearby subdivisions; and,

WHEREAS, Country had advised the City that as a result of the construction of 12 single family homes that a total of \$6,600,000.00 (12 x \$550,000) in new assessed value will be added to the tax base of the City; and,

WHEREAS, the Mayor and City Council of the City (the “*Corporate Authorities*”) have reviewed the desirability of constructing 12 homes on the vacant lots in the Heartland Circle Subdivision and have concluded that such construction would provide for the economic

development thereby enhancing the tax base of the City and the other taxing districts, and add to the wealth and prosperity of the City and its citizens; and,

WHEREAS, pursuant to Section 8-1-2.5 of the Illinois Municipal Code (65 ILCS 5/8-1-2.5) (the “*Act*”), the Corporate Authorities are empowered to “appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality”; and,

WHEREAS, the City is prepared to provide economic assistance to Owners as authorized by Section 8-1-2.5 of the Act through the reduction of certain permit and impact fees, all as hereinafter set forth.

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

Section 1: Incorporation. The representations and recitations set forth in the preambles hereto are material to this Economic Incentive Agreement and are hereby incorporated into and made a part hereof as though fully set forth in this Section 1 and said representations and recitations constitute the understandings of the City and Country.

Section 2: Owners’ Commitments to the City. Country shall begin construction of single-family homes on the 12 lots and all building permits to be obtained within five (5) years.

Section 3: The City’s Commitment to Owners.

In consideration of Owners’ execution of this Economic Incentive Agreement and so long as no notice of default has been issued and is outstanding, the City shall assess the following fees:

A. School Transition Fee	\$3,000.00
B. YBSD District Fee	\$1,400.00
C. Building Permit Fee	\$650.00 plus \$0.20 per square foot
D. Water Connection Fee	\$3,700.00
E. Water Meter Cost	Current Rate

F. City Sewer Connection Fee	\$2,000.00
G. Water and Sewer Inspection Fee	\$25.00
H. Public Walks, Driveway Inspection Fee	\$35.00
I. Public Works Impact Fee	\$450.00
J. Police Impact fee	\$150.00
K. Municipal Building Impact fee	\$150.00
L. Library Impact Fee	\$150.00
M. BKFD Impact fee	\$300.00
N. Engineering Impact Fee	\$0.00
O. Parks and recreation Impact Fee	\$0.00
P. Parks Land-Cash	\$0.00
Q. School Land-Cash	\$0.00

All other fees shall be the amount then effective at the time the building permit is issued.

Section 4: Term.

This Economic Incentive Agreement shall commence upon its execution and shall terminate March 31, 2028.

Section 5: Owners' Indemnification.

Owners shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs, and expenses (including any liabilities, judgments, costs and expenses and reasonable attorney's fees) which may arise directly or indirectly from the terms of this Economic Incentive Agreement by Owners; or from any negligence or reckless or willful misconduct of Owners or any contractor, subcontractor, agent, or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by Owners). Owners shall, at its own cost and expense, appear, defend, and pay all charges of attorneys, costs, and other expenses arising therefrom or incurred in connection therewith.

Section 6: Severability.

If any section, subsection, term, or provision of this Economic Incentive Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or

unenforceable, the remainder of said section, subsection, term, or provision of this Economic Incentive Agreement, or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

Section 7: Notices.

All notices, demands, requests, consents, approvals, or other instruments required or permitted by this Economic Incentive Agreement shall be in writing and shall be executed by the party, or an officer, agent, or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Owners:

Marker, Inc.
608 E. Veterans Parkway
Yorkville, Illinois 60560

McCue Development, Inc.
41 W. Royal Oaks Dr.
Bristol, Illinois 60512

Scott and Lisa Sleezer
1282 Clearwater Dr.
Yorkville, Illinois 60560

John Rohlfing
207 W. Van Emmon St.
Yorkville, Illinois 60560

To the City:

Bart Olson, City Administrator
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

With a copy to:

Kathleen Field Orr
Law Office of Kathleen Field Orr
2024 Hickory Road
Suite 205
Homewood, Illinois 60430

Section 8: Amendment.

This Economic Incentive Agreement may be amended only in a writing signed by all parties with the adoption of a resolution of the City approving the amendment, as provided by law and by execution of the amendment by the parties or their successors in interest. Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations, and discussions relative to the Project.

Section 9: Assignment.

This Economic Incentive Agreement may not be assigned without the written consent of the City, which consent may not be unreasonably withheld.

Section 10: Counterparts.

This Economic Incentive Agreement may be executed in two counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois municipal
corporation

By: _____
Mayor

Attest:

City Clerk

Marker, Inc,
an Illinois corporation

By: _____
Greg Marker

Attest:

Witness

McCue Development, Inc,
an Illinois corporation

By: _____
Its President

Attest:

Witness

Scott and Lisa Sleezer

By: _____
Scott Sleezer

By: _____
Lisa Sleezer

Attest:

Witness

John Rohlfing

By: _____
John Rohlfing

Attest:

Witness



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

INTENT AND PURPOSE:

Economic Incentive and Development Agreements are negotiated between the municipality and the developer and/or owner on a project-by-project basis. Such items considered as part of an economic incentive or development agreement are: the amount of tax sharing, timing of payments, performance and compliance requirements and any other details. Applications will be evaluated on the merits of their impact to create or maintain jobs; further development; strengthen the commercial or industrial sector; enhance the tax base; and be in the overall best interest of the municipality.

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

APPLICATION PROCEDURE:



STAGE 1: APPLICATION SUBMITTAL

The following must be submitted to the Community Development Department:

- One (1) original signed application with exhibits, if any, and legal description including PINs.
- Appropriate filing fee.
- One (1) electronic copy (pdf) of each of the signed application (complete with exhibits, if any). A Microsoft Word document with the legal description and PINs is also required.

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

Petitioner will be responsible for payment of all fees, including outside consultant costs (i.e. legal review, engineering review, etc.). The petitioner will be required to establish a deposit account with the city to cover these fees. The Petitioner Deposit Account/Acknowledgement of Financial Responsibility form is attached to this document and must be submitted with the application.



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

STAGE 2: ECONOMIC DEVELOPMENT COMMITTEE

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

STAGE 3: CITY COUNCIL

Petitioner will attend the City Council meeting where the recommendation of the proposed economic incentive or development agreement request will be considered. The City Council meets on the 2nd and 4th Tuesdays of the month at 7:00pm. City Council will make the final approval of the request.

DORMANT APPLICATIONS

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

- The petitioner 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 petitioner 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 petitioner 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 petitioner 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 petitioner'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 petitioner. (Ord. 2011-34, 7-26-2011)



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

FEE ESTIMATE

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



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

DATE: January 20, 2023	<input type="checkbox"/> ECONOMIC INCENTIVE <input checked="" type="checkbox"/> DEVELOPMENT AGREEMENT <input type="checkbox"/> TAX INCREMENT FINANCE (TIF)	DEVELOPMENT NAME: Heartland Circle
PETITIONER INFORMATION		
NAME: Greg Marker	COMPANY: Marker, Inc.	
PETITIONER STATUS: <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> TRUST <input checked="" type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> SOLE PROPRIETORSHIP <input type="checkbox"/> LLC <input type="checkbox"/> OTHER		
MAILING ADDRESS: 608 E Veteran's Pkwy.		
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-3322	
EMAIL: gjmarker@markerinc.com	FAX:	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: multiple owners - see attached		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: multiple legal titles - see attached		
PROPERTY STREET ADDRESS: multiple properties - see attached		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: 12 vacant single family lots in Heartland Circle Subdivision with 4 different owners		
CURRENT ZONING CLASSIFICATION: R-2	WILL PROJECT REQUIRE REZONING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: residential		
EAST: residential		
SOUTH: residential		
WEST: residential		



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

PROPERTY INFORMATION

NAME OF ANY PRIOR ANNEXATION, PUD, ECONOMIC OR DEVELOPMENT AGREEMENTS:

NARRATIVE OF THE PROJECT DESCRIPTION, INCLUDING THE FOLLOWING INFORMATION (ATTACH A SEPARATE SHEET IF NEEDED):

- ☐ THE PURPOSE OF THE INCENTIVE REQUESTED.
- ☐ THE AMOUNT OF INCENTIVE REQUESTED.
- ☐ THE METHOD AND MEANS USED TO FINANCE THE PROJECT, ASIDE FROM ECONOMIC INCENTIVE.
- ☐ THE PROJECTED INCREASE IN THE LOCAL WORKFORCE, IF ANY, AS A RESULT OF THIS PROJECT.

ATTACHMENTS

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

Petitioner must list all the Permanent Index Numbers (PINs) and Common Addresses for all parcels to be included and considered as part of the requested Economic Incentive or Development Agreement. Attach a separate list to this application and title it as "Exhibit B".

Petitioner must attach a list of all property owners, business partners, developers and/or investors associated with this project, including name, business name, business address, phone, fax, e-mail and residence address, and title it as "Exhibit C".

Petitioner must attach a detailed projected project cost with each eligible expense requested for reimbursement, and title it as "Exhibit D".

Petitioner must attach the most recent Kendall County Tax Real Estate tax record providing the current assessed value of real estate and title it as "Exhibit E".

Petitioner must attach a list of all appointed or elected officials of the City of Yorkville who own a portion of the project or the real estate underlying the project area, and title it as "Exhibit F".



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 ECONOMIC INCENTIVE/DEVELOPMENT AGREEMENT

ATTORNEY INFORMATION (IF ANY)

NAME: none

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

ENGINEER INFORMATION (IF ANY)

NAME: none

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

LAND PLANNER/SURVEYOR INFORMATION (IF ANY)

NAME: none

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

AGREEMENT

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

Gregory Marker

Digitally signed by Gregory Marker
DN: cn=Gregory Marker, o, ou, email=gjmarker@markerinc.com, c=US
Date: 2023.02.15 08:24:28 -06'00'

2/15/23

PETITIONER SIGNATURE

DATE

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

OWNER SIGNATURE

DATE



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: multiple properties - see attached
-----------------	-------------------------	--

PETITIONER DEPOSIT ACCOUNT FUND:

It is the policy of the United City of Yorkville to require any petitioner seeking approval on a project or entitlement request to establish a Petitioner Deposit Account Fund to cover all actual expenses occurred as a result of processing such applications and requests. Typical requests requiring the establishment of a Petitioner Deposit Account Fund include, but are not limited to, plan review of development approvals/engineering permits. Deposit account funds may also be used to cover costs for services related to legal fees, engineering and other plan reviews, processing of other governmental applications, recording fees and other outside coordination and consulting fees. Each fund account is established with an initial deposit based upon the estimated cost for services provided in the **INVOICE & WORKSHEET PETITION APPLICATION**. This initial deposit is drawn against to pay for these services related to the project or request. Periodically throughout the project review/approval process, the Financially Responsible Party will receive an invoice reflecting the charges made against the account. At any time the balance of the fund account fall below ten percent (10%) of the original deposit amount, the Financially Responsible Party will receive an invoice requesting additional funds equal to one-hundred percent (100%) of the initial deposit if subsequent reviews/fees related to the project are required. In the event that a deposit account is not immediately replenished, review by the administrative staff, consultants, boards and commissions may be suspended until the account is fully replenished. If additional funds remain in the deposit account at the completion of the project, the city will refund the balance to the Financially Responsible Party. A written request must be submitted by the Financially Responsible Party to the city by the 15th of the month in order for the refund check to be processed and distributed by the 15th of the following month. All refund checks will be made payable to the Financially Responsible Party and mailed to the address provided when the account was established.

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: see attached

COMPANY:

MAILING ADDRESS: see attached

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

FINANCIALLY RESPONSIBLE PARTY:

I acknowledge and understand that as the Financially Responsible Party, expenses may exceed the estimated initial deposit and, when requested by the United City of Yorkville, I will provide additional funds to maintain the required account balance. Further, the sale or other disposition of the property does not relieve the individual or Company/Corporation of their obligation to maintain a positive balance in the fund account, unless the United City of Yorkville approves a Change of Responsible Party and transfer of funds. Should the account go into deficit, all City work may stop until the requested replenishment deposit is received.

PRINT NAME

TITLE

SIGNATURE*

DATE

**The name of the individual and the person who signs this declaration must be the same. If a corporation is listed, a corporate officer must sign the declaration (President, Vice-President, Chairman, Secretary or Treasurer)*

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:

Up to one (1) acre	\$5,000
Over one (1) acre, but less than ten (10) acres	\$10,000
Over ten (10) acres, but less than forty (40) acres	\$15,000
Over forty (40) acres, but less than one hundred (100)	\$20,000
In excess of one hundred (100.00) acres	\$25,000

LEGAL DEPOSITS:

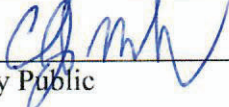
Less than two (2) acres	\$1,000
Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres	\$5,000

Exhibit B			Exhibit C	Exhibit A
<u>Lot</u>	<u>Property PIN</u>	<u>Property Address</u>	<u>Owner</u>	<u>Legal Description</u>
29	02-28-431-003	1109 Clearwater Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 29 IN HEARTLAND CIRCLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026590 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
39	02-28-433-011	1142 Kate Dr.	Marker, Inc. 608 E Veteran's Pkwy Yorkville, IL 60560	LOT 39 IN HEARTLAND CIRCLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026590 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
43	02-28-433-007	1092 Kate Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 43 IN HEARTLAND CIRCLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026590 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
59	02-28-434-007	1105 Grace Dr.	Scott & Lisa Sleezer 1282 Clearwater Dr. Yorkville, IL 60560	LOT 59 IN HEARTLAND CIRCLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026590 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
65	02-33-233-003	1141 Grace Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 65 IN HEARTLAND CIRCLE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026590 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
131	02-34-153-007	501 Birchwood Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 131 IN HEARTLAND CIRCLE UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026591 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
132	02-34-153-006	511 Birchwood Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 132 IN HEARTLAND CIRCLE UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026591 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
134	02-34-153-004	551 Birchwood Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 134 IN HEARTLAND CIRCLE UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026591 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
154	02-34-154-003	572 Birchwood Dr.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 154 IN HEARTLAND CIRCLE UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026591 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
164	02-34-154-013	1309 E Spring St.	McCue Development Inc. 41 W Royal Oaks Dr. Bristol, IL 60512	LOT 164 IN HEARTLAND CIRCLE UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026591 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
185	02-34-156-008	1312 E. Spring St.	Marker, Inc. 608 E Veteran's Pkwy Yorkville, IL 60560	LOT 185 IN HEARTLAND CIRCLE UNIT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026591 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS
213	02-27-356-002	1386 Spring St.	John Rohlfing 207 W Van Emmon St. Yorkville, IL 60560	LOT 213 IN HEARTLAND CIRCLE UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2003 AS DOCUMENT 2003-00026592 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS



Marker, Inc
Gregory Marker
630-553-3322
gjmarker@markerinc.com

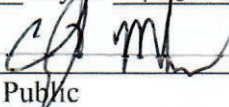
Subscribed and sworn to before me
this 10 day of February, 2023.

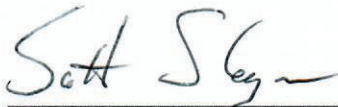
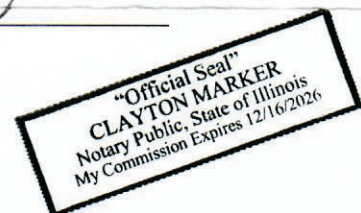

Notary Public



McCue Development, Inc.
Bill McCue
630-514-9285

Subscribed and sworn to before me
this 14 day of February, 2023.


Notary Public



Scott Sleezer
630-878-7291
Stslawn89@gmail.com

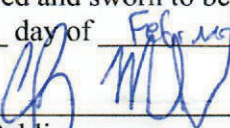
Subscribed and sworn to before me
this 14 day of February, 2023.


Notary Public



John Rohlfing
630-675-7843
JMRFraming@comcast.net

Subscribed and sworn to before me
this 13 day of February, 2023.


Notary Public



Revised November 6, 2002

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200200033009
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
12-26-2002 At 02:49 PM.
ORDINANCE 59.00

ORDINANCE NO. 2002 - 48

**AN ORDINANCE AUTHORIZING THE EXECUTION
OF AN ANNEXATION AND PLANNED UNIT DEVELOPMENT AGREEMENT OF
RICHARD MARKER ASSOCIATES, INC., DEVELOPER/OWNER OF RECORD
(HEARTLAND CIRCLE SUBDIVISION)**

WHEREAS, it is in the best interest of the UNITED CITY OF YORKVILLE, Kendall County, Illinois, that a certain Annexation and Planned Unit Development Agreement pertaining to the annexation and development of the real estate described on Exhibit "A" attached hereto and made a part hereof entered into by the UNITED CITY OF YORKVILLE; and

WHEREAS, said Annexation and Planned Unit Development Agreement has been drafted and has been considered by the City Council; and

WHEREAS, the legal owners of record of the territory which is the subject of said Agreement are ready, willing and able to enter into said Agreement and to perform the obligations as required hereunder; and

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1, as amended, for the execution of said Annexation and Planned Unit Development Agreement has been fully complied with; and

WHEREAS, the property is contiguous to the City.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF
THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: That the Mayor and City Clerk are herewith authorized and directed to execute,
on behalf of the City, an Annexation and Planned Unit Development Agreement concerning the
annexation and development of the real estate described therein, a copy of which Annexation and
Planned Unit Development Agreement is attached hereto and made a part hereof.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and
approval as provided by law.

MIKE ANDERSON

Y

VALERIE BURD

Y

LARRY KOT

Y

ROSE SPEARS

Y

JOSEPH BESCO

N

PAUL JAMES

Y

MARTY MUNNS

Y

RICHARD STICKA

Y

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois, this
26th day of November, A.D. 2002.


MAYOR

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

~~24th~~ day of November, A.D. 2007.

Attest: 
CITY CLERK

Prepared by and return to:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

LEGAL DESCRIPTION
(Annexation)

THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A STONE MONUMENT WITH CROSS AT THE NORTHEAST CORNER OF THE "TAUS PROPERTY" CONVEYED BY QUIT CLAIM DEED RECORDED OCTOBER 20, 1939 IN BOOK 92 PAGE 440 IN KENDALL COUNTY, ILLINOIS, AND DEPICTED ON A PLAT OF SURVEY BY FRANK HEMETTA DATED AUGUST 11, 1939; THENCE SOUTH 12 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE EASTERLY LINE OF SAID "TAUS PROPERTY", A DISTANCE OF 1900.74 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED BY WARRANTY DEED RECORDED JULY 22, 1986 AS DOCUMENT 863454; THENCE SOUTH 69 DEGREES 36 MINUTES 09 SECONDS WEST ALONG THE NORTHERLY LINE OF LAND CONVEYED BY SAID DOCUMENT 863454, A DISTANCE OF 1258.35 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 88 DEGREES 54 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 816.34 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED BY SAID DOCUMENT 863454; THENCE SOUTH 05 DEGREES 54 MINUTES 31 SECONDS EAST ALONG THE WESTERLY LINE OF LAND CONVEYED BY SAID DOCUMENT 863454, A DISTANCE OF 56.15 FEET TO A POINT ON THE NORTHERLY LINE OF A 16.00 FOOT WIDE LAND LEADING TO QUINSEY'S SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 204.68 FEET, SUBTENDING A CHORD BEARING NORTH 80 DEGREES 45 MINUTES 43 SECONDS WEST, AN ARC DISTANCE OF 58.56 FEET TO A POINT TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 88 DEGREES 57 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 386.93 FEET TO A STONE MONUMENT WITH CROSS AT A POINT ON THE WESTERLY LINE OF SAID "TAUS PROPERTY"; THENCE NORTH 10 DEGREES 25 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 520.60 FEET TO THE SOUTHERLY LINE OF QUINSEY ROAD DEDICATED BY DOCUMENT 892935; THENCE NORTH 88, DEGREES 45 MINUTES 23 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID QUINSEY ROAD, A DISTANCE OF 205.41 FEET; THENCE NORTH 01 DEGREE 14 MINUTES 37 SECONDS WEST, A DISTANCE OF 96.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1027.00 FEET, SUBTENDING A CHORD BEARING NORTH 01 DEGREE 58 MINUTES 38 SECONDS EAST, AN ARC DISTANCE OF 115.47 FEET TO A POINT TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 05 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 216.72 FEET; THENCE SOUTH 84 DEGREES 48 MINUTES 06 SECONDS EAST, A DISTANCE OF 174.70 FEET TO LINE DRAWN PARALLEL WITH AND 416.00 FEET (NORMALLY DISTANT) EASTERLY OF THE NORTHERMOST WESTERLY LINE OF SAID "TAUS PROPERTY"; THENCE NORTH 05 DEGREES 11 MINUTES 33 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1812.11 TO A POINT ON THE NORTHERLY LINE OF SAID "TAUS PROPERTY"; THENCE SOUTH 76 DEGREES 20 MINUTES 21 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1610.92 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TOGETHER WITH; LOTS 49 AND 50 IN FOX RIVER GARDENS SUBDIVISION BEING A SUBDIVISION IN PART OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1927 AS DOCUMENT 53913, IN KENDALL COUNTY, ILLINOIS. CONTAINING 109.642 ACRES MORE OR LESS, (EXCEPTING THEREFROM ANY PART THEREOF PREVIOUSLY ANNEXED TO THE CITY OF YORKVILLE).

Revised: 11/26/02

STATE OF ILLINOIS)
)
COUNTY OF KENDALL)

ANNEXATION AND PLANNED UNIT DEVELOPMENT
AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE
AND RICHARD MARKER ASSOCIATES, INC. DEVELOPER
AND FRANK VICTOR TAUS AND ELIZABETH TAUS, AS CO-TRUSTEES
UNDER THE PROVISIONS OF A TRUST AGREEMENT
DATED APRIL 22, 1991 AND KNOWN AS TAUS TRUST, OWNER OF RECORD
(HEARTLAND CIRCLE SUBDIVISION)

NOW COMES, DEVELOPER, RICHARD MARKER ASSOCIATES, an Illinois Corporation, and FRANK VICTOR TAUS AND ELIZABETH TAUS, AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 22, 1991 AND KNOWN AS TAUS TRUST, Owners of record of certain real property described in the attached Exhibit " A ", and the UNITED CITY OF YORKVILLE, an Illinois Municipal Corporation, (hereinafter "CITY") who hereby enter into this Annexation and Planned Unit Development Agreement to supplement and in addition to the Petition for Zoning and proposed Final Plats of Subdivision and drawings submitted therewith, including the approved Preliminary Plan of Subdivision and proposed Final Plats of Subdivision to be approved by the CITY upon the following terms and conditions and in consideration of the various agreements made between the parties they agree as follows:

1. WHEREAS, each party agrees that it is in the best interests of the OWNERS and DEVELOPER and the CITY to annex and develop the subject property described in the attached Exhibit " A " (Subject Property) as a Planned Unit Development establishing a unique open space character and to provide for the orderly flow of traffic in the development and to adjoining property; and

2. WHEREAS, each party agrees that it is in the best interest of the local governmental bodies affected and the DEVELOPER and OWNERS to provide for specific performance standards in the development of the Subject Property; and
3. WHEREAS, each party agrees that a substantial impact will be had on the services of the United City of Yorkville and the Yorkville School District by development of said Subject Property; and
4. WHEREAS, the DEVELOPER has agreed to perform certain requirements made by the United City of Yorkville.
5. WHEREAS, approximately twenty (20) acres of the Subject Property is currently within the corporate limits of the CITY and said acreage shall be made subject to the provisions of this Planned Unit Development Agreement; and
6. WHEREAS, the Subject Property is located contiguous to the corporate boundaries of the CITY, and is not within the corporate boundaries of any other municipality; and
7. WHEREAS, OWNERS desire to annex the said Subject Property described in the attached Exhibit " B " into the CITY, its Plan Commission has considered the Petition, and the City Council has heretofore both requested and approved the proposed land uses and the zoning of the same at the request of OWNER/DEVELOPER and CITY; and
8. WHEREAS, all parties to this Agreement desire to set forth certain terms and conditions upon which the Subject Property will be annexed to the CITY in an orderly manner; and
9. WHEREAS, OWNERS and its representatives have discussed the proposed annexation and have had public hearings with the Plan Commission and the City Council, and prior to the execution hereof, notice was duly published and a public hearing was held to consider this

Agreement, as required by the statutes of the State of Illinois in such case made and provided.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree, as follows:

- A. The Subject Property described in the attached Exhibit "B" shall be annexed to the CITY.
- B. The Subject Property, described in the attached Exhibit "B" zoned in conformance with each unit or zoning set forth in the approved Preliminary Plat of Subdivision, a copy of which is attached as Exhibit "C" and made a part hereof, providing for R-2 One-Family Residential District P.U.D., and shall be developed in general conformance with the approved Preliminary Plat of Subdivision attached hereto as Exhibit "C" and incorporated herein by reference; the legal description for the R-2 One-Family Residential District being attached hereto and incorporated herein as Exhibit "D". The subdivision shall further be developed and improved according to the Preliminary Landscape Plan, a copy of which is attached hereto and incorporated herein as Exhibit "E".
- C. That development shall be governed by the following performance standards which shall when in conflict with the City Subdivision Control Ordinance shall take precedence:
 - 1. Lot sizes shall be a minimum of 10,000 square feet with lot sizes generally following the lot sizes set out and calculated on the approved Preliminary Plan as set forth in the attached Exhibit "C".
 - 2. Front and side yard setbacks shall be in conformance with the standards set forth in the City Zoning and Subdivision Control Ordinance currently in effect at the date of execution of this Agreement by the CITY except as modified herein.

3. Rear yard setbacks shall be in conformance with the standards set forth in the City Zoning and Subdivision Control Ordinance currently in effect at the date of execution of this Agreement unless otherwise modified by this Agreement or the approved Preliminary Plat.
 - a. Lots adjacent to open space shall have a 30 foot minimum rear yard. Lots not adjacent to open space shall have a 40 foot rear yard.
 - b. Side yard setbacks for side yard frontage on a street will be 25 feet.
 - c. Lot coverage on lots 12,000 square feet or larger shall be thirty percent (30%).
 - d. Lot coverage on lots less than 12,000 square feet shall be thirty-five percent (35%).
 - e. Minimum lot width at the front building setback line shall be 75 feet not to exceed 10% of the lots on curvilinear designed streets.
4. DEVELOPER shall be permitted a variance from the CITY requirement to hook-up sump pump discharges to the CITY storm sewer system. DEVELOPER shall provide drains or overland lot grading to open space or rear and side yard swales as set out and are approved in the final engineering plans for said development.
5.
 - a. The CITY, once it has had the opportunity to inspect and fully confirm that the public improvements required to be constructed under this Agreement comply with CITY approved plans, specifications and ordinances, and to approve all such public improvements, all in accordance with Paragraph 5b. below, shall accept their dedication subject to the OWNER'S and DEVELOPER'S warranty, as described herein, and shall thereafter operate,

maintain, repair, and replace all such public improvements located therein.

OWNERS/DEVELOPER warrant that all public improvements required to be constructed by them hereunder shall be free from defects in workmanship or materials for a period of one (1) year after acceptance thereof by the CITY. Upon notice from CITY, OWNERS/DEVELOPER shall promptly commence to remedy any defects covered by the foregoing warranties, and in addition thereto, in the event that the OWNER'S/DEVELOPER'S construction of any Phase of the development of the TERRITORY is determined to have damaged any public improvements previously installed by OWNERS/DEVELOPER within the TERRITORY, then, upon notice thereof from the CITY, OWNERS/DEVELOPER shall promptly commence to repair or replace any and all public improvements so damaged.

- b. Within thirty (30) calendar days after (a) receipt of notice from the OWNERS/DEVELOPER that certain of the public improvements and facilities within a Phase of the TERRITORY under development have been completed, and (b) delivery to the CITY of all required documentation (including without limitation material certifications), the City Engineer shall inspect said improvements and indicate, in writing, either his approval or disapproval of the same. If such improvements are not approved, the reasons therefor shall, within said thirty (30) calendar day period, be set forth in a written notice to the OWNERS/DEVELOPER. Upon the OWNER'S/DEVELOPER'S correction of the items set forth in said notice,

the City Engineer, at the OWNER'S/DEVELOPER'S request, shall re-inspect the improvements to be corrected and either approve or disapprove said improvements, in writing within thirty (30) working days of receipt of the OWNER'S/ DEVELOPER'S notice requesting said re-inspection. As public improvements are partially completed and paid for by the OWNER and accepted by the CITY the surety deposited by the OWNERS/DEVELOPER with the CITY, if requested by the OWNERS and DEVELOPER, may be proportionately reduced or released on an individual improvement-by-improvement basis upon the review and recommendation of the City Engineer. Notwithstanding anything herein to the contrary, the CITY shall have no obligation to reduce or release the last ten percent (10%) of any Surety provided hereunder until all warranty obligations of OWNERS and DEVELOPER secured thereby have lapsed.

- c. OWNER shall be allowed to construct the required off site and onsite improvements simultaneously with the issuance of building permits for individual lots and/or buildings, but it is understood that building permits may not be issued unless OWNER has provided adequate road access (i.e., binder course or paved roads) to the lots for emergency vehicles and has provided sufficient water supplies for fire fighting purposes. All offsite and onsite improvements (except final lift of bituminous asphalt surface on roads and except sidewalks and/or landscaping if weather, labor strikes, plant closings or any other condition or circumstance beyond OWNER'S control

prevents installation of such sidewalks and/or landscaping), serving any said lot or building shall be installed by OWNER and approved by the CITY, however, before an occupancy permit is issued for said lot or building, the balance of the required onsite subdivision improvements not required to serve said lot or building may be constructed in phases after issuance of the aforesaid occupancy permit, as the development on each Phase progresses.

- d. All completed public improvements constructed on, or in connection with the development of, the SUBJECT PROPERTY or any Parcel or Phase thereof following their inspection and approval by the CITY shall be conveyed by a bill of sale to, and accepted by, the CITY on an improvement by improvement basis within thirty (30) days or within forty-five (45) days if on a committee agenda, of receipt of written request for acceptance submitted to the CITY by the OWNER or scheduled for consideration and acceptance within forty-five (45) days. The CITY'S acceptance of any conveyance of a public improvement shall not be unreasonably withheld or delayed and shall be on a Phase or unit by unit basis (i.e., acceptance of public improvements in a particular Phase or unit of development of the SUBJECT PROPERTY shall not be contingent upon acceptance of public improvements in another Phase or unit of development, provided the public improvements being accepted can function and perform their intended purpose independent of the public improvements in another Phase or unit of development, or if dependent on the public improvements in another Phase or unit of

development, the public improvements on such other Phase or unit of development have been accepted by the CITY).

- e. The CITY shall issue permits to OWNER to authorize the commencement of construction of utility improvements on the SUBJECT PROPERTY or any Parcel or Phase thereof prior to: (i) approval of a final plat of subdivision; (ii) prior to construction of the CITY utility improvements provided: (1) such construction is undertaken at the risk of a party seeking to undertake such work; (2) approved engineering plans for such improvements have been approved by the CITY that are sufficient in detail for the CITY to determine the nature and scope of the improvements being constructed; (3) the preliminary subdivision plat for the Phase upon which the improvements are being constructed has been approved by the CITY; and (4) the IEPA and the Yorkville Bristol Sanitary District, as applicable, have issued permits for the construction of sanitary sewer and water lines for the Phase on which the improvements are being constructed. The CITY agrees to process IEPA sewer and water permit applications separate and apart from the review of final engineering plans so that the IEPA will be in a position to issue such permits prior to CITY approval of final engineering plans. OWNER shall indemnify the CITY against any claims, actions or losses the CITY may suffer, sustain or incur because other governmental agency takes action against the CITY after OWNER undertakes development activities pursuant to the provisions of this Subsection 5.

6. That the subdivision be allowed to maintain signs adjacent to the Subject Property or land owned by the Developer on Route 34 including a 12' X 20' development/marketing sign. CITY also agrees to allow an information and directional sign within the area of Route 47 and Spring Street subject to City Ordinance and approval of the property owner where said sign(s) are located.
- D. That the DEVELOPER shall pay cash contributions to the Yorkville Community School District #115 in lieu of land contributions for schools in conformance with the City Land/Cash Ordinance in effect at the date of Final Plat approval as to each respective phase or unit of the R-2 Single Family District P.U.D. portions of the development. Attached hereto and incorporated herein as Exhibit "F" is a letter from the Yorkville School District acting to reserve cash in lieu of land contribution.
- For all residential phases of said subdivision, payment of these contributions shall be made per individual residential dwelling unit concurrent with and prior to the issuance of the subject single-family building permit.
- E. The total acreage required for City Land/Cash for park contribution is 9.825 acres. The DEVELOPER shall contribute 5.0 acres of property for a park at the center of the development for CITY park use as designated in the Preliminary Planned Unit Development Plan and approved Preliminary Plat of Subdivision.
- The CITY shall also grant a credit for open space against the required City Land/Cash Ordinance for park contribution of 1.5379 acres. The remaining 3.2971 acres of park contribution shall be payable in cash. $3.2871 \times \$45,000 \text{ per acre} = \$147,919.50$. The said \$147,919.50 cash donation shall be paid on a pro rata basis of one thousand dollar

(\$1,000.00) payments concurrent with the issuance of each of the first one hundred forty-eight (148) building permits issued for the proposed subdivision. Completion of the terms and conditions of this paragraph "E" shall constitute complete and total compliance with the United City of Yorkville Land/Cash Ordinance as it pertains to parks. Further, the following conditions shall apply:

1. The DEVELOPER shall provide 3.0758 acres of permanent open space as per the approved Preliminary Plan.
2. The CITY may install park improvements such as permanent athletic fields, backstops, goals, nets and other apparatus on the five (5) acre park with the recommendation of the Heartland Circle Homeowner's Association.
3. The CITY shall not erect any temporary or permanent lights for any athletic usage on the 5.0 acre park unless recommended by the Heartland Circle Homeowner's Association.
4. The CITY and DEVELOPER agree that the 5.0 acre park is designated for informal recreational usage.

F. That the development of the Subject Property shall be subject to approval of all ordinances of the CITY; Preliminary Plat of Subdivision, engineering consultant approval by CITY staff or outside review engineering as elected by the CITY and Final Plat approval by the City Council in conformance with the City of Yorkville Zoning Ordinance, Subdivision Control Ordinance, City Reimbursement of Consultants and of Review Fees Ordinances, City Land-Cash Ordinance, City School Transition Fee Ordinance, and City Development Fee Ordinance, which have been voluntarily contracted to between the parties and agreed to by

DEVELOPER as a condition of approval of this Agreement. DEVELOPER, except to the extent varied by this Agreement, the Preliminary Plan and Final Plat of each unit of the subdivision, shall comply with all requirements as set out in the City Zoning Ordinance and Subdivision Control Ordinance at the time commencement of construction is initiated. No change in the City of Yorkville Zoning Ordinance and Subdivision Control Ordinance at the time of commencement of construction is initiated. No change in the City of Yorkville Zoning Ordinance, Subdivision Control Ordinance, City Reimbursement of Consultants and of Review Fees Ordinance, City School Transition Fee, and City Development Fee, which have been enacted subsequent to the execution of this Agreement shall alter the lot sizes, setbacks, performance standards, or other standards or requirements for this Development except as provided for in those Ordinances in effect at the time of execution of this Agreement. Developers, however, will be bound by changes in BOCA building codes, building material changes and the like that may be enacted by the CITY, so long as the same is applied in a nondiscriminatory manner throughout the CITY.

In the event any modifications or amendments occur in the United City of Yorkville Subdivision Control Ordinance or other Ordinances of the CITY affecting the subdivision that benefit OWNER/DEVELOPER, said modifications shall be effective as to the subdivision in the event OWNER/DEVELOPER desire to take advantage of any modifications or amendments that are enacted by the City Council after the date of execution of this Agreement.

- G. The DEVELOPER shall pay Three thousand Dollars (\$3,000.00) as school Transition fees per residential dwelling unit in said subdivision, to the Yorkville Community School District, One Thousand Two Hundred Dollars (\$1,200.00) in Development fees per residential

dwelling unit to the City, and other fees to the United City of Yorkville in conformance with City Ordinances or as modified herein. Said transition, development, and other fees shall be paid per single family residence concurrent with and prior to the issuance of each respective single-family building permit. Said fees are being paid voluntarily and with the consent of DEVELOPER based upon this contractual Agreement voluntarily entered into between the parties after negotiation of this Agreement. DEVELOPER knowingly waives any claim or objection as to amount of the specific fees negotiated herein voluntarily. No School Transition Fees, or School-Park Land Cash Fees shall be charged on any property zoned for business purposes under the terms of this Agreement.

- H. OWNERS/DEVELOPER and CITY agree that easements are necessary for off-site improvements to serve said property with utility and municipal services. The United City of Yorkville agrees to use its best efforts to assist the DEVELOPER in the acquisition of any easements or permission to use existing easements granted to Bristol Township, Kendall County and/or the State of Illinois. The actual cost of acquisition of any easement shall be at the expense of DEVELOPER.
- I. That on-site infrastructure construction and engineering shall be governed by the standards contained in the City Subdivision Control Ordinance and other applicable Ordinances unless specifically addressed in the following, in which case this Agreement shall control:
 - 1. Roadway right-of-ways, widths of streets, and roadway construction standards shall comply with the requirements as set out on the approved preliminary Plat and each phase of the Final Plat.
 - 2. In the event the CITY requires DEVELOPER to oversize water mains, sanitary sewer mains, or storm sewer lines, the parties shall enter into a written agreement

specifically providing that said costs shall be reimbursed by the CITY, or be the subject of a Recapture Agreement and Recapture ordinance in favor of DEVELOPER before DEVELOPER is required to perform any oversizing.

3. Any storm water detention facility constructed on-site shall comply with the requirements as set out on the approved Preliminary Plan, Preliminary and Final Engineering Plans approved by the City Engineer.

- J. That off-site improvements for the provision of water, sanitary sewer and other utility and infrastructure services shall be provided by DEVELOPER according to the City Subdivision Control Ordinance. After the installation of improvements by DEVELOPER, the CITY shall deliver to the subdivision site potable water characterized by such minimum flows and pressures as required by the Illinois Environmental Protection Agency.

In the event that the CITY desires to extend the Johnson Street watermain in the Woodworth Estates Subdivision to eliminate the existing dead-end line, the DEVELOPER agrees to design engineer, survey and construct the watermain extension and connect it to the Heartland Circle watermain system. All costs, including engineering for the design and construction of said extension shall be paid by the CITY within thirty (30) days after completion, acceptance and invoicing for any such costs, which acceptance shall not be unreasonably withheld.

Should the CITY elect to construct, or cause to have constructed, a "Regional Sanitary Sewer" improvement that would serve areas other than the Heartland and Heartland Circle projects, including a wastewater pumping station and forcemain, the DEVELOPER's obligation to contribute to such an improvement shall be as follows: If the CITY proceeds with the construction of the "Regional Sanitary Sewer and Pump Station" within three (3)

years of the execution of this Agreement, the Developer agrees to pay its proportionate share of the estimated total population equivalents (p.e.) projected for the entire service area tributary to the proposed Regional Sanitary Sewer and Pump Station.

If any of the Developer's Yorkville-Bristol Sanitary District Infrastructure Participation Fees ("IPF" fees) are utilized to construct said Regional system, Developer shall be reimbursed by the CITY up to the percentage paid by the Developer.

If plans for a "Regional Sanitary Sewer" have not been initiated prior to final plat approval, Heartland Circle will proceed with sanitary sewer improvements per the preliminary engineering plans including the right to construct the force main with plastic pipe and not ductile iron pipe.

- K. The Annexation and Planned Unit Development being approved, as part of this Agreement shall be constructed in substantial conformance with the Preliminary Plan attached hereto and incorporated herein as Exhibit "C". Deviations from this Agreement shall be allowed only if approved by the City Council, or upon City Engineer's approval as to technical aspects of engineering plans.

DEVELOPER shall use its best efforts to keep all contractors on designated construction traffic routes as such routes are established in cooperation with the Yorkville Police Department.

- L. This Agreement shall inure to the benefit of and be binding upon the successors, heirs, and assigns of each party hereto.
- M. If any portion of this Agreement were determined to be invalid by a court of competent jurisdiction the remaining portions thereof shall be in full force and effect between DEVELOPER/OWNERS and the CITY.

- N. This Agreement shall be binding upon each party hereto in terms of performance for a period of twenty years. In the event construction is commenced within said twenty-year period all of the terms of this Agreement shall remain enforceable despite said time limitation, unless modified by written agreement of the CITY and DEVELOPER/OWNER.
- O. Any notices required hereunder shall be in writing and shall be served upon any other party in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to the CITY: United City of Yorkville
 Mayor Arthur F. Prochaska, Jr.
 800 Game Farm Road
 Yorkville, IL 60560

With a Copy to: United City of Yorkville's Attorney
 Law Offices of Daniel J. Kramer
 1107A. S. Bridge St.
 Yorkville, IL 60560

If to the DEVELOPER:
 Richard Marker Associates, Inc.
 654 Heartland Drive
 Yorkville, IL 60560

With a Copy to: John F. Philipchuck
 Dommermuth, Brestal, Cobine & West, Ltd.
 123 Water Street
 Naperville, Illinois 60540

If to the OWNERS:
 Taus Trust
 c/o Tom Grant
 200 Hillcrest Ave.
 P.O. Box 326
 Yrkville, IL 60560

Or to such other addresses as any party may from time to time designate in a written notice to the other parties.

- P. This Agreement shall be enforceable in the Circuit Court of Kendall County by any of the parties hereto by an appropriate action of law or in equity to secure the performance of the covenants herein contained.
- Q. In the event any portion of this Agreement becomes unenforceable due to any change in Illinois Compiled Statutes or court decisions, said unenforceable portion of this agreement shall be excised here from and the remaining portions thereof shall remain in full force and effect.
- R. The CITY agrees to adopt any Ordinances, which are required to give legal effect to the matters contained in this Agreement including but not limited to an Annexation ordinance and an Ordinance authorizing the Mayor and City Clerk to execute approving the Planned Unit Development Annexation Agreement after due public hearing thereon, or to correct any technical defects which may arise after the execution of this Agreement.
- S. It is expressly understood and agreed by and among the parties hereto that all personal liability of Frank Victor Taus and Elizabeth Taus, as Co-Trustees of the Taus Trust, and all personal liability of the Beneficiaries of the Taus Trust shall be extinguished simultaneously with the transfer of title to the real estate from the Taus Trust to the Purchaser, Richard Marker Associates, Inc., an Illinois Corporation, as Developer hereunder. Thereafter, the DEVELOPER assumes all of the responsibilities and obligations of the OWNER under this Agreement.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 26th
day of Nov, 2002.

UNITED CITY OF YORKVILLE,
Kendall County, Illinois

By:

Arthur R. Rusk
MAYOR

Attest:

Sequel M. DeWitt
CITY CLERK

OWNERS:

FRANK VICTOR TAUS AND ELIZABETH TAUS,
AS CO-TRUSTEES UNDER THE PROVISIONS OF
A TRUST AGREEMENT DATED APRIL 22, 1991
AND KNOWN AS TAUS TRUST

By:

Frank Victor Taus
Dated: 12/5/02

By:

Elizabeth Taus
Dated: 12/05/02

DEVELOPER:

RICHARD MARKER ASSOCIATES, INC., an Illinois Corporation

By:

Richard Marker
Richard Marker, President

Attest:

Richard Marker
Secretary

Dated: _____

Prepared by:

John F. Philipchuck, Esq.
Dommermuth, Brestal, Cobine & West, Ltd.
123 Water Street
Naperville, IL 60540

EXHIBIT LIST

- Exhibit "A" - Full Legal Description
- Exhibit "B" - Annexation Legal Description
- Exhibit "C" - Preliminary Plat
- Exhibit "D" - R-2 One-Family Residential District P.U.D. legal description
- Exhibit "E" - Preliminary Landscape Plan (As per City Ordinance)
- Exhibit "F" - School land-cash contribution letter

Exhibit A
Full Legal Description

Pg. 1 of 3

THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE IN THE SECTION LINE BETWEEN SECTION 27 AND 28 AFORESAID, 1696.2 FEET NORTH OF THE CORNER FOR SECTIONS 27, 28, 33 AND 34; THENCE NORTH 69 DEGREES 25 1/2 MINUTES, WEST ALONG FENCE LINE 563.0 FEET TO A STONE MONUMENT AT FENCE CORNER; THENCE SOUTH 12 DEGREES 7 1/2 MINUTES WEST ALONG LINE OF FENCE 2129.82 FEET TO A STONE IN THE ANGLE OF FENCE; THENCE SOUTH 3 DEGREES 26 1/2 MINUTES EAST ALONG FENCE LINE, 722.64 FEET TO A STONE (SAID STONE BEING 1000 FEET NORTH OF STONE MONUMENT ON BANK OF FOX RIVER AT CORNER OF FENCE); THENCE SOUTH 82 DEGREES 05 1/2 MINUTES EAST ALONG NORTH LINE OF 16 FOOT LANE, 269.26 FEET TO A STONE MONUMENT; THENCE SOUTH 3 DEGREES 26 1/2 MINUTES, EAST 867.0 FEET TO A STONE MONUMENT ON BANK OF FOX RIVER; THENCE NORTH 69 DEGREES 39 MINUTES, EAST ALONG BANK OF FOX RIVER 262.0 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 51 1/2 MINUTES WEST ALONG LINE OF FENCE 215.0 FEET TO A PIPE AT CORNER OF FENCE; THENCE NORTH 80 DEGREES 22 1/2 MINUTES, EAST ALONG LINE OF FENCE 1981.0 FEET TO CORNER OF FENCE AND IRON PIPE; THENCE SOUTH 5 DEGREES 52 1/2 MINUTES EAST ALONG FENCE LINE 271.0 FEET TO STONE; THENCE NORTH 5 DEGREES 10 1/2 MINUTES WEST 2633.35 FEET TO STONE AT CORNER OF FOX RIVER GARDENS SUBDIVISION; THENCE NORTH 69 DEGREES 25 1/2 MINUTES WEST ALONG FENCE LINE 1468.50 FEET TO PLACE OF BEGINNING IN KENDALL COUNTY, ILLINOIS, AND ALSO LOTS 49 AND 50 IN FOX RIVER GARDENS, A SUBDIVISION OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1928.

(EXCEPTING THEREFROM PART OF THE NORTHWEST 1/4 OF SECTION 33 AND PART OF THE NORTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 885.06 FEET; THENCE SOUTH 11 DEGREES 35 MINUTES WEST 216.26 FEET; THENCE SOUTH 4 DEGREES EAST 706.73 FEET TO THE NORTHERLY LINE EXTENDED WESTERLY OF A 16.0 FOOT WIDE LANE LEADING TO NELSON J. QUINSEY'S SUBDIVISION AS RECORDED MARCH 3, 1922 IN BOOK 7 OF PLATS, PAGE 11; THENCE SOUTH 84 DEGREES 45 MINUTES 38 SECONDS EAST ALONG SAID NORTHERLY LINE EXTENDED WESTERLY 269.64 FEET; THENCE SOUTH 5 DEGREES 55 MINUTES 26 SECONDS, EAST 16.31 FEET TO THE SOUTHERLY LINE OF SAID 16.0 FOOT WIDE LANE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 5 DEGREES 55 MINUTES 26 SECONDS EAST 876.00 FEET TO THE NORTH BANK OF THE FOX RIVER; THENCE NORTH 65 DEGREES 48 MINUTES 44 SECONDS EAST ALONG SAID NORTH BANK OF THE FOX RIVER 264.90 FEET TO THE WEST LINE OF LOT 30 OF NELSON J. QUINSEY'S SUBDIVISION; THENCE NORTH 3 DEGREES 31 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 30, 234.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE NORTH 77 DEGREES 42 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF NELSON J. QUINSEY'S SUBDIVISION 396.65 FEET TO THE SOUTHWESTERLY LINE OF SAID 16.0 FOOT WIDE LANE; THENCE NORTH 14 DEGREES 09 MINUTES 18 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 109.69 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 236.15 FEET, AN ARC DISTANCE OF 245.90 FEET; THENCE NORTH 73 DEGREES 49 MINUTES 01 SECONDS WEST 13.18 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 718.83 FEET, AN ARC DISTANCE OF 128.99 FEET; THENCE NORTH 84 DEGREES 05 MINUTES 55 SECONDS WEST 32.70 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.89 FEET, AN ARC DISTANCE OF 94.49 FEET; THENCE NORTH 42 DEGREES 44 MINUTES 10 SECONDS WEST 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 188.68 FEET, AN ARC DISTANCE OF 138.39 FEET; THENCE NORTH 84 DEGREES 45 MINUTES 38 SECONDS WEST 116.28 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, AND

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 33 AND PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF QUINSEY'S SUBDIVISION EXTENDED EASTERLY WITH THE WEST LINE OF LOT 178, FOX RIVER GARDENS; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED AND SAID NORTH LINE, 1484.28 FEET; THENCE NORTHERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 90.0 FEET, A DISTANCE OF 138.65 FEET; THENCE NORTHERLY ALONG A TANGENTIAL LINE, 16.69 FEET; THENCE NORTHERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 252.15 FEET A DISTANCE OF 262.56 FEET; THENCE WESTERLY ALONG A TANGENTIAL LINE, 13.18 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 734.93 FEET, A DISTANCE OF 131.86 FEET; THENCE WESTERLY ALONG A TANGENTIAL LINE, 32.70 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 114.89 FEET, A DISTANCE OF 82.94 FEET; THENCE NORTHERLY ALONG A TANGENTIAL LINE, 41.27 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 204.68 FEET, 92.04 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 39, MINUTES 26 SECONDS WITH A LINE RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 56.15 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 00 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 816.34 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 199 DEGREES 15 MINUTES 36 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 1258.35 FEET TO THE WEST LINE OF LOT 176, FOX RIVER GARDENS; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 176, 177 AND 178, FOX RIVER GARDENS, 459.31 FEET TO THE POINT OF BEGINNING) IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

G:\317.026\LEGALCOMT.DOC
G:\317.026\LEGALCOMT.TXT

TAUS FARM LEGAL DESCRIPTION

317.026

More Particularly Describe As:

THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A STONE MONUMENT WITH CROSS INTERSECTING THE SECTION LINE BETWEEN SECTIONS 27 AND 28 AFORESAID WITH THE NORTHERLY LINE OF THE "TAUS PROPERTY" CONVEYED BY QUIT CLAIM DEED RECORDED OCTOBER 20, 1939 IN BOOK 92 PAGE 440 IN KENDALL COUNTY, ILLINOIS, AND DEPICTED ON A PLAT OF SURVEY BY FRANK HEMETTA DATED AUGUST 11, 1939; THENCE NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 563.00 FEET TO THE NORTHWEST CORNER OF SAID "TAUS PROPERTY"; THENCE SOUTH 05 DEGREES 10 MINUTES 58 SECONDS WEST ALONG THE WESTERLY LINE OF SAID "TAUS PROPERTY", A DISTANCE OF 2129.82 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 10 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 721.90 FEET (722.64 FEET DEED) TO A STONE MONUMENT WITH CROSS ON THE NORTHERLY LINE EXTENDED WESTERLY OF A 16.00 FOOT WIDE LANE LEADING TO QUINSEY'S SUBDIVISION; THENCE SOUTH 88 DEGREES 57 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY LINE EXTENDED AND SAID NORTHERLY LINE, A DISTANCE OF 386.93 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 204.68 FEET, SUBTENDING A CHORD BEARING SOUTH 80 DEGREES 45 MINUTES 43 SECONDS EAST, AN ARC DISTANCE OF 58.56 FEET TO THE WESTERLY LINE OF LAND CONVEYED BY WARRANTY DEED RECORDED JULY 22, 1986 AS DOCUMENT 863454; THENCE NORTH 05 DEGREES 54 MINUTES 31 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 56.15 FEET TO THE NORTHERLY LINE OF LAND CONVEYED BY SAID DOCUMENT 863454; THENCE NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE 816.34 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 69 DEGREES 36 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1258.35 FEET TO THE EASTERLY LINE OF SAID "TAUS PROPERTY"; THENCE NORTH 12 DEGREES 05 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 1900.74 FEET TO A STONE MONUMENT WITH CROSS AT THE NORTHEAST CORNER OF SAID "TAUS PROPERTY"; THENCE NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID "TAUS PROPERTY", A DISTANCE OF 1468.56 FEET (1468.50 FEET DEED) TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TOGETHER WITH: LOTS 49 AND 50 IN FOX RIVER GARDENS SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1927 AS DOCUMENT 53913, IN KENDALL COUNTY, ILLINOIS. CONTAINING 129.52 ACRES MORE OR LESS.

TAUS FARM
ANNEXATION
LEGAL DESCRIPTION
317.026

THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE MONUMENT WITH CROSS INTERSECTING THE SECTION LINE BETWEEN SECTIONS 27 AND 28 AFORESAID WITH THE NORTHERLY LINE OF THE "TAUS PROPERTY" CONVEYED BY QUIT CLAIM DEED RECORDED OCTOBER 20, 1939 IN BOOK 92 PAGE 440 IN KENDALL COUNTY, ILLINOIS, AND DEPICTED ON A PLAT OF SURVEY BY FRANK HEMETTA DATED AUGUST 11, 1939; THENCE NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 142.43 FEET TO A LINE DRAWN PARALLEL WITH AND 416.00 FEET (NORMALLY DISTANT) EASTERLY OF THE NORTHERMOST WESTERLY LINE OF SAID "TAUS PROPERTY" AND THE POINT OF BEGINNING; THENCE SOUTH 05 DEGREES 10 MINUTES 58 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1811.54 FEET; THENCE NORTH 84 DEGREES 48 MINUTES 06 SECONDS WEST, A DISTANCE OF 174.85 FEET; THENCE SOUTH 05 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 216.72 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1027.00 FEET, SUBTENDING A CHORD BEARING SOUTH 01 DEGREE 58 MINUTES 38 SECONDS WEST, AN ARC DISTANCE OF 115.47; THENCE SOUTH 01 DEGREE 14 MINUTES 37 SECONDS EAST, A DISTANCE OF 96.00 FEET TO A POINT ON THE SOUTHERLY LINE OF QUINSEY ROAD EXTENDED EASTERLY; THENCE SOUTH 88 DEGREES 45 MINUTES 23 SECONDS WEST ALONG SAID SOUTHERLY LINE EXTENDED, A DISTANCE OF 205.41 FEET TO THE WESTERLY LINE OF SAID "TAUS PROPERTY"; THENCE SOUTH 10 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 520.61 FEET TO STONE MONUMENT WITH CROSS ON THE NORTHERLY LINE EXTENDED WESTERLY OF A 16.00 FOOT LANE LEADING TO QUINSEY'S SUBDIVISION; THENCE SOUTH 88 DEGREES 57 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY LINE EXTENDED AND SAID NORTHERLY LINE, A DISTANCE OF 386.93 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 204.68 FEET, SUBTENDING A CHORD BEARING SOUTH 80 DEGREES 45 MINUTES 43 SECONDS EAST, AN ARC DISTANCE OF 58.56 FEET TO THE WESTERLY LINE OF LAND CONVEYED BY WARRANTY DEED RECORDED JULY 22, 1986 AS DOCUMENT 863454; THENCE NORTH 05 DEGREES 54 MINUTES 31 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 56.15 FEET TO THE NORTHERLY LINE CONVEYED BY SAID DOCUMENT 863454; THENCE NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 816.34 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE, THENCE NORTH 69 DEGREES 36 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1258.35 FEET TO THE EASTERLY LINE OF SAID "TAUS PROPERTY"; THENCE NORTH 12 DEGREES 05 MINUTES 50

SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 1900.74 FEET TO A STONE MONUMENT WITH CROSS AT THE NORTHEAST CORNER OF SAID "TAUS PROPERTY"; THENCE NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID "TAUS PROPERTY", A DISTANCE OF 1610.98 FEET TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TOGETHER WITH: LOTS 49 AND 50 IN FOX RIVER GARDENS SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1927 AS DOCUMENT 53913, IN KENDALL COUNTY, ILLINOIS.

TOGETHER WITH: ALL THAT PART OF WEST ROAD IN FOX RIVER GARDENS SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1927 AS DOCUMENT 53913, LYING NORTH OF AND COINCIDENT WITH LOTS 49 AND 50 IN SAID FOX RIVER GARDENS SUBDIVISION, IN KENDALL COUNTY ILLINOIS. (EXCEPTING THEREFROM ANY PART THEREOF PREVIOUSLY ANNEXED TO THE CITY OF YORKVILLE).

REVISIONS				HEARTLAND CIRCLE IN YORKVILLE			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		
1	06-14-00	REV. PER CITY/CLIENT REVIEW					
2	06-15-00	REV. PER CITY/CLIENT REVIEW					
3	10-02-00	REV. PER CITY/CLIENT REVIEW					
4	10-02-00	REV. PER CIVIL/PLAT REVIEW					
5	10-14-00	REV. PER CIVIL/PLAT REVIEW					
						PRELIMINARY PLAT	
						DRN/DOB DRN: DRN/DOB	DRN/DOB: 21272000
						DRN/DOB: 01/05/00	PLA. NO. 1
						DRN/DOB: 117-000	1 OF 1

THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE IN THE SECTION LINE BETWEEN SECTION 27 AND 28 AFORESAID, 1696.2 FEET NORTH OF THE CORNER FOR SECTIONS 27, 28, 33 AND 34; THENCE NORTH 69 DEGREES 25 1/2 MINUTES, WEST ALONG FENCE LINE 563.0 FEET TO A STONE MONUMENT AT FENCE CORNER; THENCE SOUTH 12 DEGREES 7 1/2 MINUTES WEST ALONG LINE OF FENCE 2129.82 FEET TO A STONE IN THE ANGLE OF FENCE; THENCE SOUTH 3 DEGREES 26 1/2 MINUTES EAST ALONG FENCE LINE, 722.64 FEET TO A STONE (SAID STONE BEING 1000 FEET NORTH OF STONE MONUMENT ON BANK OF FOX RIVER AT CORNER OF FENCE); THENCE SOUTH 82 DEGREES 05 1/2 MINUTES EAST ALONG NORTH LINE OF 16 FOOT LANE, 269.26 FEET TO A STONE MONUMENT; THENCE SOUTH 3 DEGREES 26 1/2 MINUTES, EAST 867.0 FEET TO A STONE MONUMENT ON BANK OF FOX RIVER; THENCE NORTH 69 DEGREES 39 MINUTES, EAST ALONG BANK OF FOX RIVER 262.0 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 51 1/2 MINUTES WEST ALONG LINE OF FENCE 215.0 FEET TO A PIPE AT CORNER OF FENCE; THENCE NORTH 80 DEGREES 22 1/2 MINUTES, EAST ALONG LINE OF FENCE 1981.0 FEET TO CORNER OF FENCE AND IRON PIPE; THENCE SOUTH 5 DEGREES 52 1/2 MINUTES EAST ALONG FENCE LINE 271.0 FEET TO STONE; THENCE NORTH 5 DEGREES 10 1/2 MINUTES WEST 2633.35 FEET TO STONE AT CORNER OF FOX RIVER GARDENS SUBDIVISION; THENCE NORTH 69 DEGREES 25 1/2 MINUTES WEST ALONG FENCE LINE 1468.50 FEET TO PLACE OF BEGINNING IN KENDALL COUNTY, ILLINOIS, AND ALSO LOTS 49 AND 50 IN FOX RIVER GARDENS, A SUBDIVISION OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1928.

(EXCEPTING THEREFROM PART OF THE NORTHWEST 1/4 OF SECTION 33 AND PART OF THE NORTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 885.06 FEET; THENCE SOUTH 11 DEGREES 35 MINUTES WEST 216.26 FEET; THENCE SOUTH 4 DEGREES EAST 706.73 FEET TO THE NORTHERLY LINE EXTENDED WESTERLY OF A 16.0 FOOT WIDE LANE LEADING TO NELSON J. QUINSEY'S SUBDIVISION AS RECORDED MARCH 3, 1922 IN BOOK 7 OF PLATS, PAGE 11; THENCE SOUTH 84 DEGREES 45 MINUTES 38 SECONDS EAST ALONG SAID NORTHERLY LINE EXTENDED WESTERLY 269.64 FEET; THENCE SOUTH 5 DEGREES 55 MINUTES 26 SECONDS, EAST 16.31 FEET TO THE SOUTHERLY LINE OF SAID 16.0 FOOT WIDE LANE FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 5 DEGREES 55 MINUTES 26 SECONDS EAST 876.00 FEET TO THE NORTH BANK OF THE FOX RIVER; THENCE NORTH 65 DEGREES 48 MINUTES 44 SECONDS EAST ALONG SAID NORTH BANK OF THE FOX RIVER 264.90 FEET TO THE WEST LINE OF LOT 30 OF NELSON J. QUINSEY'S SUBDIVISION; THENCE NORTH 3 DEGREES 31 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 30, 234.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE NORTH 77 DEGREES 42 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF NELSON J. QUINSEY'S SUBDIVISION 396.65 FEET TO THE SOUTHWESTERLY LINE OF SAID 16.0 FOOT WIDE LANE; THENCE NORTH 14 DEGREES 09 MINUTES 18 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE 109.69 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 236.15 FEET, AN ARC DISTANCE OF 245.90 FEET; THENCE NORTH 73 DEGREES 49 MINUTES 01 SECONDS WEST 13.18 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 718.83 FEET, AN ARC DISTANCE OF 128.99 FEET; THENCE NORTH 84 DEGREES 05 MINUTES 55 SECONDS WEST 32.70 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.89 FEET, AN ARC DISTANCE OF 94.49 FEET; THENCE NORTH 42 DEGREES 44 MINUTES 10 SECONDS WEST 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 188.68 FEET, AN ARC DISTANCE OF 138.39 FEET; THENCE NORTH 84 DEGREES 45 MINUTES 38 SECONDS WEST 116.28 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS, AND

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHEAST 1/4 OF SECTION 33 AND PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF QUINSEY'S SUBDIVISION EXTENDED EASTERLY WITH THE WEST LINE OF LOT 178, FOX RIVER GARDENS; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED AND SAID NORTH LINE, 1484.28 FEET; THENCE NORTHERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 90.0 FEET, A DISTANCE OF 138.65 FEET; THENCE NORTHERLY ALONG A TANGENTIAL LINE, 16.69 FEET; THENCE NORTHERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 252.15 FEET A DISTANCE OF 262.56 FEET; THENCE WESTERLY ALONG A TANGENTIAL LINE, 13.18 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 734.93 FEET, A DISTANCE OF 131.86 FEET; THENCE WESTERLY ALONG A TANGENTIAL LINE, 32.70 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 114.89 FEET, A DISTANCE OF 82.94 FEET; THENCE NORTHERLY ALONG A TANGENTIAL LINE, 41.27 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 204.68 FEET, 92.04 FEET; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 39, MINUTES 26 SECONDS WITH A LINE RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT, 56.15 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 85 DEGREES 00 MINUTES 52 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 816.34 FEET; THENCE EASTERLY ALONG A LINE FORMING AN ANGLE OF 199 DEGREES 15 MINUTES 36 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED COUNTER CLOCKWISE THEREFROM, 1258.35 FEET TO THE WEST LINE OF LOT 176, FOX RIVER GARDENS; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 176, 177 AND 178, FOX RIVER GARDENS, 459.31 FEET TO THE POINT OF BEGINNING) IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

TAUS FARM LEGAL DESCRIPTION

317.026

More Particularly Describe As:

THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A STONE MONUMENT WITH CROSS INTERSECTING THE SECTION LINE BETWEEN SECTIONS 27 AND 28 AFORESAID WITH THE NORTHERLY LINE OF THE "TAUS PROPERTY" CONVEYED BY QUIT CLAIM DEED RECORDED OCTOBER 20, 1939 IN BOOK 92 PAGE 440 IN KENDALL COUNTY, ILLINOIS, AND DEPICTED ON A PLAT OF SURVEY BY FRANK HEMETTA DATED AUGUST 11, 1939; THENCE NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 563.00 FEET TO THE NORTHWEST CORNER OF SAID "TAUS PROPERTY"; THENCE SOUTH 05 DEGREES 10 MINUTES 58 SECONDS WEST ALONG THE WESTERLY LINE OF SAID "TAUS PROPERTY", A DISTANCE OF 2129.82 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 10 DEGREES 25 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 721.90 FEET (722.64 FEET DEED) TO A STONE MONUMENT WITH CROSS ON THE NORTHERLY LINE EXTENDED WESTERLY OF A 16.00 FOOT WIDE LANE LEADING TO QUINSEY'S SUBDIVISION; THENCE SOUTH 88 DEGREES 57 MINUTES 30 SECONDS EAST ALONG SAID NORTHERLY LINE EXTENDED AND SAID NORTHERLY LINE, A DISTANCE OF 386.93 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 204.68 FEET, SUBTENDING A CHORD BEARING SOUTH 80 DEGREES 45 MINUTES 43 SECONDS EAST, AN ARC DISTANCE OF 58.56 FEET TO THE WESTERLY LINE OF LAND CONVEYED BY WARRANTY DEED RECORDED JULY 22, 1986 AS DOCUMENT 863454; THENCE NORTH 05 DEGREES 54 MINUTES 31 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 56.15 FEET TO THE NORTHERLY LINE OF LAND CONVEYED BY SAID DOCUMENT 863454; THENCE NORTH 88 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE 816.34 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 69 DEGREES 36 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 1258.35 FEET TO THE EASTERLY LINE OF SAID "TAUS PROPERTY"; THENCE NORTH 12 DEGREES 05 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 1900.74 FEET TO A STONE MONUMENT WITH CROSS AT THE NORTHEAST CORNER OF SAID "TAUS PROPERTY"; THENCE NORTH 76 DEGREES 21 MINUTES 35 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID "TAUS PROPERTY", A DISTANCE OF 1468.56 FEET (1468.50 FEET DEED) TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.

TOGETHER WITH: LOTS 49 AND 50 IN FOX RIVER GARDENS SUBDIVISION, BEING A SUBDIVISION IN PART OF SECTIONS 27, 28 AND 34, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1927 AS DOCUMENT 53913, IN KENDALL COUNTY, ILLINOIS. CONTAINING 129.52 ACRES MORE OR LESS.

Exhibit E

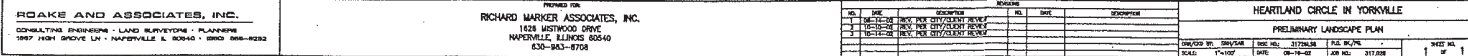


Exhibit "F"

SCHOOL LAND-CASH CONTRIBUTION LETTER

The letter from the Yorkville Community School District #115 in regard to land-cash contribution is on file with the United City of Yorkville.

YORKVILLE COMMUNITY UNIT DISTRICT 115

602 Center Parkway, Suite A, P. O. Box 579
Yorkville, IL 60560-0579
Telephone (630) 553-4382
Fax (630) 553-4398

YORKVILLE HIGH SCHOOL
797 Game Farm Road
Yorkville, Illinois 60560
Telephone (630) 553-4380

YORKVILLE MIDDLE SCHOOL
702 Game Farm Road
Yorkville, Illinois 60560
Telephone (630) 553-4385

CIRCLE CENTER
INTERMEDIATE SCHOOL
901 Mill Street
Yorkville, Illinois 60560
Telephone (630) 553-4388

YORKVILLE GRADE SCHOOL
201 West Somonauk Street
Yorkville, Illinois 60560
Telephone (630) 553-4390

BRISTOL GRADE SCHOOL
23 Hunt Street
P.O. Box 177
Bristol, Illinois 60512
Telephone (630) 553-4383

December 4, 2002

Mr. Daniel J. Kramer
Attorney - United City of Yorkville
800 Game Farm Rd.
Yorkville, IL 60560

RE: Proposed annexation for subdivision Plat
for Richard Marker Associates, Inc. for
110 acres, plus or minus, Kendall County,
Illinois

Yorkville Community Unit District #115 requests the
contributions for this annexation be in the form of
cash contributions.

Sincerely,



Dr. Thomas D. Engler
Superintendent

TDE/mlj

