



United City of Yorkville

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, November 7, 2023

6:00 p.m.

East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: October 3, 2023

New Business:

1. EDC 2023-46 Building Permit Report for September 2023
2. EDC 2023-47 Building Inspection Report for September 2023
3. EDC 2023-48 Property Maintenance Report for September 2023
4. EDC 2023-49 Economic Development Report for October 2023
5. EDC 2023-50 Kendall Marketplace Townhomes Lot 52 – Phase 4 – Final Plat
6. EDC 2023-51 Solar Farm Developments – Location Discussion
7. EDC 2023-52 City Building Updates
8. EDC 2023-53 Meeting Schedule for 2024

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, November 7, 2023
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 3, 2023
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2023-46 Building Permit Report for September 2023

Informational Item

Notes _____

2. EDC 2023-47 Building Inspection Report for September 2023

Informational Item

Notes _____

3. EDC 2023-48 Property Maintenance Report for September 2023

Informational Item

Notes _____

4. EDC 2023-49 Economic Development Report for October 2023

Informational Item

Notes _____

5. EDC 2023-50 Kendall Marketplace Townhomes Lot 52 – Phase 4 – Final Plat

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. EDC 2023-51 Solar Farm Developments – Location Discussion

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

7. EDC 2023-52 City Building Updates

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

8. EDC 2023-53 Meeting Schedule for 2024

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

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

Meeting and Date: Economic Development Committee – November 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:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 3, 2023, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Dan Transier
Alderman Seaver Tarulis
Alderman Chris Funkhouser (remote)

Other City Officials

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

Other Guests

David Schultz, HR Green
Brian Matheny, Cultivate Power
Angela Feria, Cultivate Power
Dan Kramer, Attorney (remote)
Nico Galletout, Cultivate Power

The meeting was called to order at 6:01pm by Chairman Joe Plocher. He asked to move agenda item #6 to the beginning of the agenda.

Citizen Comments None

Minutes for Correction/Approval September 5, 2023

The minutes were approved as presented.

New Business

6. EDC 2023-44 Lanceleaf Solar – Amendment, Rezone, Special Use and Variance (out of sequence)

Ms. Noble presented a summary of the proposed solar project in Bailey Meadows subdivision which was approved 20 years ago as a PUD, but not developed. This is 37 acres at the southwest corner of Rt. 47 and Baseline Road. The petitioner would be requesting a rezone to agriculture, a special use for solar farm and an annexation agreement amendment which would remove this parcel from the PUD. They also need a variance since it would be a primary use, not a secondary use--the ordinance currently states that a solar field must be a secondary use to a primary use. Another variance would be for the panel height reducing it from 10 feet to 2 feet, which staff supports.

A concern is that the land use on this “hard” corner is typically zoned for business. The petitioner maintains the property already has business zoning and has not developed after 20 years. There are also no public utilities in the area to support commercial use. This use would not produce sales tax as a solar field. Another staff concern was decommissioning and the petitioner was asked to provide bonding and a 3% escalator

each year. Comments were received from Engineering and Police which were addressed.

Mr. Galletout presented info about their company. Their company focus is on solar and storage and has been in Illinois since 2015, based near Chicago. Ms. Feria said this site was chosen since there is a substation less than 1 mile away, the land is flat, it does not impact wetlands and is not close to neighbors. The solar panels will only be on 7 acres and they already have an agreement with ComEd. She said they would have a chain link fence and comply with IDNR pollinators. They also have an Agricultural Impact Mitigation Agreement and will restore the land when the solar is done. She said some of the benefits are lower electricity costs, low impact, they already have a lease with the landowner and the tax they would pay would be 17 times the amount paid now per year. Mr. Galletout said a portion of the revenue they would receive would go towards community initiatives or the area workforce.

Chairman Plocher said this is not a good site and would be the first thing that people see as they enter Yorkville. Alderman Transier said if there is a Metra extension in the future, this land would be valuable. He said eventually this land will be highly sought after and that a site away from the main road would be better as we reduce fossil fuel dependence. He favors solar power, but not in this location. Mr. Galletout said his company did think about pushing the project away from the road, constructing a berm and leaving the commercial area available. Alderman Tarulis does not favor this location since the city would be restricting future opportunities for growth. Also weighing in was Alderman Funkhouser saying that it would be hard to justify solar on a “hard” corner that has big potential.

1. EDC 2023-39 Building Permit Report for August 2023

Mr. Ratos said there were 285 permits issued in August and as of now, over 1,800 permits have been issued so far this year.

2. EDC 2023-40 Building Inspection Report for August 2023

There were 1,163 inspections in August and some are still being outsourced, said Mr. Ratos.

3. EDC 2023-41 Property Maintenance Report for August 2023

Many complaints were investigated in August, however, only one came to a hearing and the offender was found liable for a weeds and grass complaint. The rest of the cases came into compliance. Alderman Tarulis asked if all fines had been paid by the offender adding that the HOA has taken the offender to court. Mr. Ratos said he does not think so, but he will check for sure.

4. EDC 2023-42 Economic Development Report for September 2023

Ms. Dubajic Kellogg took note that as of the September building report, the construction amount has reached \$85 million and she said it is recognized by many people. She also hopes that Station 1 will open in 2023 and Mr. Ratos added there has been significant delays with electrical panels. The Little Loaf Bakehouse is expected to open at the end of the month or next month.

5. EDC 2023-43 Kendall Marketplace Lots 4 & 5 - Commercial Final Plat

Ms. Noble said the current two lots will be subdivided into three one-acre lots. There is a utility easement between the two existing lots that will be abrogated so all 3 lots can be developed. Engineering has reviewed and the final plat will be presented at PZC next week and then at City Council at the end of the month. The committee was OK with this.

7. EDC 2023-45 Kendall County Petition 23-30 – 1.5 Mile Review (6145 Whitetail Ridge Drive)

Ms. Noble reported this parcel was once 2 parcels with a utility easement in between and was later consolidated into one parcel. There is a home already built, the petitioner wishes to build an addition and the easement needs to be vacated. The county and city staff and HOA are not opposed and this will proceed to PZC next week. Mr. Dan Kramer, the petitioner's attorney, said the petitioner wishes to build the addition to accommodate a disabled relative. There are no utilities in the easement. The committee was OK with this.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:39pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker

City of Yorkville: Special Use Permit, Rezoning, and Variance Applications

PZC 2023-13

Lanceleaf Solar Project, LLC

Nico Galletout, Cultivate Power

Angela Feria, Cultivate Power

October 03, 2023



Agenda

- About Cultivate Power
- Project Overview
- Questions

Cultivate Power

Who We Are

We are a dedicated distributed generation solar developer working across Illinois. In the industry since 2008, our team has a combined 100 years of experience developing and financing solar projects.

Our Mission

To develop sustainable & locally impactful solar infrastructure

Our Vision

To build a business that serves as the standard-bearer for locally impactful distributed grid projects

Our Focus

We focus on delivering high-quality solar and storage projects and community benefits.

COMMUNITY SOLAR IN ILLINOIS

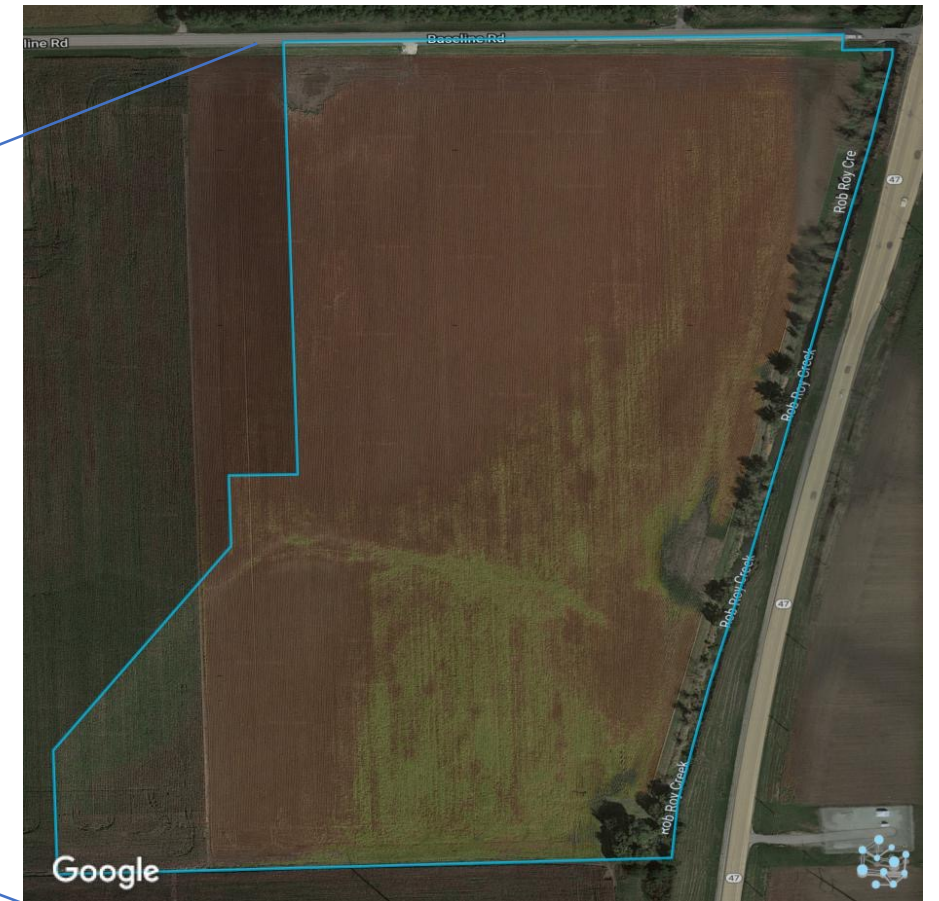
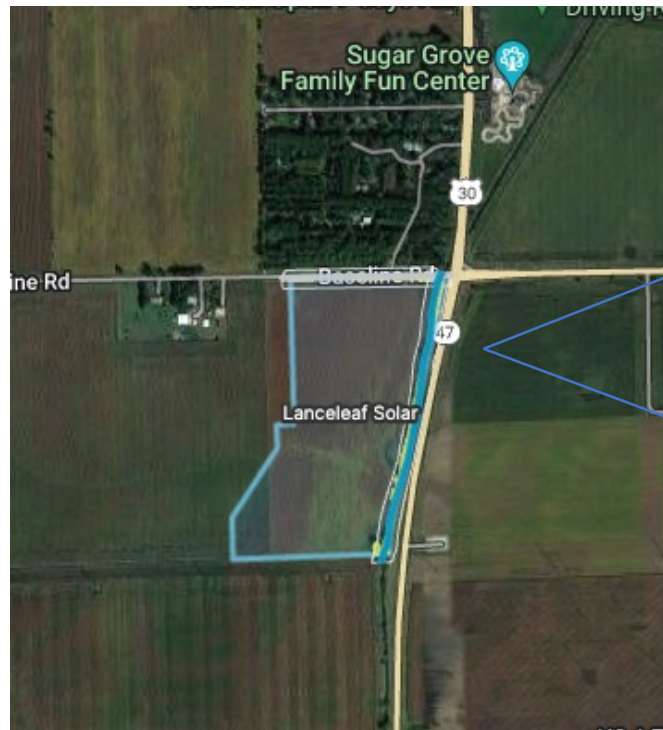
Illinois passed the Climate and Equitable Jobs Act in September 2021 setting the target that renewables will account for 50% of the state's electricity by 2040. Community solar is cornerstone of reaching that target.

These community solar projects will connect to the local distribution grid and provide power within ComEd Illinois service territory.

ComEd customers – homeowners, renters, businesses – can subscribe to a portion of the community solar farm and, in turn, receive a credit on their electric bill.

PROJECT LOCATION

- Proximity to relevant electrical and road infrastructure
- Topography and wetlands
- Not in close proximity to neighbors
- Interest from our landowners
- Current use and surrounding uses



Lanceleaf Solar Project, LLC

Project Overview

Location: South and west of the intersection of Rob Roy Creek (Hwy 47) and Baseline Rd

Township: Yorkville

Zoning District: PUD

Total Parcel: 34.66 Acres

Proposed Solar Area: ~7.16 Acres (20% of parcel boundary)

Interconnection Utility: ComEd

Project Size: 5MW

Power Output: ~8 million kWh/year, enough to provide electricity to 1,100 homes



Blue: parcel boundaries
Green: project boundary

Updated Site Plan as of September 22, 2023

Updated the Site Plan to reflect the ff. changes:

1. Indicated accurate location of the site's access point: >750 ft. from nearest intersection
2. Estimated total number of solar panels proposed for site: **7,266 modules (est)**
3. Proposed chain-link fencing will be vinyl coated and fencing facing roadways (IL 47 and Baseline Road) will have slates. → See Note #20



Solar Farms – Agricultural Preservation

Solar Overview

- Maintains permeable nature of the land due to limited concrete
- Field tiles located prior to construction, designed around, and repaired/replaced when needed
- Land is seeded with native Illinois grasses, vegetation maintained during project lifetime, and re-seeded post-deconstruction
- Agricultural land lies fallow allowing natural biological process to rejuvenate the soil

Agricultural Impact Mitigation Agreement

Sets standards for construction and deconstruction including:

- Support Structures
- Cabling depth
- Drain Tiles
- Topsoil
- Construction timing
- Decommissioning

Solar Farms – Property Tax Benefits

Solar farms are taxed according to their MW size, per Public Act 100-0781.

	34.66 ac Ag Land '22	Solar Farms Y1
Assessed Value Y1	\$23,180	\$418,560
%	9.49%	9.49%
Taxes	\$2,372.60	\$39,712

District	Tax Rate	Taxes
School District CU-115	6.65%	\$27,844.29
Bristol - Kendall FPD	0.70%	\$2,924.73
County	0.59%	\$2,472.64
City of Yorkville	0.54%	\$2,250.64
JR College #516	0.46%	\$1,942.75
Yorkville Library	0.26%	\$1,068.67
Forest Preserve	0.15%	\$617.96
Bristol Township	0.08%	\$340.33
TOTAL	9.49%	\$39,712.68

Tax Year	Solar Assessed Value	Taxes at 9.49%
1	\$418,560	\$39,712.68
2	\$401,818	\$38,124.17
3	\$385,745	\$36,599.21
4	\$370,315	\$35,135.24
5	\$355,502	\$33,729.83
6	\$341,282	\$32,380.63
7	\$327,631	\$31,085.41
8	\$314,526	\$29,841.99
9	\$301,945	\$28,648.31
10	\$289,867	\$27,502.38
11	\$278,272	\$26,402.29
12	\$267,141	\$25,346.19
13	\$256,456	\$24,332.35
14	\$246,198	\$23,359.05
15	\$236,350	\$22,424.69
16	\$226,896	\$21,527.70
17	\$217,820	\$20,666.59
18	\$209,107	\$19,839.93
19	\$200,743	\$19,046.33
20- 40	Avg. \$153,912	Avg. \$14,603.05
Total	\$8,878,323	\$842,369.08

Solar Farms – Local Benefits

- Locally generated energy without the cost and hassle of rooftop
- Subscriptions to electricity at or below market rates
- Quiet and low-maintenance development
- Environmentally safe and pollution-free
- Economic benefits for our landowner
- Significant property tax revenue for the community
- Cultivate Power - Company Values
 - A portion of revenue goes toward work-force development programs
 - Solar training for formerly impacted citizens
 - Scholarships

THANK YOU



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 2023-46

Agenda Item Summary Memo

Title: Building Permit Report for September 2023

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

Synopsis: All permits issued in September 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:



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

September 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
September 2023	216	24	6	0	9	0	177	10,080,915.00	439,726.00
Calendar Year 2023	1839	211	81	0	76	0	1471	85,007,746.00	3,576,549.08
Fiscal Year 2024	1391	124	43	0	42	0	1182	60,713,136.00	2,416,001.15
September 2022	126	13	8	0	5	0	90	5,410,043.00	234,774.62
Calendar Year 2022	1219	141	34	0	96	0	948	46,467,319.00	1,437,182.91
Fiscal Year 2023	819	81	22	0	63	0	653	27,357,934.00	933,296.16
September 2021	144	27	4	0	17	0	96	6,510,771.00	247,790.51
Calendar Year 2021	1391	208	129	0	106	0	948	64,123,805.00	2,269,499.73
Fiscal Year 2022	854	109	105	0	54	0	586	39,387,500.00	1,370,112.04
September 2020	229	30	22	0	4	0	172	9,498,922.00	525,981.05
Calendar Year 2020	1477	153	64	0	73	0	1187	44,046,282.00	1,898,561.64
Fiscal Year 2021	1091	108	60	0	33	0	890	32,437,770.00	1,430,109.27



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 2023-47

Agenda Item Summary Memo

Title: Building Inspection Report for September 2023

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

Synopsis: All inspections scheduled in September 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: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 004-FIN FINAL INSPECTION	20180424	2373 LAVENDER WAY	89		09/28/2023
		Comments1: JOE					
PR	_____	AM 005-FEL FINAL ELECTRIC					09/28/2023
PR	_____	AM 006-FMC FINAL MECHANICAL					09/28/2023
PR	_____	AM 007-PLF PLUMBING - FINAL OSR READ					09/28/2023
ED	_____	022-REI REINSPECTION	20210153	3740 BAILEY RD	1351		09/06/2023
		Comments1: TEMP TO FINAL					
ED	_____	023-REI REINSPECTION	20211003	2461 JUSTICE CT	617		09/21/2023
		Comments1: EFL REINSPECT -- TEMP TO FINAL					
ED	_____	026-REI REINSPECTION	20220034	362 TIMBER OAK LN	36		09/06/2023
		Comments1: SITE INSPECT FOR MODEL USE					
PR	_____	014-FIN FINAL INSPECTION	20220112	8710 RT 71			09/06/2023
PR	_____	015-FEL FINAL ELECTRIC					09/06/2023
PR	_____	016-FMC FINAL MECHANICAL					09/06/2023
PR	_____	017-PLF PLUMBING - FINAL OSR READ					09/06/2023
PR	09:00	022-PLU PLUMBING - UNDERSLAB	20220474	1555 W CORNEILS RD			09/07/2023
		Comments1: ALLEN - ARCO					
PR	10:00	023-PLU PLUMBING - UNDERSLAB					09/14/2023
		Comments1: ALLEN 630-640-9301					
PR	10:00	024-ELU ELECTRICAL - UNDERSLAB					09/14/2023
BC	_____	PM 025-PPS PRE-POUR, SLAB ON GRADE					09/14/2023
		Comments1: AFTER 1:30 MIGUEL 224-339-2149					
PR	_____	026-PLU PLUMBING - UNDERSLAB					09/22/2023
PR	_____	027-ELU ELECTRICAL - UNDERSLAB				09/22/2023	
		Comments1: JOHN 331-625-9766					
PR	_____	AM 028-PLU PLUMBING - UNDERSLAB					09/28/2023
		Comments1: JOHN					
PR	_____	AM 029-ELU ELECTRICAL - UNDERSLAB					09/28/2023
ED	_____	024-REI REINSPECTION	20220783	2701 NICKERSON CT	157		09/22/2023
		Comments1: EFL					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE	
ED		020-EFL ENGINEERING - FINAL INSPE	20220944	3743 BAILEY RD	102-4		09/07/2023	
		Comments1: TEMP TO FINAL -- CAN'T KEY BBOX						
ED		020-EFL ENGINEERING - FINAL INSPE	20220945	3745 BAILEY RD	102-3		09/07/2023	
		Comments1: TEMP TO FINAL						
ED		020-EFL ENGINEERING - FINAL INSPE	20220946	3747 BAILEY RD	102-2		09/07/2023	
		Comments1: TEMP TO FINAL -- CANNOT KEY BBOX						
ED		021-EFL ENGINEERING - FINAL INSPE	20220947	3749 BAILEY RD	1021		09/07/2023	
		Comments1: TEMP TO FINAL						
ED		020-EFL ENGINEERING - FINAL INSPE	20220948	3741 BAILEY RD	102-5		09/07/2023	
		Comments1: TEMP TO FINAL						
BC		AM 005-INS INSULATION	20221190	4819 W MILLBROOK CIR	152		09/05/2023	
		Comments1: DON 331-725-6187						
BF		018-FIN FINAL INSPECTION	20221324	252A PORTAGE LN	124		09/27/2023	
		Comments1: NHOLMSTROM@WMRYAN.COM						
BF		019-FEL FINAL ELECTRIC					09/27/2023	
BF		020-FMC FINAL MECHANICAL					09/27/2023	
PBF		021-PLF PLUMBING - FINAL OSR READ					09/27/2023	
		Comments1: NHOLMSTROM@WMRYAN.COM						
ED		022-EFL ENGINEERING - FINAL INSPE					09/27/2023	
BF		019-FIN FINAL INSPECTION	20221325	252B PORTAGE LN	125		09/27/2023	
		Comments1: NHOLMSTROM@WMRYAN.COM						
BF		020-FEL FINAL ELECTRIC					09/27/2023	
BF		021-FMC FINAL MECHANICAL					09/27/2023	
PBF		022-PLF PLUMBING - FINAL OSR READ					09/27/2023	
		Comments1: NHOLMSTROM@WMRYAN.COM						
ED		023-EFL ENGINEERING - FINAL INSPE					09/27/2023	
BF		019-FIN FINAL INSPECTION	20221326	252C PORTAGE LN	126		09/28/2023	
		Comments1: NHOLMSTROM@WMRYAN.COM						
BF		020-FEL FINAL ELECTRIC					09/28/2023	
BF		021-FMC FINAL MECHANICAL					09/28/2023	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		022-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/28/2023
ED		023-EFL ENGINEERING - FINAL INSPE					09/27/2023
BF		019-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221327	252D PORTAGE LN	127		09/28/2023
BF		020-FEL FINAL ELECTRIC					09/28/2023
BF		021-FMC FINAL MECHANICAL					09/28/2023
PBF		022-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/28/2023
ED		023-EFL ENGINEERING - FINAL INSPE					09/27/2023
BF		019-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221328	252E PORTAGE LN	128		09/28/2023
BF		020-FEL FINAL ELECTRIC					09/28/2023
BF		021-FMC FINAL MECHANICAL					09/28/2023
PBF		022-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/28/2023
ED		023-EFL ENGINEERING - FINAL INSPE					09/27/2023
BF		AM 019-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221329	252F PORTAGE LN			09/29/2023
BF		AM 020-FEL FINAL ELECTRIC					09/29/2023
BF		AM 021-FMC FINAL MECHANICAL					09/29/2023
PBF		AM 022-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/29/2023
ED		023-EFL ENGINEERING - FINAL INSPE					09/27/2023
BC		AM 004-FIN FINAL INSPECTION Comments1: LEVI	20221424	202 W VAN EMMON ST			09/29/2023
BC		AM 005-FEL FINAL ELECTRIC					09/29/2023
PBF		AM 006-PLF PLUMBING - FINAL OSR READ Comments1: LEVI 573-944-1197				09/29/2023	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	022-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221449	279A PORTAGE LN	157		09/18/2023
BF	_____	023-FEL FINAL ELECTRIC					09/18/2023
BF	_____	024-FMC FINAL MECHANICAL					09/18/2023
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/18/2023
ED	_____	026-EFL ENGINEERING - FINAL INSPE					09/15/2023
BF	_____	022-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221450	279B PORTAGE LN	158		09/18/2023
BF	_____	023-FEL FINAL ELECTRIC					09/18/2023
BF	_____	024-FMC FINAL MECHANICAL					09/18/2023
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/18/2023
ED	_____	026-EFL ENGINEERING - FINAL INSPE					09/15/2023
BF	_____	022-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221451	279C PORTAGE LN	159		09/18/2023
BF	_____	023-FEL FINAL ELECTRIC					09/18/2023
BF	_____	024-FMC FINAL MECHANICAL					09/18/2023
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/18/2023
ED	_____	026-EFL ENGINEERING - FINAL INSPE					09/15/2023
BF	_____	022-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221452	279D PORTAGE LN	160		09/18/2023
BF	_____	023-FEL FINAL ELECTRIC					09/18/2023
BF	_____	024-FMC FINAL MECHANICAL					09/18/2023
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/18/2023
ED	_____	026-EFL ENGINEERING - FINAL INSPE					09/15/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		022-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221453	279E PORTAGE LN	161		09/18/2023
BF		023-FEL FINAL ELECTRIC					09/18/2023
BF		024-FMC FINAL MECHANICAL					09/18/2023
PBF		025-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					09/18/2023
ED		026-EFL ENGINEERING - FINAL INSPE					09/15/2023
BC	AM	014-REL ROUGH ELECTRICAL Comments1: JOHN 630-309-6556	20221554	423 SAN DIEGO LN	135		09/14/2023
BC	AM	014-REL ROUGH ELECTRICAL Comments1: JOHN 630-309-6556	20221555	425 SAN DIEGO LN	136		09/14/2023
BC	AM	013-REL ROUGH ELECTRICAL Comments1: JOHN 630-309-6556	20221556	427 SAN DIEGO LN	137		09/14/2023
BC	AM	013-REL ROUGH ELECTRICAL Comments1: JOHN 630-309-6556	20221557	429 SAN DIEGO LN	138		09/14/2023
BC	AM	013-REL ROUGH ELECTRICAL Comments1: JOHN 630-309-6556	20221558	431 SAN DIEGO LN	139		09/14/2023
BC	AM	009-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221576	397 SANTA MONICA ST	195		09/01/2023
BC	AM	009-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221577	395 SANTA MONICA ST	196		09/01/2023
BC	AM	009-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221578	393 SANTA MONICA ST	197		09/01/2023
BC	AM	009-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221579	391 SANTA MONICA ST	198		09/01/2023
BC	AM	009-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221580	389 SANTA MONICA ST	199		09/01/2023
BC	AM	009-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221581	387 SANTA MONICA ST	200		09/01/2023
BC	AM	010-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20221582	373 SANTA MONICA ST	201		09/01/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	009-PPS PRE-POUR, SLAB ON GRADE	20221583	371 SANTA MONICA ST	202		09/01/2023
		Comments1: COMEX					
BC	_____ AM	010-PPS PRE-POUR, SLAB ON GRADE	20221584	369 SANTA MONICA ST	203		09/01/2023
		Comments1: COMEX					
BC	_____ AM	009-PPS PRE-POUR, SLAB ON GRADE	20221585	367 SANTA MONICA ST	204		09/01/2023
		Comments1: COMEX					
BC	_____ AM	010-PPS PRE-POUR, SLAB ON GRADE	20221586	365 SANTA MONICA ST	205		09/01/2023
		Comments1: COMEX					
BC	_____ AM	010-PPS PRE-POUR, SLAB ON GRADE	20221587	363 SANTA MONICA ST	206		09/01/2023
		Comments1: COMEX					
PR	_____	021-ADA ADA ACCESSIBLE WALK WAY	20221594	3038 GRANDE TR	539		09/05/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE					09/08/2023
		Comments1: TEMP -- ADA					
BF	_____	018-FIN FINAL INSPECTION	20230058	534 COACH RD	408		09/01/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
BF	_____	019-FEL FINAL ELECTRIC					09/01/2023
BF	_____	020-FMC FINAL MECHANICAL					09/01/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					09/01/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
BF	_____	023-REI REINSPECTION					09/07/2023
		Comments1: FINAL ELECTRIC - JEFFREY.LEADER@LENNAR.C					
		Comments2: OM					
ED	_____	021-EFL ENGINEERING - FINAL INSPE	20230060	2469 FAIRFIELD AVE	487		09/22/2023
GH	_____	022-FIN FINAL INSPECTION					09/22/2023
		Comments1: Darren O'Hanlon <darren.ohanlon@lennar.c					
		Comments2: om>					
GH	_____	023-FEL FINAL ELECTRIC					09/22/2023
		Comments1: Darren O'Hanlon <darren.ohanlon@lennar.c					
		Comments2: om>					
GH	_____	024-RMC ROUGH MECHANICAL					09/22/2023
		Comments1: Darren O'Hanlon <darren.ohanlon@lennar.c					
		Comments2: om>					

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: Darren O'Hanlon <darren.ohanlon@lennar.c Comments2: om>					09/22/2023
BF	_____	022-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230064	2485 FAIRFIELD AVE	486		09/08/2023
BF	_____	023-FEL FINAL ELECTRIC					09/08/2023
BF	_____	024-FMC FINAL MECHANICAL					09/08/2023
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM WATER TEMP					09/08/2023
ED	_____	026-EFL ENGINEERING - FINAL INSPE					09/08/2023
PBF	_____	027-REI REINSPECTION Comments1: FINAL PLUMBING -- DARREN.OHANLON@LENNAR.COM Comments2: R.COM					09/14/2023
PR	_____	028-REI REINSPECTION Comments1: FINAL SITE					09/14/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230065	2164 TREMONT AVE	466		09/21/2023
GH	_____	019-FEL FINAL ELECTRIC					09/21/2023
GH	_____	020-FMC FINAL MECHANICAL					09/21/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					09/21/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: PROPERTY CORNERS					09/21/2023
PR	_____	AM 023-REI REINSPECTION Comments1: EFL -- PROPERTY CORNERS					09/26/2023
GH	_____	019-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM 224-470-9933	20230119	2120 COUNTRY HILLS DR	452		09/18/2023
GH	_____	020-FEL FINAL ELECTRIC					09/18/2023
GH	_____	021-FMC FINAL MECHANICAL					09/18/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM 224-470-9933					09/18/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	023-EFL ENGINEERING - FINAL INSPE					09/20/2023
BF	_____	015-INS INSULATION Comments1: JEFFREY	20230155	2110 TREMONT AVE	461		09/05/2023
GH	_____ AM	016-WKS PUBLIC & SERVICE WALKS Comments1: CO MEX					09/14/2023
GH	_____ AM	014-WKS PUBLIC & SERVICE WALKS Comments1: CO MEX	20230159	2124 TREMONT AVE	462		09/14/2023
BF	_____	012-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM	20230160	2104 TREMONT AVE	460		09/05/2023
BF	_____	013-REL ROUGH ELECTRICAL					09/05/2023
BF	_____	014-RMC ROUGH MECHANICAL					09/05/2023
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					09/05/2023
JP	_____	016-INS INSULATION Comments1: JEFFREY					09/07/2023
GH	_____ AM	017-WK SERVICE WALK Comments1: CO MEX					09/14/2023
GH	_____ AM	018-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX 847-551-9066					09/27/2023
BF	_____ AM	008-RFR ROUGH FRAMING Comments1: JENN@ABBYPROPERTIES.LLC	20230170	3944 HAVENHILL CT	7		09/07/2023
BF	_____ AM	009-REL ROUGH ELECTRICAL					09/07/2023
BF	_____ AM	010-RMC ROUGH MECHANICAL					09/07/2023
PBF	_____ AM	011-PLR PLUMBING - ROUGH Comments1: JENN@ABBYPROPERTIES.LLC					09/07/2023
BF	_____ AM	012-INS INSULATION Comments1: JENN@ABBYPROPERTIES.LLC					09/11/2023
OFD	_____	013-HYD HYDRO TEST					09/08/2023
BF	_____ AM	008-RFR ROUGH FRAMING Comments1: JENN@ABBYPROPERTIES.LLC	20230177	3942 HAVENHILL CT			09/07/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 009-REL ROUGH ELECTRICAL					09/07/2023
BF	_____	AM 010-RMC ROUGH MECHANICAL					09/07/2023
PBF	_____	AM 011-PLR PLUMBING - ROUGH Comments1: JENN@ABBYPROPERTIES.LLC					09/07/2023
BF	_____	AM 012-INS INSULATION Comments1: JENN@ABBYPROPERTIES.LLC					09/11/2023
OFD	_____	013-HYD HYDRO TEST					09/08/2023
BF	_____	004-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC	20230178	3938 PRESTON DR	12		09/01/2023
BF	_____	AM 005-RFR ROUGH FRAMING Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/27/2023
BF	_____	AM 006-REL ROUGH ELECTRICAL					09/27/2023
BF	_____	AM 007-RMC ROUGH MECHANICAL					09/27/2023
PBF	_____	008-PLR PLUMBING - ROUGH Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/27/2023
BF	_____	PM 009-INS INSULATION Comments1: ABBY 630-365-7229 jenn@abbyproperties.ll Comments2: c				09/29/2023	
BF	_____	004-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC	20230179	3942 PRESTON DR	12		09/01/2023
BF	_____	AM 005-RFR ROUGH FRAMING Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/25/2023
BF	_____	AM 006-REL ROUGH ELECTRICAL					09/25/2023
BF	_____	AM 007-RMC ROUGH MECHANICAL					09/25/2023
PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/25/2023
GH	_____	009-INS INSULATION					09/27/2023
BF	_____	004-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC	20230180	3944 PRESTON DR	12		09/01/2023
BF	_____	AM 005-RFR ROUGH FRAMING Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/20/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 006-REL ROUGH ELECTRICAL					09/20/2023
BF	_____	AM 007-RMC ROUGH MECHANICAL					09/20/2023
PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/20/2023
BF	_____	AM 009-INS INSULATION Comments1: jenn@abbyproperties.llc					09/22/2023
BF	_____	005-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC	20230181	3946 PRESTON DR	12		09/01/2023
BF	_____	PM 006-RFR ROUGH FRAMING Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC -- APPRO Comments2: VED AS NOTED					09/19/2023
BF	_____	PM 007-REL ROUGH ELECTRICAL					09/19/2023
BF	_____	PM 008-RMC ROUGH MECHANICAL					09/19/2023
PBF	_____	PM 009-PLR PLUMBING - ROUGH Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					09/19/2023
BF	_____	AM 010-INS INSULATION Comments1: jenn@abbyproperties.llc					09/22/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM 224-470-9933	20230190	2096 COUNTRY HILLS DR	451		09/18/2023
GH	_____	018-FEL FINAL ELECTRIC					09/18/2023
GH	_____	019-FMC FINAL MECHANICAL					09/18/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM 224-470-9933					09/18/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					09/20/2023
BF	_____	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230191	2654 SEELEY ST	739		09/05/2023
BF	_____	017-FEL FINAL ELECTRIC					09/05/2023
BF	_____	018-FMC FINAL MECHANICAL					09/05/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					09/05/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	020-EFL ENGINEERING - FINAL INSPE					09/06/2023
PR	_____ AM	013-REI REINSPECTION Comments1: ELECTRIC AND BUILDING FINAL	20230204	28 E SCHOOLHOUSE RD	1		09/07/2023
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC	20230208	3961 HAVENHILL CT	3029		09/01/2023
BF	_____ PM	004-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					09/01/2023
BF	_____	005-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC					09/15/2023
GH	_____ AM	006-GAR GARAGE FLOOR					09/25/2023
BC	_____ PM	007-GAR GARAGE FLOOR					09/29/2023
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC	20230209	3963 HAVENHILL CT	3029		09/01/2023
BF	_____ PM	004-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					09/01/2023
BF	_____	005-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC					09/15/2023
GH	_____ AM	006-GAR GARAGE FLOOR					09/25/2023
BC	_____ PM	007-GAR GARAGE FLOOR					09/29/2023
PBF	_____ PM	002-PLU PLUMBING - UNDERSLAB Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC	20230210	3965 HAVENHILL CT	3029		09/01/2023
BF	_____ PM	003-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					09/01/2023
BF	_____	004-ELS ELECTRIC SERVICE Comments1: JENN@ABBYPROPERTIES.LLC					09/15/2023
GH	_____ AM	005-GAR GARAGE FLOOR					09/25/2023
BC	_____ PM	006-GAR GARAGE FLOOR					09/29/2023
PBF	_____ PM	002-PLU PLUMBING - UNDERSLAB Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC	20230211	3967 HAVENHILL CT	3029		09/01/2023
BF	_____ PM	003-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					09/01/2023

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		004-ELS ELECTRIC SERVICE					09/15/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
GH	AM	005-GAR GARAGE FLOOR					09/25/2023
BC	PM	006-GAR GARAGE FLOOR					09/29/2023
GH	PM	018-INS INSULATION	20230217	2747 CURTIS CT	118	09/27/2023	
		Comments1: ABBY 630-365-7229 jenn@abbyproperties.ll					
		Comments2: c					
ED		022-EFL ENGINEERING - FINAL INSPE	20230218	3068 GRANDE TR	543		09/08/2023
GH		017-FIN FINAL INSPECTION	20230232	831 WINDETT RIDGE RD	92		09/12/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
GH		018-FEL FINAL ELECTRIC					09/12/2023
GH		019-FMC FINAL MECHANICAL					09/12/2023
PBF		020-PLF PLUMBING - FINAL OSR READ					09/12/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
ED		021-EFL ENGINEERING - FINAL INSPE					09/13/2023
GH		017-FIN FINAL INSPECTION	20230233	841 WINDETT RIDGE RD	93		09/25/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
GH		018-FEL FINAL ELECTRIC					09/25/2023
GH		019-FMC FINAL MECHANICAL					09/25/2023
PBF		020-PLF PLUMBING - FINAL OSR READ					09/25/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
ED		021-EFL ENGINEERING - FINAL INSPE					09/27/2023
		Comments1: TEMP					
PR		014-FIN FINAL INSPECTION	20230237	343 FONTANA DR	59		09/19/2023
		Comments1: TIM					
PR		015-FEL FINAL ELECTRIC					09/19/2023
PR		016-FMC FINAL MECHANICAL					09/19/2023
PR		017-PLF PLUMBING - FINAL OSR READ					09/19/2023
PR		018-EFL ENGINEERING - FINAL INSPE					09/20/2023

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		008-RFR ROUGH FRAMING	20230244	3082 JETER ST	570	09/13/2023	
		Comments1: ASUSONG@NVRINC.COM NEED ENGINEER REPORT					
		Comments2: FOR TRUSS AND PICTURE OF REPAIR IF NECES					
		Comments3: SARY					
GH		009-REL ROUGH ELECTRICAL					09/13/2023
GH		010-RMC ROUGH MECHANICAL					09/13/2023
		Comments1: FINISH 2 HEATING DUCTS IN BASEMENT					
PBF		011-PLR PLUMBING - ROUGH					09/13/2023
		Comments1: ASUSONG@NVRINC.COM					
GH	PM	012-INS INSULATION					09/15/2023
		Comments1: AUSTIN					
GH	AM	013-WKS PUBLIC & SERVICE WALKS					09/28/2023
		Comments1: OFFICE@MIDWESTERNCONCRETE.COM					
GH		010-RFR ROUGH FRAMING	20230246	881 WINDETT RIDGE RD	97		09/12/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH		011-REL ROUGH ELECTRICAL					09/12/2023
		Comments1: RELOCATE ATTIC LIGHT TO NEAR ACCESS PANE					
		Comments2: L					
GH		012-RMC ROUGH MECHANICAL					09/12/2023
PBF		013-PLR PLUMBING - ROUGH					09/12/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BF		014-INS INSULATION					09/15/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BC		010-RFR ROUGH FRAMING	20230248	871 WINDETT RIDGE RD	96		09/18/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BC		011-REL ROUGH ELECTRICAL					09/18/2023
BC		012-RMC ROUGH MECHANICAL					09/18/2023
PBF		013-PLR PLUMBING - ROUGH					09/18/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH		014-INS INSULATION					09/21/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH	AM	015-WKS PUBLIC & SERVICE WALKS					09/27/2023
		Comments1: COMEX 847-551-9066					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230249	851 WINDETT RIDGE RD	94		09/26/2023
BF		018-FEL FINAL ELECTRIC					09/26/2023
BF		019-FMC FINAL MECHANICAL					09/26/2023
PBF		020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					09/26/2023
ED		021-EFL ENGINEERING - FINAL INSPE Comments1: TEMP					09/27/2023
BC	AM	015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230250	802 WINDETT RIDGE RD	102		09/15/2023
ED		016-ADA ADA ACCESSIBLE WALK WAY					09/15/2023
BC	AM	016-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230251	822 WINDETT RIDGE RD	101		09/15/2023
BC		001-FIN FINAL INSPECTION Comments1: SIGNS --AURORA 630-898-5900	20230288	220 S BRIDGE ST			09/15/2023
BC	AM	014-WKS PUBLIC & SERVICE WALKS Comments1: BALTAZAR 630-904-2200	20230293	974 S CARLY CIR	105		09/19/2023
BC	AM	015-PPS PRE-POUR, SLAB ON GRADE Comments1: STAIR AND PATIO SLAB					09/19/2023
BF	AM	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230295	3810 BISSEL DR	1254		09/26/2023
BF	AM	017-FEL FINAL ELECTRIC					09/26/2023
BF	AM	018-FMC FINAL MECHANICAL					09/26/2023
PBF	AM	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					09/26/2023
BF		016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230296	3812 BISSEL DR	1253		09/11/2023
BF		017-FEL FINAL ELECTRIC					09/11/2023
BF		018-FMC FINAL MECHANICAL					09/11/2023
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					09/11/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230297	3820 BISSEL DR	1252		09/07/2023
BF		017-FEL FINAL ELECTRIC					09/07/2023
BF		018-FMC FINAL MECHANICAL					09/07/2023
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					09/07/2023
PBF	AM	008-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20230312	1920 RAINTREE RD	4		09/01/2023
BF		009-GPL GREEN PLATE INSPECTION Comments1: JEFFREY					09/05/2023
GH	AM	015-STP STOOPS Comments1: COMEX 847-551-9066 FRONT & REAR	20230313	2093 INGEMUNSON LN	147		09/27/2023
PBF	AM	007-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20230314	511 COACH RD	411		09/01/2023
JP		008-GPL GREEN PLATE INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM				09/07/2023	
PBF	AM	007-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20230315	520 WARBLER LN	360		09/01/2023
JP		008-GPL GREEN PLATE INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM					09/08/2023
BC	AM	010-STP STOOPS Comments1: FR & R -- COMEX	20230316	2212 COUNTRY HILLS DR	455		09/15/2023
BC		011-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM					09/20/2023
BC		012-REL ROUGH ELECTRICAL					09/20/2023
BC		013-RMC ROUGH MECHANICAL					09/20/2023
PBF		014-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					09/20/2023
GH		015-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					09/25/2023
PBF	AM	008-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20230317	2131 TREMONT AVE	456		09/01/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 009-STP STOOPS Comments1: FR AND REAR -- COMEX					09/14/2023
BC	_____	010-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM					09/25/2023
BC	_____	011-REL ROUGH ELECTRICAL					09/25/2023
BC	_____	012-RMC ROUGH MECHANICAL					09/25/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM - PROVIDE PROP Comments2: ER ALIGNMENT OF PIPE AROUND ELECTRICAL B Comments3: OXES					09/25/2023
GH	_____	014-INS INSULATION Comments1: JEFF					09/28/2023
PBF	_____	015-REI REINSPECTION Comments1: ROUGH PLUMB JEFFREY.LEADER@LENNAR.COM 8 Comments2: 47-456-8082					09/26/2023
BF	_____	017-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230343	2655 SEELEY ST	822		09/01/2023
BF	_____	018-FEL FINAL ELECTRIC					09/01/2023
BF	_____	019-FMC FINAL MECHANICAL					09/01/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					09/01/2023
PR	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: 2 SIDEWALK SQUARES					09/01/2023
PWK	_____	022-REI REINSPECTION Comments1: WEST SIDEWALK SQUARE LOW -- OK TO TEMP					09/11/2023
GH	_____	017-EPW ENGINEERING- PUBLIC WALK Comments1: PARTIAL - LEFT SIDE OF LOT (B-BOX AREA)	20230344	2651 SEELEY ST	821		09/19/2023
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS NEED REBAR AT B-BOX AND COMPACT SE Comments2: RVICE WALK	20230345	2647 SEELEY ST	820		09/19/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230346	2650 SEELEY ST	740		09/21/2023

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	017-FEL FINAL ELECTRIC					09/21/2023
GH	_____	018-FMC FINAL MECHANICAL					09/21/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					09/21/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					09/21/2023
ED	_____ AM	017-ADA ADA ACCESSIBLE WALK WAY	20230355	2740 CURTIS CT	126	09/20/2023	
BC	_____	018-EPW ENGINEERING- PUBLIC WALK Comments1: MW					09/18/2023
GH	_____	019-FIN FINAL INSPECTION Comments1: NLAPORTA@NVRINC.COM	20230357	2642 KELLOGG CT	48		09/12/2023
GH	_____	020-FEL FINAL ELECTRIC					09/12/2023
GH	_____	021-FMC FINAL MECHANICAL					09/12/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM -- APPROVED AS NOTED					09/12/2023
ED	_____	023-EFL ENGINEERING - FINAL INSPE					09/13/2023
PR	_____	010-ABC ABOVE CEILING Comments1: ED 312 975 0199 FOX VALLEY ORTHO	20230378	1500 SYCAMORE RD			09/11/2023
BC	_____ AM	009-REL ROUGH ELECTRICAL Comments1: MARTY	20230388	1477 WOODSAGE AVE	19		09/22/2023
PBF	_____ PM	010-PLR PLUMBING - ROUGH Comments1: CHRISTINE 773-230-5728 see report					09/26/2023
BF	_____ PM	011-RMC ROUGH MECHANICAL Comments1: CHRISTINE 773-230-5728 -- APPROVED AS NO Comments2: TED					09/26/2023
ED	_____ AM	015-ADA ADA ACCESSIBLE WALK WAY Comments1: ROCHELLE 630-546-0642	20230408	384 FONTANA DR	52	09/06/2023	
GH	_____ AM	008-STP STOOPS Comments1: COMEX 847-551-9066 FRONT & REAR	20230438	891 WINDETT RIDGE RD	98		09/27/2023
BC	_____ AM	014-STP STOOPS Comments1: FRONT -- MW	20230526	2749 CURTIS CT	119		09/06/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					09/18/2023
BC	_____ AM	016-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO - MW					09/18/2023
BF	_____ AM	013-INS INSULATION Comments1: ASUSONG@NVRINC.COM	20230527	3072 GRANDE TR	544		09/01/2023
BF	_____ AM	014-STP STOOPS Comments1: FRONT ONLY - ASSISTANT@MIDWESTERNCONCRET Comments2: E.COM					09/08/2023
GH	_____ AM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					09/22/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: MODEL HOME	20230540	301 RYAN CT	204		09/13/2023
GH	_____	018-FEL FINAL ELECTRIC					09/13/2023
GH	_____	019-FMC FINAL MECHANICAL					09/13/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MODEL HOME JEFFREY.LEADER@LENNAR.COM					09/13/2023
PR	_____ AM	007-FTG FOOTING Comments1: RETAINING WALL - MIKE 224-325-1206	20230570	105 W FOX ST	2	09/15/2023	
PR	_____ AM	008-PLU PLUMBING - UNDERSLAB Comments1: ALEX					09/19/2023
PR	_____ PM	009-FTG FOOTING Comments1: MIKE 224-325-1206					09/25/2023
PR	_____	010-FTG FOOTING					09/28/2023
PR	_____	019-FIN FINAL INSPECTION Comments1: CLEAN EDGE -- SEE INSPECTION REPORT	20230577	1961 SUNNY DELL CT	92		09/21/2023
PR	_____	020-FEL FINAL ELECTRIC					09/21/2023
PR	_____	021-FMC FINAL MECHANICAL					09/21/2023
PR	_____	022-PLF PLUMBING - FINAL OSR READ					09/21/2023
PR	_____	023-EFL ENGINEERING - FINAL INSPE					09/21/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS COMPACT SERVICE WALK	20230586	2643 SEELEY ST	819		09/19/2023
BF	_____	015-FIN FINAL INSPECTION Comments1: ASUSONG@NVRINC.COM	20230618	3021 GRANDE TR	534		09/11/2023
BF	_____	016-FEL FINAL ELECTRIC					09/11/2023
BF	_____	017-FMC FINAL MECHANICAL					09/11/2023
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					09/11/2023
ED	_____	019-EFL ENGINEERING - FINAL INSPE Comments1: PARKWAY TREE					09/08/2023
BF	_____	020-REI REINSPECTION Comments1: FINAL FRAMING ASUSONG@NVRINC.COM					09/13/2023
BF	_____	021-REI REINSPECTION Comments1: FINAL MECHANICAL - ASUSONG@NVRINC.COM					09/13/2023
PBF	_____	022-REI REINSPECTION Comments1: FINAL PLUMBING - ASUSONG@NVRINC.COM					09/13/2023
BF	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM	20230624	3067 JETER ST	576		09/08/2023
BC	_____	AM 009-STP STOOPS Comments1: MW	20230625	2744 CURTIS ST	124		09/06/2023
BF	_____	010-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM					09/19/2023
BF	_____	011-REL ROUGH ELECTRICAL					09/19/2023
BF	_____	012-RMC ROUGH MECHANICAL					09/19/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					09/19/2023
GH	_____	AM 014-INS INSULATION Comments1: ANDREW					09/21/2023
BC	_____	015-RFR ROUGH FRAMING Comments1: DECK					09/25/2023
JP	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: MW					09/29/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20230647	241 BURNETT ST	1244		09/29/2023
		Comments1: EDGAR					
PBF	_____ AM	016-SUM SUMP	20230650	3423 CALEDONIA DR	189		09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
JP	_____ AM	018-EPW ENGINEERING- PUBLIC WALK	20230651	3437 CALEDONIA DR	190		09/01/2023
		Comments1: COMEX					
PBF	_____ AM	019-SUM SUMP					09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
PBF	_____ AM	016-SUM SUMP	20230652	3407 CALEDONIA DR	188		09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
ED	_____	017-ADA ADA ACCESSIBLE WALK WAY				09/22/2023	
BC	_____ AM	012-INS INSULATION	20230653	2661 GOULD CT	64		09/05/2023
		Comments1: NICK					
GH	_____ AM	013-STP STOOPS					09/22/2023
		Comments1: FRONT MW					
GH	_____ AM	014-WKS PUBLIC & SERVICE WALKS	20230654	2734 ELLORY CT	135		09/27/2023
		Comments1: MIDWEST 815-839-8175 ASSISTANT@MIDWESTER					
		Comments2: NCONCRETE.COM NEED TO COMPACT WALKS BEFO					
		Comments3: RE POURING					
JP	_____ AM	014-WK SERVICE WALK	20230662	311 RYAN CT	205		09/01/2023
		Comments1: COMEX					
JP	_____ AM	015-EPW ENGINEERING- PUBLIC WALK					09/20/2023
		Comments1: COMEX					
JP	_____ AM	015-WKS PUBLIC & SERVICE WALKS	20230663	321 RYAN CT	206		09/01/2023
		Comments1: COMEX					
PR	_____	016-ADA ADA ACCESSIBLE WALK WAY					09/01/2023
		Comments1: COMEX					
JP	_____ AM	017-WK SERVICE WALK	20230699	3453 CALEDONIA DR	191		09/01/2023
		Comments1: COMEX					
PBF	_____ AM	018-SUM SUMP					09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
ED	_____ AM	019-ADA ADA ACCESSIBLE WALK WAY					09/22/2023
		Comments1: COMEX					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 020-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					09/21/2023
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20230717	103 STRAWBERRY LN	22		09/13/2023
BF	_____	017-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM	20230757	4452 TAMPA DR	1970		09/11/2023
BF	_____	018-FEL FINAL ELECTRIC					09/11/2023
BF	_____	019-FMC FINAL MECHANICAL					09/11/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					09/11/2023
BC	_____	021-REI REINSPECTION Comments1: FINAL ELECTRIC -- JOE					09/13/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE					09/15/2023
BF	_____	014-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM	20230758	4439 TAMPA DR	1960		09/15/2023
BF	_____	015-FEL FINAL ELECTRIC					09/15/2023
BF	_____	016-FMC FINAL MECHANICAL					09/15/2023
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					09/15/2023
ED	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: 7 SQUARES PUBLIC WALK - TEMP					09/15/2023
GH	_____	019-REI REINSPECTION Comments1: ELECTRICAL REINSPECTION					09/18/2023
ED	_____	020-REI REINSPECTION Comments1: EFL					09/22/2023
BC	_____	015-FIN FINAL INSPECTION Comments1: JOE	20230759	4453 TAMPA DR	1963		09/22/2023
BC	_____	016-FEL FINAL ELECTRIC					09/22/2023
BC	_____	017-FMC FINAL MECHANICAL					09/22/2023
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					09/22/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	019-EFL ENGINEERING - FINAL INSPE					09/28/2023
BC	_____ AM	015-EPW ENGINEERING- PUBLIC WALK	20230760	4463 TAMPA DR	1965		09/06/2023
		Comments1: MW					
ED	_____	016-EFL ENGINEERING - FINAL INSPE					09/28/2023
BC	_____	014-INS INSULATION	20230761	4458 TAMPA DR	1969		09/05/2023
		Comments1: JOE					
GH	_____ AM	015-WKS PUBLIC & SERVICE WALKS					09/20/2023
		Comments1: MW					
BF	_____	009-RFR ROUGH FRAMING	20230763	2648 GOULD CT	59		09/07/2023
		Comments1: NLAPORTA@NVRINC.COM -- APPROVED AS NOTED					
BF	_____	010-REL ROUGH ELECTRICAL					09/07/2023
BF	_____	011-RMC ROUGH MECHANICAL					09/07/2023
PBF	_____	012-PLR PLUMBING - ROUGH					09/07/2023
		Comments1: NLAPORTA@NVRINC.COM					
BF	_____ PM	013-INS INSULATION				09/08/2023	
		Comments1: NLAPORTA@NVRINC.COM cancelled					
BF	_____ AM	014-INS INSULATION					09/11/2023
		Comments1: NLAPORTA@NVRINC.COM					
GH	_____ AM	015-STP STOOPS					09/22/2023
		Comments1: FRONT AN REAR -- MW					
JP	_____ AM	002-FIN FINAL INSPECTION	20230764	881 GILLESPIE LN			09/13/2023
		Comments1: FENCE					
JP	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20230771	2078 WHITEKIRK LN	98		09/29/2023
		Comments1: PATIO - GUS					
BF	_____ AM	001-FIN FINAL INSPECTION	20230776	2601 LILAC WAY	309		09/25/2023
		Comments1: SOLAR -- ERIK 708-441-6311					
BF	_____ AM	002-FEL FINAL ELECTRIC					09/25/2023
BF	_____ AM	003-REI REINSPECTION	20230778	474 E BARBERRY CIR	140		09/22/2023
		Comments1: CALEB 224-428-5716 kevinhamm@freedomfo					
		Comments2: rever.com					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20230783	661 HEARTLAND DR	73		09/20/2023
		Comments1: PABLO 708-945-1375					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20230793	4376 E MILLBROOK CIR	269		09/20/2023
		Comments1: ALICIA					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20230799	1507 COBALT DR	14		09/12/2023
		Comments1: SANTIAGO 773 999 4548					
JP	_____ AM	008-STP STOOPS	20230810	3383 CALEDONIA DR	185		09/01/2023
		Comments1: F & R -- COMEX					
BC	_____	009-RFR ROUGH FRAMING					09/14/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BC	_____	010-REL ROUGH ELECTRICAL					09/14/2023
BC	_____	011-RMC ROUGH MECHANICAL					09/14/2023
PBF	_____	012-PLR PLUMBING - ROUGH					09/14/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BC	_____	013-INS INSULATION					09/19/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
PBF	_____ AM	014-SUM SUMP					09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
BC	_____	015-REI REINSPECTION					09/19/2023
		Comments1: ROUGH FRAMING -- JEFFREY					
BF	_____	015-INS INSULATION	20230811	3393 CALEDONIA DR	187		09/06/2023
		Comments1: JEFFREY					
BF	_____	016-REI REINSPECTION					09/01/2023
		Comments1: ROUGH FRAMING -- JEFFREY.LEADER@LENNAR.C					
		Comments2: OM					
PBF	_____ AM	017-SUM SUMP					09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
BC	_____ AM	019-EPW ENGINEERING- PUBLIC WALK					09/21/2023
		Comments1: COMEX					
ED	_____	020-ADA ADA ACCESSIBLE WALK WAY					09/22/2023
JP	_____ AM	008-STP STOOPS	20230812	3387 CALEDONIA DR	186		09/01/2023
		Comments1: F&R COMEX					
BF	_____	009-RFR ROUGH FRAMING					09/19/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM -- APPROVED AS					
		Comments2: NOTED					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	010-REL ROUGH ELECTRICAL					09/19/2023
BF	_____	011-RMC ROUGH MECHANICAL					09/19/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					09/19/2023
GH	_____	013-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					09/22/2023
PBF	_____ AM	014-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					09/12/2023
BC	_____	008-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM	20230813	3377 CALEDONIA DR	184		09/21/2023
BC	_____	009-REL ROUGH ELECTRICAL					09/21/2023
BC	_____	010-RMC ROUGH MECHANICAL					09/21/2023
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM				09/21/2023	
GH	_____	012-INS INSULATION Comments1: JEFFREY					09/27/2023
BC	_____ AM	013-STP STOOPS Comments1: FRONT AND REAR -- COMEX					09/21/2023
GH	_____ AM	013-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS COMPACT SERVICE WALK	20230815	2639 SEELEY ST	818		09/19/2023
GH	_____ AM	013-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS NEED REBAR AT B-BOX & COMPACT SERV Comments2: ICE WALK	20230816	2635 SEELEY ST	817		09/19/2023
BF	_____	011-RFR ROUGH FRAMING Comments1: JJACOBS@RALLYHOMES.COM	20230817	462 TIMBER OAK LN	39	09/12/2023	
BF	_____	012-REL ROUGH ELECTRICAL				09/12/2023	
BF	_____	013-RMC ROUGH MECHANICAL				09/12/2023	
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: Jason Jacobs <jjacobs@rallyhomes.net>					09/12/2023
BC	_____	015-INS INSULATION Comments1: JASON/rally 630-632-7433					09/19/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	014-WKS PUBLIC & SERVICE WALKS	20230819	3098 CONSTITUTION WAY	573		09/13/2023
		Comments1: MW					
PR	_____	015-ADA ADA ACCESSIBLE WALK WAY					09/14/2023
		Comments1: MW					
GH	_____ AM	016-EPW ENGINEERING- PUBLIC WALK					09/14/2023
		Comments1: MW					
JP	_____ AM	014-EPW ENGINEERING- PUBLIC WALK	20230820	285 WINDHAM CIR	38		09/01/2023
BC	_____ AM	008-STP STOOPS	20230838	3357 CALEDONIA DR	180		09/21/2023
		Comments1: FR AND REAR -- COMEX					
BC	_____ AM	008-STP STOOPS	20230839	3363 CALEDONIA DR	181		09/21/2023
		Comments1: FRONT AND REAR -- COMEX					
BC	_____ AM	008-STP STOOPS	20230840	3367 CALEDONIA DR	182		09/21/2023
		Comments1: FRONT AND REAR -- COMEX					
BC	_____	009-RFR ROUGH FRAMING					09/29/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BC	_____	010-REL ROUGH ELECTRICAL					09/29/2023
BC	_____	011-RMC ROUGH MECHANICAL					09/29/2023
PBF	_____	012-PLR PLUMBING - ROUGH				09/29/2023	
		Comments1: JEFFREY.LEADER@LENNAR.COM					
PBF	_____ AM	008-SUM SUMP	20230841	3373 CALEDONIA DR	183		09/12/2023
		Comments1: CATHYHMDCONST@GMAIL.COM					
BC	_____ AM	009-STP STOOPS					09/21/2023
		Comments1: FRONT AND REAR -- COMEX					
BF	_____	010-RFR ROUGH FRAMING					09/27/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BF	_____	011-REL ROUGH ELECTRICAL					09/27/2023
BF	_____	012-RMC ROUGH MECHANICAL					09/27/2023
PBF	_____	013-PLR PLUMBING - ROUGH					09/27/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20230852	2448 EMERALD LN	20		09/05/2023
		Comments1: CARMODY					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ PM	003-FIN FINAL INSPECTION Comments1: COVERED PORCH -- JOE	20230886	1032 S CARLY CIR	115		09/06/2023
BF	_____ AM	001-FIN FINAL INSPECTION Comments1: SOLAR -- ERIK 708-441-6311	20230907	122 CLAREMONT CT	36		09/08/2023
BF	_____ AM	002-FEL FINAL ELECTRIC					09/08/2023
BF	_____ AM	003-REI REINSPECTION Comments1: SOLAR ERIK 708-441-6311					09/19/2023
BC	_____	001-FIN FINAL INSPECTION Comments1: AGP CHRIS 815-375-0848	20230920	661 WINDETT RIDGE RD	80		06/28/2023
BF	_____	010-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM	20230922	4446 TAMPA DR	1971		09/08/2023
BF	_____	011-REL ROUGH ELECTRICAL					09/08/2023
BF	_____	012-RMC ROUGH MECHANICAL					09/08/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					09/08/2023
BF	_____	014-INS INSULATION Comments1: JOEMANUE@NVRINC.COM					09/12/2023
GH	_____ AM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					09/20/2023
BF	_____	011-ELS ELECTRIC SERVICE Comments1: JOEMANUE@NVRINC.COM	20230923	342 BISCAYNE LN	1982		09/07/2023
GH	_____	012-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/28/2023
GH	_____	013-REL ROUGH ELECTRICAL Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/28/2023
GH	_____	014-RMC ROUGH MECHANICAL Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/28/2023
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/28/2023
BC	_____	016-INS INSULATION Comments1: JOEMANUE@NVRINC.COM 224-575-0022				09/29/2023	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		008-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM	20230924	2656 GOULD CT	63		09/20/2023
GH		009-REL ROUGH ELECTRICAL					09/20/2023
GH		010-RMC ROUGH MECHANICAL					09/20/2023
PBF		011-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					09/20/2023
GH		012-INS INSULATION Comments1: ANDREW					09/22/2023
GH	AM	013-STP STOOPS Comments1: FRONT -- MW					09/22/2023
GH	AM	007-STP STOOPS Comments1: FRONT -- MW	20230925	2741 CURTIS CT	115		09/22/2023
GH		008-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM MISSING HURRICANE STRA Comments2: PS/SISTER 2 FLOOR JOISTS					09/28/2023
GH		009-REL ROUGH ELECTRICAL					09/28/2023
GH		010-RMC ROUGH MECHANICAL					09/28/2023
PBF		011-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					09/28/2023
BC	PM	005-FIN FINAL INSPECTION Comments1: KIM 630-701-8902	20230931	352 POPLAR DR	96		09/05/2023
BC	PM	006-FEL FINAL ELECTRIC					09/05/2023
PR	AM	005-FIN FINAL INSPECTION Comments1: BASEMENT -- CHRIS 630-688-0331	20230935	2435 SAGE CT	23		09/05/2023
PR	AM	006-FEL FINAL ELECTRIC					09/05/2023
PR	AM	007-FMC FINAL MECHANICAL					09/05/2023
PR	AM	008-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT -- CHRIS 630-688-0331					09/05/2023
GH	12:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TTLC RUEBEN 816 630 7005	20230943	2324 TITUS DR			09/28/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	10:00	001-PHF POST HOLE - FENCE	20230952	2922 ALDEN AVE	321		09/20/2023
		Comments1: 10:00-10:30 -- PERLA -- 847-438-3630					
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20230953	1291 CLEARWATER DR	211		09/07/2023
		Comments1: JOE 815-545-9458					
PR		002-RFR ROUGH FRAMING					09/26/2023
		Comments1: SERVPRO JOE 815-545-9458					
PR		AM 003-REL ROUGH ELECTRICAL					09/26/2023
PR		AM 004-RMC ROUGH MECHANICAL					09/26/2023
PR		AM 005-PLR PLUMBING - ROUGH					09/26/2023
BC		AM 009-RFR ROUGH FRAMING	20230955	431 NORWAY CIR	88		09/28/2023
BC		010-REL ROUGH ELECTRICAL					09/28/2023
		Comments1: GARAGE PORTION MATT 630-273-1151					
BC		014-INS INSULATION	20230988	2638 SEELEY ST	743		09/01/2023
		Comments1: CWTHOMPSON@DRHORTON.COM					
BF		009-RFR ROUGH FRAMING	20230989	2634 SEELEY ST	744		09/07/2023
		Comments1: CWTHOMPSON@DRHORTON.COM -- APPROVED AS N					
		Comments2: OTED					
BF		010-REL ROUGH ELECTRICAL					09/07/2023
BF		011-RMC ROUGH MECHANICAL					09/07/2023
PBF		012-PLR PLUMBING - ROUGH					09/07/2023
		Comments1: CWTHOMPSON@DRHORTON.COM					
GH		013-INS INSULATION					09/13/2023
		Comments1: CWTHOMPSON@DRHORTON.COM					
GH		AM 014-STP STOOPS					09/19/2023
		Comments1: FRONT AND REAR -- CHRIS					
BC		002-FIN FINAL INSPECTION	20230994	2871 ALDEN AVE	292		09/28/2023
		Comments1: PAVERS CARRIE 641-426-0331					
BC		AM 004-REI REINSPECTION	20231009	203 E CENTER ST			09/06/2023
		Comments1: DECK FRAMING REINSPECTION					
BC		002-REI REINSPECTION	20231018	2125 BLUEBIRD LN			09/13/2023
		Comments1: PERGOLA --					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	09:30	001-OCC OCCUPANCY INSPECTION	20231040	674 W VETERANS PKWY	B		09/06/2023
		Comments1: WILLOW ROOT MASSAGE 630-631-9485					
MT		002-OCC OCCUPANCY INSPECTION					09/06/2023
		Comments1: FIRE MARSHAL PASSED					
JP		001-PHF POST HOLE - FENCE	20231044	2762 LILAC CT	329		09/06/2023
BC		AM 010-STP STOOPS	20231078	3128 JETER CT	499		09/19/2023
		Comments1: FRONT AND REAR - MW					
GH		011-STP STOOPS					09/19/2023
		Comments1: FRONT					
BC		PM 012-RFR ROUGH FRAMING					09/22/2023
		Comments1: AUSTIN 630-720-1287 asusong@nvrinc.com					
BC		PM 013-REL ROUGH ELECTRICAL					09/22/2023
		Comments1: AUSTIN 630-720-1287 asusong@nvrinc.com					
BC		PM 014-RMC ROUGH MECHANICAL					09/22/2023
		Comments1: AUSTIN 630-720-1287 asusong@nvrinc.com					
PBF		015-PLR PLUMBING - ROUGH					09/21/2023
		Comments1: AUSTIN 630-720-1287 asusong@nvrinc.com					
GH		AM 016-INS INSULATION					09/26/2023
		Comments1: AUSTIN 630-720-1287					
BF		008-ELS ELECTRIC SERVICE	20231079	424 MONTEREY ST	2021		09/07/2023
		Comments1: JOEMANUE@NVRINC.COM					
BF		AM 009-STP STOOPS					09/07/2023
		Comments1: FRONT AND BACK -- OFFICE@MIDWESTERNCONCR					
		Comments2: ETE.COM					
BF		010-RFR ROUGH FRAMING					09/18/2023
		Comments1: JOEMANUE@NVRINC.COM					
BF		011-REL ROUGH ELECTRICAL					09/18/2023
BF		012-RMC ROUGH MECHANICAL					09/18/2023
PBF		013-PLR PLUMBING - ROUGH					09/18/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH		014-INS INSULATION					09/20/2023
		Comments1: JOE					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20231081	381 BISCAYNE LN	1985		09/06/2023
BF		006-ELS ELECTRIC SERVICE Comments1: JOEMANUE@NVRINC.COM					09/07/2023
JP		007-GPL GREEN PLATE INSPECTION Comments1: JOEMANUE@NVRINC.COM					09/11/2023
JP		008-STP STOOPS Comments1: 815-839-8175, NOT READY					09/11/2023
GH		AM 009-STP STOOPS Comments1: FR AND REAR					09/14/2023
BF		006-GPL GREEN PLATE INSPECTION Comments1: JOE	20231082	4472 TAMPA DR	1967		09/01/2023
BF		PM 007-BGS BASEMENT GARAGE STOOPS Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM					09/01/2023
BC		008-ELS ELECTRIC SERVICE Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/29/2023
BF		AM 009-BG BASEMENT AND GARAGE FLOOR Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM				09/08/2023	
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: SAFEGUARD	20231086	2928 OLD GLORY DR	269		09/20/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ETHAN 630-850-3374, EXT 110	20231087	704 E MAIN ST			09/08/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ETHAN 630-850-3374 EXT 110, PARTIALS DUE Comments2: TO RAIN 9/25 AND 9/28	20231088	701 E MAIN ST	35		09/28/2023
PR		PM 005-FIN FINAL INSPECTION Comments1: JOSH 630-930-3792	20231096	472-482 E VETERANS PKWY			09/06/2023
PR		PM 006-FEL FINAL ELECTRIC					09/06/2023
PR		PM 007-FMC FINAL MECHANICAL					09/06/2023
PR		PM 008-PLF PLUMBING - FINAL OSR READ					09/06/2023
PR		PM 009-OCC OCCUPANCY INSPECTION					09/06/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20231098	646 YELLOWSTONE LN	70		09/14/2023
		Comments1: A&B					
BC	_____	AM 002-FIN FINAL INSPECTION	20231127	4527 MARQUETTE ST	1247		09/13/2023
		Comments1: RECHARGE BATT/SOLAR PANELS -- MORGAN 630					
		Comments2: -689-8464					
BF	_____	AM 001-FIN FINAL INSPECTION	20231147	2201 FAIRFIELD AVE	366		09/14/2023
		Comments1: SOLAR -- JOSE 773-226-3982					
BF	_____	AM 002-FEL FINAL ELECTRIC					09/14/2023
		Comments1: FRANK@TRON.SOLAR -- NEED REI BEFORE REIN					
		Comments2: SPECT SCHEDULE					
BF	_____	PM 003-REI REINSPECTION					09/22/2023
		Comments1: SOLAR PERMITTING@TRON.SOLAR FR					
		Comments2: ANK 224-619-7216					
BC	_____	001-BND POOL BONDING	20231148	461 HONEYSUCKLE LN	152		09/13/2023
BC	_____	AM 002-FIN FINAL INSPECTION					09/13/2023
		Comments1: AGP -- AMY 630-631-1662 -- AFTER 9:00AM					
BC	_____	003-TRN TRENCH - (GAS, ELECTRIC,					09/13/2023
GH	_____	008-RFR ROUGH FRAMING	20231155	2607 SEELEY ST	814		09/27/2023
		Comments1: CHRIS 224-358-1606 Chris Thompson <CWTho					
		Comments2: mpson@drhorton.com> TRUSS REPAIR PER ENG					
		Comments3: INEER'S REPORT					
GH	_____	009-REL ROUGH ELECTRICAL					09/27/2023
		Comments1: CHRIS 224-358-1606 Chris Thompson <CWTho					
		Comments2: mpson@drhorton.com>					
GH	_____	010-RMC ROUGH MECHANICAL					09/27/2023
		Comments1: CHRIS 224-358-1606 Chris Thompson <CWTho					
		Comments2: mpson@drhorton.com>					
PBF	_____	011-PLR PLUMBING - ROUGH					09/27/2023
		Comments1: CHRIS 224-358-1606 Chris Thompson <CWTho					
		Comments2: mpson@drhorton.com>					
JP	_____	012-INS INSULATION					09/29/2023
		Comments1: CHRIS					
BC	_____	008-GPL GREEN PLATE INSPECTION	20231156	2630 SEELEY ST	745		09/05/2023
		Comments1: CWTOMPSON@DRHORTON.COM					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 009-STP STOOPS Comments1: FRONT AND REAR -- CHRIS	20231157	2627 SEELEY ST	815		09/19/2023
GH	_____	010-RFR ROUGH FRAMING Comments1: CWTOMPSON@DRHORTON.COM					09/20/2023
GH	_____	011-REL ROUGH ELECTRICAL					09/20/2023
GH	_____	012-RMC ROUGH MECHANICAL					09/20/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					09/20/2023
GH	_____	014-INS INSULATION Comments1: CHRIS					09/22/2023
GH	_____	010-RFR ROUGH FRAMING Comments1: CHRIS	20231158	2631 SEELEY ST	816		09/14/2023
GH	_____	011-REL ROUGH ELECTRICAL					09/14/2023
GH	_____	012-RMC ROUGH MECHANICAL					09/14/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					09/14/2023
BC	_____	014-INS INSULATION Comments1: CHRIS/HORTON 224-358-1606					09/18/2023
GH	_____	AM 015-STP STOOPS Comments1: FR AND REAR -- CHRIS					09/19/2023
PR	_____	AM 004-ESW ENGINEERING - SEWER / WAT Comments1: REMY	20231166	826 HAYDEN DR	61		09/06/2023
BC	_____	005-ELS ELECTRIC SERVICE					09/18/2023
PR	_____	AM 006-PLU PLUMBING - UNDERSLAB Comments1: REMY					09/25/2023
BC	_____	AM 007-BSM BASEMENT FLOOR Comments1: REMY					09/26/2023
JP	_____	003-FIN FINAL INSPECTION Comments1: ROOF	20231171	909 CANYON TR	126		09/18/2023
JP	12:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 847-885-0097	20231174	2304 OLIVE LN	279		09/13/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		002-ROF ROOF UNDERLAYMENT ICE & W	20231186	904 WESTERN LN			09/01/2023
		Comments1: RZG ROOFING					
BC		PM 007-GPL GREEN PLATE INSPECTION	20231191	3073 CONSTITUTION WAY	511		09/06/2023
		Comments1: AUSTIN					
GH		AM 008-STP STOOPS					09/28/2023
		Comments1: OFFICE@MIDWESTERNCONCRETE.COM					
BC		007-GPL GREEN PLATE INSPECTION	20231192	3392 CALEDONIA DR	179		09/01/2023
		Comments1: JEFF					
GH		AM 008-STP STOOPS					09/26/2023
		Comments1: COMEX 847-551-9066 FRONT & REAR					
BF		007-GPL GREEN PLATE INSPECTION	20231193	3386 CALEDONIA DR	178		09/06/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH		AM 008-STP STOOPS					09/26/2023
		Comments1: COMEX 847-551-9066 FRONT & REAR					
BC		AM 001-FTG FOOTING	20231198	3366 CALEDONIA DR	174		09/01/2023
		Comments1: COMEX					
BF		AM 002-FOU FOUNDATION					09/07/2023
		Comments1: JUANCARLOS@COMEXCC.COM					
BC		AM 003-BKF BACKFILL					09/13/2023
		Comments1: COM EX					
PBF		PM 004-ESW ENGINEERING - SEWER / WAT				09/14/2023	
		Comments1: CATHYHMDCONST@GMAIL.COM					
PBF		PM 005-PLU PLUMBING - UNDERSLAB					09/20/2023
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH		AM 006-BG BASEMENT AND GARAGE FLOOR					09/22/2023
		Comments1: COMEX					
BC		AM 001-FTG FOOTING	20231199	3372 CALEDONIA DR	175		09/01/2023
		Comments1: COMEX					
BF		AM 002-FOU FOUNDATION					09/06/2023
		Comments1: CO MEX					
BF		AM 003-BKF BACKFILL					09/11/2023
		Comments1: JUANCARLOS@COMEXCC.COM					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					09/14/2023
PBF		PM 005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					09/20/2023
GH		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					09/22/2023
GH		007-GPL GREEN PLATE INSPECTION Comments1: JEFF 847-456-8082 ADD 3 ANCHOR BOLTS AT Comments2: GARAGE - WILL CHECK AT ROUGH					09/27/2023
BC		AM 001-FTG FOOTING Comments1: COMEX	20231200	3376 CALEDONIA DR	176		09/01/2023
BC		AM 002-FOU FOUNDATION Comments1: COMEX					09/05/2023
BF		AM 003-BKF BACKFILL Comments1: JUANCARLOS@COMEXCC.COM					09/11/2023
PBF		PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					09/14/2023
PBF		PM 005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					09/20/2023
GH		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					09/22/2023
GH		007-GPL GREEN PLATE INSPECTION Comments1: JEFFREY					09/25/2023
BF		007-GPL GREEN PLATE INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20231201	3382 CALEDONIA DR	177		09/06/2023
GH		AM 008-STP STOOPS Comments1: COMEX 847-551-9066 FRONT & REAR				09/26/2023	
BC		001-FIN FINAL INSPECTION Comments1: ASPHALT DRIVEWAY -- BRIDGET 630-742-60 Comments2: 41	20231213	904 WESTERN LN			09/19/2023
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EXTREME 630-552-9144	20231227	2394 AUTUMN CREEK BLVD	264		09/12/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B EXTERIORS	20231232	216A LIESURE ST			09/06/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231247	2333 LAVENDER WAY	85		09/13/2023
BF	_____ PM	002-RFR ROUGH FRAMING Comments1: DECK -- CHRIS 630-330-8038	20231260	596 W BARBERRY CIR	7		09/07/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DIANA 815-630-4279	20231274	103 STRAWBERRY LN	22		09/08/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOSEPH JAMES	20231282	962 OMAHA DR	27		09/13/2023
GH	_____	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: MAIN ROOF - PARTIAL					09/12/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ALICIA	20231287	8332 W HIGHPOINT RD			09/05/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE B 773-647-0299	20231289	1591 ORCHID ST	109		09/05/2023
BF	_____ AM	001-FIN FINAL INSPECTION Comments1: SOLAR JACOB 779-230-9071	20231292	2414 SAGE CT	32		09/18/2023
BF	_____ AM	002-FEL FINAL ELECTRIC					09/18/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CAPA 708-473-5719	20231294	508 W POWERS CT	1-4		09/21/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ISRAEL EAST SIDE ROOF PARTIAL	20231296	704-706 N BRIDGE ST	706		09/25/2023
JP	_____	002-ROF ROOF UNDERLAYMENT ICE & W					09/26/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231299	510 POWERS CT	1-4		09/22/2023
BF	_____ PM	001-FTG FOOTING Comments1: OFFICE@MIDWESTERNCONCRETE.COM=cancelled	20231314	2657 GOULD CT	66	09/08/2023	
BF	_____ AM	002-FTG FOOTING Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM					09/11/2023
GH	_____ PM	003-FOU FOUNDATION Comments1: MW					09/13/2023
PBF	_____ PM	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/15/2023
GH	_____ AM	005-BKF BACKFILL Comments1: MW					09/15/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					09/20/2023
GH		007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/21/2023
GH	AM	008-GPL GREEN PLATE INSPECTION Comments1: ANDREW					09/28/2023
BF	AM	003-BKF BACKFILL Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM	20231315	2659 GOULD CT	65		09/01/2023
PBF	PM	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/01/2023
PBF	AM	005-PLU PLUMBING - UNDERSLAB Comments1: NLAPORTA@NVRINC.COM					09/07/2023
GH	AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					09/13/2023
GH		007-GPL GREEN PLATE INSPECTION Comments1: ANDREW					09/20/2023
BF	AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM	20231316	2650 GOULD CT	60		09/01/2023
JP		007-GPL GREEN PLATE INSPECTION					09/11/2023
BF	AM	008-STP STOOPS Comments1: OFFICE@MIDWESTERNCONCRETE.COM					09/28/2023
PBF	PM	005-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20231317	3076 JETER ST	569		09/01/2023
BF	PM	006-BG BASEMENT AND GARAGE FLOOR Comments1: OFFICE@MIDWESTERNCONCRETE.COM					09/07/2023
GH	AM	007-GPL GREEN PLATE INSPECTION					09/18/2023
GH		008-REI REINSPECTION					09/18/2023
GH	AM	001-FTG FOOTING Comments1: MW	20231318	401 BISCAYNE LN	1987		09/18/2023
GH	AM	002-FOU FOUNDATION Comments1: MW					09/19/2023

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		PM 003-BKF BACKFILL Comments1: MW					09/25/2023
PBF		PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/28/2023
PBF		AM 005-REI REINSPECTION Comments1: SEWER & WATER -- FAMILYSEWEROFFICE@YAHOO Comments2: .COM				09/29/2023	
BF		AM 001-FTG FOOTING Comments1: office@midwesternconcrete.com	20231319	4469 TAMPA DR	1966		09/12/2023
GH		PM 002-FOU FOUNDATION Comments1: MW					09/13/2023
GH		AM 003-BKF BACKFILL Comments1: MW					09/18/2023
PBF		004-ESW ENGINEERING - SEWER / WAT Comments1: AL'S					09/20/2023
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/26/2023
BC		AM 001-FTG FOOTING Comments1: MW	20231320	428 MONTEREY ST	2020		09/05/2023
BF		PM 002-FOU FOUNDATION Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM					09/07/2023
PBF		PM 003-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/13/2023
GH		AM 004-BKF BACKFILL Comments1: MW					09/14/2023
PBF		AM 005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					09/20/2023
JP		006-GPL GREEN PLATE INSPECTION Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/27/2023
BC		007-ELS ELECTRIC SERVICE					09/28/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ALICIA 708-227-8174	20231327	4531 GARDINER AVE	1093		09/21/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM	20231329	2622 SEELEY ST	747		09/01/2023
BC		006-BG BASEMENT AND GARAGE FLOOR Comments1: CHRIS					09/06/2023
GH	AM	007-GPL GREEN PLATE INSPECTION Comments1: CHRIS					09/20/2023
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM	20231330	2626 SEELEY ST	746		09/01/2023
BC		006-BG BASEMENT AND GARAGE FLOOR Comments1: CHRIS					09/06/2023
BF		007-GPL GREEN PLATE INSPECTION Comments1: CWTOMPSON@DRHORTON.COM					09/07/2023
BC	PM	002-FOU FOUNDATION Comments1: MW	20231337	2733 ELLORY CT	130		09/05/2023
PBF	AM	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/08/2023
BF	AM	004-BKF BACKFILL Comments1: assistant . <assistant@midwesternconcret Comments2: e.com> ALREADY BACKFILLED WHEN INSPECTOR Comments3: ARRIVED					09/11/2023
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					09/19/2023
GH	AM	006-GAR GARAGE FLOOR Comments1: MW					09/19/2023
GH		007-BSM BASEMENT FLOOR Comments1: MW					09/20/2023
GH		008-GPL GREEN PLATE INSPECTION Comments1: CHECK BACK WALL OF GARAGE AT ROUGH					09/20/2023
GH	PM	001-FTG FOOTING Comments1: MW	20231338	363 BISCAYNE LN	1983		09/25/2023
BF	PM	002-FOU FOUNDATION Comments1: MDW 815-839-8175 assistant . <assistant@ Comments2: midwesternconcrete.com>					09/27/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 003-REI REINSPECTION Comments1: SOLAR -- ZACH 708-738-4094	20231339	302 WOODWORTH ST	19		09/13/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: SAFEGUARD ETHAN 630 850 3374 X110	20231349	4623 PLYMOUTH AVE	1020		09/22/2023
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B EXTERIORS	20231353	216 B LEISURE ST			09/06/2023
BC	_____	001-RFR ROUGH FRAMING Comments1: DECK -- SABINA 630-420-1940	20231354	627 ANDREA CT	3		09/15/2023
BC	_____	002-FIN FINAL INSPECTION Comments1: DECK --					09/29/2023
BF	_____	AM 001-FTG FOOTING Comments1: UPLAND 630-330-6705	20231359	2618 SEELEY ST	748		09/01/2023
BF	_____	AM 002-FOU FOUNDATION Comments1: JEFF@UPLANDCONCRETE.COM					09/07/2023
GH	_____	AM 003-BKF BACKFILL Comments1: CHRISTOPHER					09/13/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					09/15/2023
PBF	_____	005-SUM SUMP					09/15/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: cwthompson@drhorton.com					09/21/2023
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: CHRIS 224-358-1606					09/26/2023
GH	_____	008-GAR GARAGE FLOOR Comments1: ADD REBAR PIN AT 3RD CAR GARAGE					09/26/2023
GH	_____	009-GPL GREEN PLATE INSPECTION					09/28/2023
BF	_____	AM 001-FTG FOOTING Comments1: UPLAND	20231360	2614 SEELEY ST	749		09/01/2023
BF	_____	AM 002-FOU FOUNDATION Comments1: jeff@uplandconcrete.com					09/11/2023
PBF	_____	PM 003-ESW ENGINEERING - SEWER / WAT Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					09/15/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 004-BKF BACKFILL Comments1: LATE MORNING -- CHRIS					09/15/2023
PBF	_____	005-SUM SUMP					09/15/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: cwthompson@drhorton.com					09/21/2023
GH	_____	AM 007-BSM BASEMENT FLOOR Comments1: CHRIS 224-358-1606					09/26/2023
GH	_____	008-GAR GARAGE FLOOR Comments1: ADD REBAR PIN AT 3RD CAR GARAGE					09/26/2023
BC	11:30	001-PHF POST HOLE - FENCE Comments1: NW CEDAR	20231372	2387 FAIRFIELD AVE	494		09/06/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE					09/11/2023
BF	_____	AM 001-FTG FOOTING Comments1: COX	20231373	2925 CRYDER WAY	468		09/12/2023
BC	11:00	002-FOU FOUNDATION Comments1: COX					09/19/2023
GH	_____	003-BKF BACKFILL Comments1: MONICA COX 630-539-4171					09/27/2023
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: LOGAN 312 824 9031 THOMAS.DERRICK@SUNPO Comments2: WERCORP.COM	20231376	2991 ELLSWORTH DR	396		09/13/2023
BF	_____	AM 002-FEL FINAL ELECTRIC Comments1: SOLAR LOGAN 312 824 9031 THOMAS.DERRICK Comments2: @SUNPOWERCORP.COM					09/13/2023
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- JOHN	20231384	512 BLAINE ST			09/06/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LUKE -- 406-410-0659	20231391	255 WINDHAM CIR	43		09/05/2023
BC	_____	AM 001-FTG FOOTING Comments1: FIRST THING -- REMY	20231404	848 HAYDEN DR	60		09/20/2023
BC	09:00	002-FOU FOUNDATION Comments1: REMY					09/25/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ AM	003-BKF BACKFILL				09/29/2023	
		Comments1: REMY TINEO 630-379-9610 constructionrmt					
		Comments2: @gmail.com					
JP	_____ AM	002-ROF ROOF UNDERLAYMENT ICE & W	20231407	4040 CANNONBALL TR			09/18/2023
JP	13:00 AM	003-ROF ROOF UNDERLAYMENT ICE & W					09/20/2023
JP	11:30 AM	005-ROF ROOF UNDERLAYMENT ICE & W					09/25/2023
		Comments1: ZACH 331-442-3312					
JP	11:30	006-ROF ROOF UNDERLAYMENT ICE & W					09/26/2023
		Comments1: PHOTOS PROVIDED					
JP	_____	007-ROF ROOF UNDERLAYMENT ICE & W					09/27/2023
		Comments1: PHOTOS PROVIDED					
JP	_____	008-ROF ROOF UNDERLAYMENT ICE & W					09/28/2023
		Comments1: COMPLEX COMPLETE					
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231419	211 LEISURE ST			09/20/2023
		Comments1: ROBIN 815-786-3100					
BF	_____ AM	001-FTG FOOTING	20231420	2606 SEELEY ST	751		09/28/2023
		Comments1: CWTOMPSON@DRHORTON.COM					
BF	_____ AM	001-FTG FOOTING	20231421	2610 SEELEY ST	750		09/28/2023
		Comments1: CWTOMPSON@DRHORTON.COM					
PBF	_____ PM	005-PLU PLUMBING - UNDERSLAB	20231422	592 TIMBER OAK LN	45		09/05/2023
		Comments1: JJACOBS@RALLYHOMES.NET					
BF	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					09/07/2023
		Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM					
BC	_____ PM	007-GPL GREEN PLATE INSPECTION					09/20/2023
		Comments1: LATE AM, EARLY PM -- JASON					
BF	_____	003-BKF BACKFILL	20231425	4449 TAMPA DR	1962		09/06/2023
		Comments1: JOEMANUE@NVRINC.COM					
PBF	_____ PM	004-ESW ENGINEERING - SEWER / WAT					09/06/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____ PM	005-PLU PLUMBING - UNDERSLAB					09/12/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____ AM	006-BG BASEMENT AND GARAGE FLOOR					09/14/2023
		Comments1: MW					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		007-GPL GREEN PLATE INSPECTION Comments1: JOE					09/18/2023
BC		008-ELS ELECTRIC SERVICE Comments1: JOEMANUE@NVRINC.COM 224-575-0022					09/28/2023
GH	AM	001-FTG FOOTING Comments1: MW	20231428	2654 GOULD CT	62		09/14/2023
GH	AM	002-FOU FOUNDATION Comments1: MW					09/15/2023
GH		003-BKF BACKFILL Comments1: MW					09/21/2023
PBF	PM	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					09/22/2023
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					09/28/2023
GH	AM	006-BG BASEMENT AND GARAGE FLOOR					09/28/2023
GH	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RYAN 630-473-7843	20231430	2844 OLD GLORY DR	280		09/15/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JJAMES ARRIVED FOR INSP, NO CREW ON SIT Comments2: E, NO CANCELATION	20231432	2353 LAVENDER WAY			09/07/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 773-681-2443	20231435	548 REDHORSE LN	138		09/08/2023
PR		001-RFR ROUGH FRAMING Comments1: AM KITCH 630-933-9323	20231442	105 BLACKBERRY LN	22	09/22/2023	
PR		002-REL ROUGH ELECTRICAL				09/22/2023	
PR		003-PLR PLUMBING - ROUGH				09/22/2023	
BC	14:00	001-OCC OCCUPANCY INSPECTION Comments1: JILLIAN	20231454	507 KENDALL DR			09/13/2023
BKF	14:00	002-OCC OCCUPANCY INSPECTION					09/13/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 847-401-4038 -- CANCELED	20231457	1492 WALSH DR	192	09/28/2023	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231475	1282 SPRING ST	189		09/29/2023
		Comments1: ALICIA BUFFALO ROOFING 708-227-8174					
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231485	1076 HAMPTON LN	258		09/12/2023
		Comments1: JJAMES -- DUPLEX					
BC	11:00	001-FTG FOOTING	20231486	408 SANDERS CT			09/21/2023
		Comments1: KATHY -- NORWOOD - 630-904-2288					
BC	11:30	002-GAR GARAGE FLOOR					09/22/2023
		Comments1: NORWOOD 630-904-2288					
JP	_____ AM	003-EDA ENGINEERING - DRIVEWAY, A					09/29/2023
		Comments1: LATE AM - NORWOOD 630-514-1174					
JP	_____ AM	004-EPW ENGINEERING- PUBLIC WALK					09/29/2023
		Comments1: LATE AM					
PR	_____	003-PLU PLUMBING - UNDERSLAB	20231491	804 BRISTOL AVE	3		09/07/2023
		Comments1: CLAYTON					
PR	_____	004-ELU ELECTRICAL - UNDERSLAB					09/07/2023
BC	_____ PM	005-PPS PRE-POUR, SLAB ON GRADE					09/14/2023
		Comments1: SLAB -- JOHN					
PBF	_____ AM	001-PLR PLUMBING - ROUGH	20231492	880 GILLESPIE LN	125		09/26/2023
		Comments1: BATHROOM REMODEL PLEASE CALL WHEN ON WAY					
		Comments2: SCOTT 630-818-5957					
BF	_____ AM	002-RFR ROUGH FRAMING					09/26/2023
		Comments1: BATHROOM REMODEL PLEASE CALL WHEN ON WAY					
		Comments2: SCOTT 630-818-5957					
BF	_____ AM	003-REL ROUGH ELECTRICAL					09/26/2023
		Comments1: BATHROOM REMODEL PLEASE CALL WHEN ON WAY					
		Comments2: SCOTT 630-818-5957					
BC	10:30	001-PHF POST HOLE - FENCE	20231493	624 BLUESTEM DR	90		09/28/2023
		Comments1: PARAMOUNT 630-406-8410X208					
JP	_____	002-FIN FINAL INSPECTION	20231504	1306 SPRING ST	187		09/20/2023
BC	11:00	001-PHF POST HOLE - FENCE	20231505	3029 GRANDE TR	532		09/06/2023
		Comments1: AMERICAS BACKYARD					
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231512	2447 SAGE CT	25		09/20/2023
		Comments1: RANDY 630-854-7957					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		001-ROF ROOF UNDERLAYMENT ICE & W	20231514	1982 PRAIRIE ROSE LN	105		09/21/2023
		Comments1: CARMODY					
JP	12:00	001-PHD POST HOLE - DECK	20231517	705 TERI LN			09/07/2023
		Comments1: KATHY					
BC		AM 002-RFR ROUGH FRAMING					09/13/2023
		Comments1: DECK -- KATHY 630-632-2949					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231522	2022 PRAIRIE ROSE LN	107	09/07/2023	
		Comments1: TITAN, LEFT SIDE AND FRONT PASS - PARTIA					
		Comments2: L					
JP		002-ROF ROOF UNDERLAYMENT ICE & W					09/08/2023
BC		001-PHD POST HOLE - DECK	20231541	107 W CENTER ST			09/26/2023
BC		002-RFR ROUGH FRAMING					09/26/2023
		Comments1: DECK					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231543	2606 BURR ST	16		09/18/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231544	2266 LAVENDER WAY	59		09/18/2023
		Comments1: AMAZING 224-381-0485					
PBF		AM 001-PLU PLUMBING - UNDERSLAB	20231553	1011 GILLESPIE LN	242		09/15/2023
		Comments1: JENN@ABBYPROPERTIES.LLC LATE PM					
BF		PM 002-PPS PRE-POUR, SLAB ON GRADE					09/15/2023
		Comments1: JENN@ABBYPROPERTIES.LLC LATE AS POSSI					
		Comments2: BLE					
BC		AM 003-GAR GARAGE FLOOR					09/21/2023
		Comments1: ABBY 630-365-7229					
PBF		AM 001-PLU PLUMBING - UNDERSLAB	20231554	1013 GILLESPIE LN	241		09/15/2023
		Comments1: JENN@ABBYPROPERTIES.LLC LATE PM					
BF		PM 002-PPS PRE-POUR, SLAB ON GRADE					09/15/2023
		Comments1: JENN@ABBYPROPERTIES.LLC LATE AS POSS					
		Comments2: IBLE					
BC		AM 003-GAR GARAGE FLOOR					09/21/2023
		Comments1: ABBY 630-365-7229					
PBF		AM 001-PLU PLUMBING - UNDERSLAB	20231555	1015 GILLESPIE LN	240		09/15/2023
		Comments1: JENN@ABBYPROPERTIES.LLC LATE PM					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC Comments2: IBLE	LATE AS POSS				09/15/2023
BC		AM 003-GAR GARAGE FLOOR Comments1: ABBY 630-365-7229					09/21/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20231556 LATE PM	1017 GILLESPIE LN	239		09/15/2023
BF		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC Comments2: LE	LATE AS POSSIB				09/15/2023
BF		AM 003-GAR GARAGE FLOOR					09/22/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20231557 LATE PM	1019 GILLESPIE LN	238		09/15/2023
BF		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: LATE AS POSSIBLE JENN@ABBYPROPERTIES.LLC					09/15/2023
BF		AM 003-GAR GARAGE FLOOR					09/22/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20231558 LATE PM	1021 GILLESPIE LN	237		09/15/2023
BF		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC -- Comments2: BLE	LATE AS POSSI				09/15/2023
PBF		AM 003-PLU PLUMBING - UNDERSLAB					09/13/2023
BF		AM 004-GAR GARAGE FLOOR					09/22/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN	20231562	4541 GARDINER AVE	1095		09/06/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JACK 262-348-6426	20231567	1568 CORAL DR	183		09/07/2023
BF		AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- DAVE 847-800-5139	20231568	4854 W MILLBROOK CIR	7		09/13/2023
BF		AM 002-FEL FINAL ELECTRIC Comments1: *****NEED TO PAY REI FEE BEFORE RESCH Comments2: EDULING					09/13/2023

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:00	001-PHF POST HOLE - FENCE	20231570	2146 NORTHLAND LN			09/12/2023
		Comments1: AMERICAS BACKYARD, ARRIVED FOR INSP, NO					
		Comments2: CREW ON SITE, NO CANCELLATION					
BC	11:00	002-PHF POST HOLE - FENCE					09/15/2023
BC	14:00	001-PHF POST HOLE - FENCE	20231576	1303 WILLOW WAY			09/06/2023
		Comments1: MARIA					
JP	10:00	002-ROF ROOF UNDERLAYMENT ICE & W	20231585	2746 CRANSTON CIR	114		09/08/2023
		Comments1: STEPHANIE					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231587	1222 TAUS CIR	122		09/05/2023
		Comments1: JJ					
JP	11:30	002-ROF ROOF UNDERLAYMENT ICE & W					09/06/2023
		Comments1: JOSEPH JAMES					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231591	358 TWINLEAF TR	65		09/08/2023
		Comments1: DANA -- EXTREME					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231599	3426 RYAN DR	68		09/06/2023
		Comments1: ABRAHAN 773-425-8449					
JP	_____	001-FIN FINAL INSPECTION	20231603	420 DOVER CT S	62		09/29/2023
		Comments1: SIDING AR ROOF ANGEL 630-882-9111					
JP	_____	001-FIN FINAL INSPECTION	20231607	4083 BRADY ST			09/13/2023
BF	_____	001-FIN FINAL INSPECTION	20231608	4063 SHOEGER CT			09/07/2023
		Comments1: PAVER PATIO					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231609	308 LIBERTY ST			09/06/2023
		Comments1: DAN 630-276-8255					
JP	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20231610	2464 JUSTICE CT	622		09/01/2023
		Comments1: SHED SLAB - CHUY					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231611	321 W KENDALL DR			09/07/2023
		Comments1: ALEX - J RESTORATION					
BC	_____ PM	001-FIN FINAL INSPECTION	20231613	2243 BERESFORD DR	12		09/05/2023
		Comments1: 1-3 HVAC					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231615	4620 PLYMOUTH AVE	994		09/06/2023
BF	_____ AM	001-FTG FOOTING	20231621	3065 CONSTITUTION WAY	513		09/20/2023
		Comments1: MW					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 002-FOU FOUNDATION					09/21/2023
		Comments1: assistant@midwesternconcrete.com					
GH	_____	AM 003-BKF BACKFILL					09/26/2023
		Comments1: MW					
PBF	_____	PM 004-WAT WATER					09/28/2023
		Comments1: familyseweroffice@yahoo.com					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231625	813 TERI LN			09/06/2023
		Comments1: 630-553-2344 - PARTIAL, BACK OF HOME INS					
		Comments2: P					
JP	_____	002-ROF ROOF UNDERLAYMENT ICE & W					09/07/2023
		Comments1: 630-553-2344 PARTIAL					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231629	2356 LAVENDER WAY	95		09/06/2023
		Comments1: BOXER					
BF	_____	PM 001-FIN FINAL INSPECTION	20231636	1810 COUNTRY HILLS DR	18		09/26/2023
		Comments1: SOLAR -- *****PLEASE CALL WITH TIME					
		Comments2: ***** SKYLAR 913-515-9819					
BF	_____	PM 002-FEL FINAL ELECTRIC					09/26/2023
BF	10:00	003-REI REINSPECTION					09/28/2023
		Comments1: SOLAR REINSPECT -- PLEASE CALL WITH TIME					
		Comments2: - 913-515-9819					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231638	106 E SOMONAUK ST			09/05/2023
		Comments1: DAN 630-276-8255					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231640	1017 A JOHN ST			09/01/2023
		Comments1: AM EXT 331-305-0562					
BC	_____	AM 001-FTG FOOTING	20231644	321 ANDREW DR	201		09/21/2023
		Comments1: COMEX					
BF	_____	AM 002-FOU FOUNDATION					09/22/2023
		Comments1: JUANCARLOS@COMEXCC.COM					
GH	_____	AM 003-BKF BACKFILL					09/26/2023
		Comments1: COMEX 847-551-9066					
BC	_____	AM 001-FTG FOOTING	20231645	327 ANDREW DR	202		09/21/2023
		Comments1: COMEX					
BC	_____	AM 002-FOU FOUNDATION					09/25/2023
		Comments1: COMEX					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		003-BKF BACKFILL Comments1: COMEX					09/29/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231646	408 BRUELL ST			09/26/2023
		Comments1: CAPA					
BC		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: CEMENTRIX 630-862-8053	20231648	327 PENSACOLA ST	1140		09/18/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231649	1372 CORALBERRY CT	114		09/12/2023
		Comments1: BEN 630-391-3270					
JP		001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PARTIAL?? -- PRUSAK	20231652	397 WINDHAM CIR	25		09/14/2023
BC	10:30	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: MIKE					09/15/2023
BC	09:00	002-FTG FOOTING Comments1: JOHN 630-546-8057	20231653	803 FREEMONT ST	45		09/01/2023
PR	08:00	003-FOU FOUNDATION Comments1: JOHN					09/07/2023
GH		AM 004-BKF BACKFILL Comments1: JOHN 630-546-8057 NEED TO REPAIR SOCK BE Comments2: FORE BACKFILLING, SENT PICTURES TO SOPRI Comments3: S AND CLAYTON					09/15/2023
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TOM	20231654	505 SHADOW WOOD DR	106		09/01/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231655	757 ARROWHEAD DR	102		09/06/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JASON -- JJ	20231657	606 S MAIN ST			09/13/2023
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EMILIO 224-418-7613, ARRIVED FOR INSP, N Comments2: O CREW, NO CANCELLATION	20231659	557 REDBUD DR	45		09/26/2023
JP		002-ROF ROOF UNDERLAYMENT ICE & W					09/29/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231660	2678 BURR ST	2		09/01/2023
BC	08:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EDGAR	20231661	1971 COUNTRY HILLS DR	119		09/15/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231662	1922 WESTON AVE	58		09/01/2023
		Comments1: ABC					
JP	09:30	001-ROF ROOF UNDERLAYMENT	ICE & W 20231669	2379 TITUS DR			09/25/2023
		Comments1: 630-631-7556					
JP	10:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231670	304 CENTER PKWY	60		09/06/2023
		Comments1: JOSEPH JAMES					
JP	10:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231671	1203 PATRICK CT	19		09/14/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231677	2434 WYTHE PL	15		09/01/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT	ICE & W 20231681	2912 OLD GLORY DR	271		09/08/2023
		Comments1: JEFF 312-569-0259, COMBINATION OF ON SIT					
		Comments2: E INSP AND DRONE PHOTOS SUBMITTED - PASS					
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231686	1084 HAMPTON LN	259		09/13/2023
		Comments1: JJAMES -- DUPLEX					
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231687	1086 HAMPTON LN	259		09/13/2023
		Comments1: JJAMES -- DUPLEX					
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231688	2924 ELLSWORTH DR	370		09/01/2023
		Comments1: REUBEN					
JP	11:30	001-ROF ROOF UNDERLAYMENT	ICE & W 20231691	72 CROOKED CREEK DR			09/07/2023
		Comments1: 773-617-1707					
BC	12:00	001-PHD POST HOLE - DECK	20231693	1072 E SPRING ST	81		09/22/2023
		Comments1: ANDY 630-514-9062					
BC	_____ AM	002-RFR ROUGH FRAMING					09/26/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231695	3121 LAUREN DR	91		09/08/2023
		Comments1: FRED					
JP	12:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231696	3131 LAUREN DR	90		09/08/2023
		Comments1: FRED					
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231698	303 OAKWOOD ST			09/05/2023
		Comments1: STORM GUARD					
BC	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231699	401 OAKWOOD ST	14		09/15/2023
		Comments1: STORM GUARD					
JP	10:30	001-ROF ROOF UNDERLAYMENT	ICE & W 20231700	307 MCHUGH RD			09/07/2023
		Comments1: STORM GUARD					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		001-PHF POST HOLE - FENCE Comments1: WENDY	20231704	412 CENTER PKWY	44		09/05/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EXTREME 630-552-9144	20231709	226 HILLCREST AVE	17		09/13/2023
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RANDY 630-854-7957	20231710	310 E ORANGE ST	13		09/15/2023
BC		001-BND POOL BONDING Comments1: JOHN 630-918-7665	20231711	903 S CARLY CIR	98		09/25/2023
JP	08:00	001-PHD POST HOLE - DECK Comments1: 630-514-2267	20231712	3088 GRANDE TR	547		09/11/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JJAMES -- DUPLEX	20231713	1074 HAMPTON LN			09/12/2023
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DANA -- EXTREME	20231714	709 HEUSTIS ST			09/06/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GOLDFINCH 630-276-8255, WEST SIDE OF GAR Comments2: AGE NOT PART OF BUILD	20231716	705 ADRIAN ST			09/26/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 630-392-5447	20231717	1242 SPRING ST	191		09/13/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: C&N NO SHOW CHARGE RE FEE	20231718	206 OAKWOOD ST			09/14/2023
		002-REI REINSPECTION Comments1: ICE & WATER					09/18/2023
JP		003-ROF ROOF UNDERLAYMENT ICE & W					09/20/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: C&N	20231720	574 KELLY AVE			09/14/2023
BC		002-ROF ROOF UNDERLAYMENT ICE & W Comments1: PARTIAL					09/15/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: C & N	20231721	603 MCHUGH RD	2		09/14/2023
GH		AM 002-ROF ROOF UNDERLAYMENT ICE & W Comments1: PARTIAL GARAGE ROOF ONLY					09/15/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231722	1388 SPRING ST	212		09/29/2023
JP	11:00	001-PHF POST HOLE - FENCE Comments1: AM BKYD 815-834-1200 X 103	20231725	2666 SEELEY ST	736		09/21/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 773-617-1707	20231726	462 KELLY AVE			09/06/2023
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231728	1442 RUBY DR	357		09/25/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MICK	20231729	1957 BANBURY AVE	25		09/08/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: HERITAGE -- CAPA	20231732	511 W MADISON ST	A&B		09/14/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231736	302 JOHNSON ST			09/06/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: STEPHANIE	20231739	481 KELLY AVE	111		09/12/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AM EXT 331-305-0562	20231740	1017 B JOHN ST			09/01/2023
BC	_____ AM	001-FIN FINAL INSPECTION Comments1: HVAC -- RAMAIN 773-367-5459	20231742	161 WILLOUGHBY CT	A		09/26/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DANNY GOLDFINCH 630-276-8255	20231743	109 E SOMONAUK ST			09/28/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GOLDFINCH 630-276-8255	20231744	301 HEUSTIS ST			09/25/2023
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231746	795 BLUESTEM DR	28		09/08/2023
BC	_____	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY -- TONY 630-270-6225	20231747	773 BLUESTEM DR	27		09/14/2023
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231748	332 BERTRAM DR	1159		09/18/2023
BF	_____ AM	001-FTG FOOTING Comments1: CWTOMPSON@DRHORTON.COM	20231750	2742 BERRYWOOD LN	762	09/29/2023	
BF	_____ AM	001-FTG FOOTING Comments1: CWTOMPSON@DRHORTON.COM	20231751	3221 LEHMAN CROSSING	758	09/29/2023	
BF	_____ AM	001-FTG FOOTING Comments1: CWTOMPSON@DRHORTON.COM	20231752	3229 LEHMAN CROSSING	760	09/29/2023	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____ AM	001-FTG FOOTING	20231753	3225 LEHMAN CROSSING	759	09/29/2023	
		Comments1: CWTOMPSON@DRHORTON.COM					
BF	_____ AM	001-FTG FOOTING	20231754	3233 LEHMAN CROSSING	761	09/29/2023	
		Comments1: CWTOMPSON@DRHORTON.COM					
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231755	681 OMAHA DR	12		09/12/2023
		Comments1: 12-1 REUBEN					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231756	3355 RYAN DR	15		09/08/2023
		Comments1: ABRAHAN					
JP	14:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231763	412 WINDETT RIDGE RD	193		09/20/2023
		Comments1: EDGAR NEW HORIZON 224-587-6429					
GH	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231765	4475 E MILLBROOK CIR	231		09/28/2023
		Comments1: J JAMES					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231768	115 N CONOVER CT	28		09/29/2023
		Comments1: J JAMES					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231771	707 TERI LN		09/26/2023	
JP	11:30	002-ROF ROOF UNDERLAYMENT ICE & W				09/28/2023	
GH	10:00	001-FTG FOOTING	20231775	301-308 MULHERN CT			09/28/2023
		Comments1: AHRON 201-527-0223 ahron@sulaminvestment					
		Comments2: s.com					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231776	522 BURNING BUSH DR	99		09/05/2023
BC	11:30	001-PHF POST HOLE - FENCE	20231777	2801 BERRYWOOD LN	797		09/28/2023
		Comments1: CEDAR RUSTIC					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231778	622 WHITE OAK WAY	62		09/18/2023
		Comments1: (RE FEE FOR 2ND INSPECTION PAID 9-15-23)					
		Comments2: THIS WILL BE A PARTIAL JANUSZ 630-456-0					
		Comments3: 379					
JP	11:00	002-ROF ROOF UNDERLAYMENT ICE & W					09/20/2023
		Comments1: PARTIAL #2 PAID					
PR	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231780	585 ARROWHEAD DR	88		09/08/2023
BF	_____	001-RFR ROUGH FRAMING	20231781	928 PURCELL ST	81		09/27/2023
		Comments1: BASEMENT FINISH TYRELL 630-608-9688 -- A					
		Comments2: PPROVED AS NOTED					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		002-REL ROUGH ELECTRICAL Comments1: BASEMENT FINISH TYRELL	630-608-9688				09/27/2023
BF		003-FMC FINAL MECHANICAL Comments1: BASEMENT FINISH TYRELL	630-608-9688				09/27/2023
PBF		004-PLR PLUMBING - ROUGH					09/27/2023
BC		AM 005-INS INSULATION Comments1: TYRELL					09/29/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: C&N	20231783	1072 SPRING ST	81		09/14/2023
GH		AM 002-REI REINSPECTION Comments1: PARTIAL					09/15/2023
GH		AM 003-PHO PHOTOS I&W Comments1: WEST SIDE				09/18/2023	
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DEAN	20231784	403 BRUELL ST	30		09/08/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20231788	514 W WASHINGTON ST			09/28/2023
GH		AM 001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MIKE -- HAMMERBUSH SUNROOM ONLY, MAIN RO Comments2: OF ALREADY COMPLETED	20231790	1103 GRACE DR	58		09/15/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JEREMY	20231791	2843 KETCHUM CT	219		09/13/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JEREMY 630-644-9938, ARRIVED FOR INSP, N Comments2: O CREW ON SITE, NO CANCELLATION	20231792	2828 KETCHUM CT	215		09/13/2023
JP		002-ROF ROOF UNDERLAYMENT ICE & W					09/18/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20231795	903 WESTERN LN	90		09/25/2023
JP		001-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN	20231799	2762 HOBBS CT	149		09/13/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ADV 630-553-2344 COLLECT RE FEE FOR Comments2: 2ND INSPECTION TUESDAY	20231800	404 BRUELL ST			09/18/2023

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:00	002-ROF ROOF UNDERLAYMENT ICE & W				09/19/2023	
JP		001-ROF ROOF UNDERLAYMENT ICE & W	20231801	792 HEARTLAND DR			09/26/2023
		Comments1: SENDING PICS -- ADVANCED 630-553-2344					
JP	12:00	002-ROF ROOF UNDERLAYMENT ICE & W					09/26/2023
		Comments1: ADVANCED -- PARTIAL PASSED WITH PHOTOS B					
		Comments2: OTH DAYS					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231809	1262 CLEARWATER DR	249		09/20/2023
		Comments1: KEN 630-885-1028					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231811	343 E VAN EMMON ST			09/25/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231814	821 OMAHA DR	19		09/28/2023
		Comments1: REUBEN PARTIAL DUE TO RAIN, 9/25 AND 9/2					
		Comments2: 8					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231815	1328 E SPRING ST	180		09/25/2023
		Comments1: REUBEN					
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231816	2766 CRANSTON CIR	108		09/15/2023
		Comments1: MAIN ROOF ONLY, NOT REROOFING GARAGE					
GH		001-PTO PREPOUR BASE FOR PATIO	20231817	2731 ELLORY CT	129		09/27/2023
		Comments1: SALINAS 630-675-8810 PATIO					
GH		002-EDA ENGINEERING - DRIVEWAY, A					09/27/2023
		Comments1: DRIVEWAY & APRON					
JP		001-ROF ROOF UNDERLAYMENT ICE & W	20231819	1092 AUBURN DR	85		09/25/2023
		Comments1: PARTIAL EAST SIDE ROOF					
JP		002-ROF ROOF UNDERLAYMENT ICE & W					09/26/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231820	311 E WASHINGTON ST			09/25/2023
		Comments1: EXTREME					
BF		PM 001-FIN FINAL INSPECTION	20231824	2425 FAIRFIELD AVE	490	09/29/2023	
		Comments1: SOLAR erik.salazar@sunrun.com 708-441-					
		Comments2: 6311					
BF		PM 002-FEL FINAL ELECTRIC				09/29/2023	
		Comments1: SOLAR erik.salazar@sunrun.com 708-441-					
		Comments2: 6311					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231827	985 HOMESTEAD DR	120		09/28/2023
		Comments1: TOM					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231828	1135 GRACE DR	63		09/28/2023
		Comments1: TTLC RUEBEN 816 630 7005REUBEN					
GH	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20231830	2869 MCLELLAN BLVD	486		09/15/2023
		Comments1: PAD FOR SHED -- MIKE					
JP	11:30	001-PHF POST HOLE - FENCE	20231831	2848 MCLELLAN BLVD	455		09/21/2023
		Comments1: JAZ-CEDAR MTN 224-220-1042					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231844	308 E VAN EMMON ST			09/25/2023
		Comments1: ALEX					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231846	506 W DOLPH ST			09/20/2023
		Comments1: STEPHANIE 224-324-9271					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231851	1625 WING RD			09/29/2023
		Comments1: TTLC RUEBEN 816 630 7005					
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231852	306 CENTER PKWY	59		09/15/2023
		Comments1: ANNA					
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231854	2764 HOBBS CT	150		09/15/2023
		Comments1: JOSE NO ONE ON SITE COLLECT RE FEE					
JP	10:30	002-ROF ROOF UNDERLAYMENT ICE & W					09/28/2023
		Comments1: JOSE 630-803-9205					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231859	3188 BOOMBAH BLVD	134		09/25/2023
		Comments1: ABE 773-425-8449					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231860	802 HAMPTON LN	203		09/25/2023
		Comments1: ABRAHAN 773-425-8449					
JP	10:30	001-PHF POST HOLE - FENCE	20231861	257 WALSH CIR	32		09/21/2023
		Comments1: SARAH 815-836-8731					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231863	707 TERI LN			09/28/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231866	220 ELIZABETH ST			09/28/2023
		Comments1: ADVOCATE 630-398-4600					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231869	1315 EVERGREEN LN	171		09/28/2023
		Comments1: JUSTIN 331-203-3914					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231880	2422 WYTHE PL	16		09/21/2023
JP	_____ AM	001-ROF ROOF UNDERLAYMENT ICE & W	20231887	4302 E MILLBROOK CIR	276		09/29/2023
		Comments1: RAMONE 630-808-9302					

DATE: 10/02/2023
TIME: 08:50:44
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231891	2671 BURR ST	87		09/29/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT	ICE & W 20231895	810 E MAIN ST			09/29/2023
		Comments1: ALL STORM 630-885-1028					

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

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

PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING				4	
		ADD ADDITION				9	
		AGP ABOVE-GROUND POOL				4	
		BDO COMMERCIAL BUILD-OUT				6	
		BSM BASEMENT REMODEL				13	
		CCO COMMERCIAL OCCUPANCY PERMIT				4	
		COM COMMERCIAL BUILDING				5	
		DCK DECK				13	
		DRV DRIVEWAY				4	
		ESN ELECTRIC SIGN				1	
		ESS BATTERY ENERGY STORAGE SYSTEMS				1	
		FNC FENCE				15	
		FOU FOUNDATION				8	
		HVC HVAC UNIT/S				2	
		IGP IN-GROUND POOL				1	
		PRG PERGOLA				1	
		PTO PATIO / PAVERS				4	
		PVR PAVER				2	
		REM REMODEL				14	
		ROF ROOFING				154	
		RS ROOFING & SIDING				11	
		SFA SINGLE-FAMILY ATTACHED				165	
		SFD SINGLE-FAMILY DETACHED				487	
		SHD SHED/ACCESSORY BUILDING				2	
		SID SIDING				2	
		SOL SOLAR PANELS				21	
		WIN WINDOW REPLACEMENT				1	
INSPECTION SUMMARY:		ABC ABOVE CEILING				1	
		ADA ADA ACCESSIBLE WALK WAY				9	
		BG BASEMENT AND GARAGE FLOOR				13	
		BGS BASEMENT GARAGE STOOPS				1	
		BKF BACKFILL				19	
		BND POOL BONDING				2	
		BSM BASEMENT FLOOR				4	
		EDA ENGINEERING - DRIVEWAY, APRON				2	
		EFL ENGINEERING - FINAL INSPECTION				37	
		ELS ELECTRIC SERVICE				15	
		ELU ELECTRICAL - UNDERSLAB				4	
		EPW ENGINEERING- PUBLIC WALK				11	
		ESW ENGINEERING - SEWER / WATER				10	
		FEL FINAL ELECTRIC				48	
		FIN FINAL INSPECTION				66	
		FMC FINAL MECHANICAL				38	
		FOU FOUNDATION				18	
		FTG FOOTING				30	
		GAR GARAGE FLOOR				18	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		GPL GREEN PLATE INSPECTION				23	
		HYD HYDRO TEST				2	
		INS INSULATION				37	
		OCC OCCUPANCY INSPECTION				5	
		PHD POST HOLE - DECK				4	
		PHF POST HOLE - FENCE				13	
		PHO PHOTOS I&W				1	
		PLF PLUMBING - FINAL OSR READY				40	
		PLR PLUMBING - ROUGH				34	
		PLU PLUMBING - UNDERSLAB				34	
		PPS PRE-POUR, SLAB ON GRADE				32	
		PTO PREPOUR BASE FOR PATIO				1	
		REI REINSPECTION				30	
		REL ROUGH ELECTRICAL				41	
		RFR ROUGH FRAMING				41	
		RMC ROUGH MECHANICAL				33	
		ROF ROOF UNDERLAYMENT ICE & WATER				162	
		STP STOOPS				31	
		SUM SUMP				14	
		TRN TRENCH - (GAS, ELECTRIC, ETC)				1	
		WAT WATER				6	
		WK SERVICE WALK				3	
		WKS PUBLIC & SERVICE WALKS				20	

INSPECTOR SUMMARY:

						1	
BC		BOB CREADEUR				153	
BF		B&F INSPECTOR CODE SERVICE				222	
BKF		BRISTOL KENDALL FIRE DEPT				1	
ED		ERIC DHUSE				45	
GH		GINA HASTINGS				162	
JP		JOHN PETRAGALLO				181	
MT		MICHAEL TORRENCE				1	
OFD		OSWEGO MIRE MARSHAL				2	
PBF		PLUMBER				126	
PR		PETER RATOS				59	
PWK		PUBLIC WORKS				1	

STATUS SUMMARY:

C	BC					10	
C	BF					72	
C	BKF					1	
C	ED					29	
C	GH					22	
C	JP					5	
C	MT					1	
C	PBF					29	
C	PR					17	

INSPECTIONS SCHEDULED FROM 09/01/2023 TO 09/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		I				1	
		I	BC			143	
		I	BF			144	
		I	ED			9	
		I	GH			137	
		I	JP			176	
		I	OFD			2	
		I	PBF			94	
		I	PR			40	
		M	ED			1	
		T	BF			6	
		T	ED			6	
		T	GH			3	
		T	PBF			3	
		T	PR			2	
		T	PWK			1	

REPORT SUMMARY: 954



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 2023-48

Agenda Item Summary Memo

Title: Property Maintenance Report for September 2023

Meeting and Date: Economic Development Committee – November 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: September 28, 2023
Subject: September Property Maintenance

Property Maintenance Report September 2023

There were 8 cases heard in September 2023.

9/11/2023

N 3719	Church & Spring St	Tampering with system	Liabe \$300
N 3720	2400 Blk N Fairfield Ave	Obstructing Sidewalks	Liabe \$150
N 3721	2400 Blk S Fairfield Ave	Obstructing Sidewalks	Liabe \$150

9/18/2023

N 3723	200 Blk Burnett St	Tampering with system	Liabe \$75
N 3725	555 Bluestem	Certain Weeds	Dismissed

9/25/2023

N 5826	2105 Tremont Ave	Obstructing Sidewalks	Liabe \$250
N 5827	2111 Tremont Ave	Obstructing Sidewalks	Liabe \$250
N 5828	2125 Tremont Ave	Obstructing Sidewalks	Liabe \$250



Case Report

09/01/2023 - 09/30/2023

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
20230258	9/29/2023	500 Block Windette Ridge	Littering	TO BE INSPECTED							
20230257	9/27/2023	2560 Cannonball Trail	Working Without Permit	TO BE INSPECTED							
20230256	9/27/2023	2332 Hobbs Ln	Working Without Permit	TO BE INSPECTED							
20230255	9/27/2023	169 Commercial	Zoning Violation	CLOSED		COMPLIANT					
20230254	9/27/2023	808 S Main St	Home Occupation/Firewood	CLOSED							
20230253	9/26/2023	903 N Carly	Grass/Weeds Height	IN VIOLATION							
20230252	9/26/2023	584 Manchester	Property Line Dispute	TO BE INSPECTED							
20230251	9/20/2023	2902 Alden	Watering Restrictions	CLOSED		COMPLIANT					
20230250	9/20/2023	2294 Richmond	Grass/Weeds Height	CLOSED		COMPLIANT					
20230249	9/20/2023	1304 Sunset Ave	Grass/Weeds Height	IN VIOLATION							
20230248	9/19/2023	1155 N Bridge St	Zoning Violation	CLOSED		COMPLIANT					
20230247	9/18/2023	2431 Anna Maria Ln	Permit Required	CLOSED		COMPLIANT					
20230246	9/18/2023	408 McHugh	Grass/Weeds Height	CLOSED		COMPLIANT					
20230245	9/14/2023	204 W Beecher St	Site-line Violation	CLOSED							
20230244	9/14/2023	907 S Main St	Site-line Violation	CLOSED							
20230243	9/14/2023	807 John St	Grass/Weeds Height/Dead Trees	IN VIOLATION							
20230242	9/12/2023	PIN 05-10-128-026	Grass/Weeds Height	IN VIOLATION							
20230241	9/6/2023	569 Burning Bush	Grass/Weeds Height	CLOSED		COMPLIANT					
20230240	9/6/2023	4400 Blk Tampa	Construction Traffic	CLOSED							
20230239	9/6/2023	Greenfield Turn	Garbage	CLOSED		COMPLIANT					

Total Records: 20

10/2/2023



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 2023-49

Agenda Item Summary Memo

Title: Economic Development Report for October 2023

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

October 2023 Activity New Development:

- **Fox Rivers Edge Theatre referred to as “FRET” – 219 S. Bridge Street - Downtown Yorkville:** Owners Emily & Brian Weber and Kimberly & Jason Lambert, opened this new “concept” to downtown Yorkville on November 2nd. They pride themselves on being a sophisticated Wine Bar, offering a curated selection of international small batch wines, complemented by Premium Mocktails and a select cocktail menu. For those who prefer a different sip, they also present a handpicked assortment of beers. Beyond beverages, this venue regularly resonates with the sounds of live music, setting the perfect backdrop for those looking to relish in the rhythms of the evening. Additionally, the space is available for private rentals, providing a distinctive and intimate setting for gatherings, be it with loved ones, friends, or colleagues. Their doors are open to the public from Wednesday to Saturday, 12pm to 9pm.
- **October Vines Beauty Lounge – 223 S. Bridge Street, Suite B – Downtown Yorkville:** Master stylist and Yorkville resident Donielle Nowakowski opened her salon on October 13th. The salon is an accredited Kevin Murphy Salon.
- **Zen IV Lounge – 507 W. Kendall, Suite 1 – Yorkville Professional Center:** This business is an infusion center, where clients are able to receive both vitamin injections and IV therapy boosts. It opened on October 11th. Their goal is to help to clients achieve your wellness goals. Their practitioners are all state licensed with experience in emergency medicine. The business is owned business partners by Dr. Bryan Sweeney; Jillian Hill, RN; and DeAnn Augustine, Certified Medical Assistant. The hours of operation are Wednesday to Friday 9AM to 6PM, and Saturday & Sunday 9AM to 1PM. You can learn more about this business at www.zenivlounge.com
- **The Lifetime Venue – 1579 Sycamore – Fox Hill Center:** Jamonte Benton is opening a 1,500 square foot event venue space. He is offering the space for rental to use for social parties of all types, business meetings, and training events. This space is only open when a private group is holding an event. The business is open for reservations beginning November 15th.
- **Zoomies – 1581 Sycamore – Fox Hill Center:** Lynn Beattie is opening a doggie daycare, with light grooming such as nail trims and ear cleaning. Lynn is leasing a total of 3 units which make up 4,500 square feet in the center. One of the units, has NEVER been occupied. That specific unit will also become an area for boarding for dogs. Lynn has always loved dogs, and has 3 dogs of her own. She is passionate about creating a loving environment for dogs to thrive whether in daycare or overnight boarding. Lynn plans on opening the first phase of her business by the end of 2023. She is hopeful that the second phase will be open soon after the new year.

October 2023 Previously Reported Updates:

- **EarthWise Pet and Groom Bar – 472 E Veterans Parkway:** Yorkville residents **Josh and Sarah Lopez**, are the local owners of EarthWise Pet and Groom Bar. They occupy 3,635 square feet of this center, which is located immediately east of Chipotle. EarthWise Pet promotes wellness by offering only high-quality foods and products. The passionate nutrition team at EarthWise Pet ensures that pet parents can feel good about any product they pick from their shelves. Their Certified Pet Dietitians will be available to advise customers on their pet’s specific nutrition needs. Private self-wash rooms will be available, and the in-store Groom Bar Spa will pamper pups. **Josh and Sarah** look forward to serving the pets in our community because, after all, pets are family. They opened for grooming on October 16th, and the retail store opened on October 27th.
- **Little Loaf Bakehouse – 101 Center Street:** Yorkville resident and 2014 YHS Graduate **Bailey Knapp**, is opening Little Loaf Bakehouse at 101 W. Center Street, later this summer. Little Loaf Bakehouse will be an upscale French/ American bakehouse with the focus on pastries and coffee for the morning rush, and eventually offering a small plate menu for lunch and dinner. Cocktails will be available, and items will be offered for carry out or dine in. They will also offer pre-ordering for large orders of pastries or for cakes and breads, and wholesale prices will be offered to businesses who have standing accounts. Opening is targeted for the end of November 2023.
- **Fox Valley Orthopedics – 1500 Sycamore Road:** FVO opened on October 4th. Fox Valley Orthopedics is dedicated to the communities they serve, and are eager to bring this full-service orthopedic practice to Yorkville.
- **The VAULT: 220 S Bridge Street – Downtown Yorkville:** This former home to Paradise Cove, is going through a major transformation to become a new dining establishment called “The Vault”. Yorkville restaurateurs and owners **Denise & Mike Siddon**, are developing a new concept at the location. Opening is planned for November 2023. Hiring has begun for this new location.
- **Station One Smokehouse – 524 E. Kendall – Kendall Crossing:** Family-owned, family-friendly, central Texas-style barbecue restaurant will open at Kendall Crossing. Construction is well underway. There are two additions that are being built onto the building, at this time. The 700 square foot east addition, is being built to house the smokers for the business. The 1,500 square foot west addition, and will become a “three seasons room” for customer seating. The opening will take place by the end of 2023. Learn more about award winning Station One Smokehouse at www.stationonesmokehouse.com
- **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business who has this property under contract. While the property has been rezoned to B3. The site plan, and “special use” has been approved. QuikTrip is new to Illinois, but NOT a new company. It is a privately held company that was founded in 1958 and is based in Tulsa, Oklahoma. QuikTrip has grown to more than an \$11 billion company, with more than 900 stores in 14 states. They have over 24,000 employees nationwide. Opening of Yorkville’s QuikTrip is slotted for summer of 2024
- **Automotive Mechanic Shop – Lot 1 Fountain Village:** Eleno Silva, the owner of Martini Banquets, has purchased the lot immediately south of Ground Effects on Route 47. He has begun construction of a new single tenant 5,800 square foot building that will be the home to an auto mechanic shop. The name of the business will be disclosed at a late time. Construction will begin shortly, and the business will open in 2024
- **Gerber Collison & Glass - 1203 N. Bridge Street:** Gerber has submitted necessary plans and has applied for the permits to demo the existing building, and build an entirely new facility. It will take approximately 10 months to complete the project. Opening is planned for summer 2024. **Special thank you to “Gerber” for working with both BKFD (fire), and the Kendall County SRT Team (police). Both have been able to utilize the building prior to demo, for training.**
- **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 checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2023-50

Agenda Item Summary Memo

Title: PZC 2023-15 Kendall Marketplace Townhomes – Phase 4 – Final Plat

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

Synopsis: Proposed Final Plat for Kendall Marketplace Townhomes Phases 4

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

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

Agenda Item Notes:

See attached memorandum.

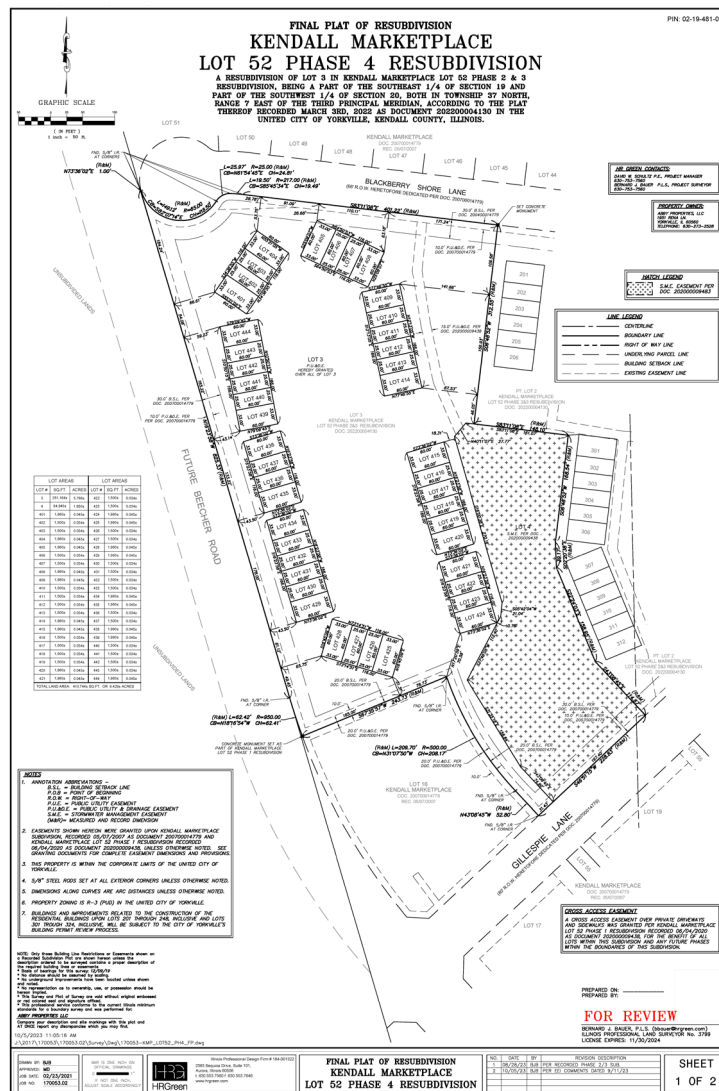


Memorandum

To: Economic Development Committee
 From: Krysti Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Brad Sanderson, EEI, City Engineer
 Date: October 24, 2023
 Subject: **PZC 2023-15 Kendall Marketplace Lot 52 Phase 4**
 Townes of Kendall Marketplace - Final Plat

PROPOSED REQUEST:

The petitioner, Luz M. Padilla, Abby Properties, LLC is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 lots for single-family attached dwelling units (townhomes) and one (1) lot for an open space/stormwater management basin. The property being subdivided is identified as the final parcel remaining, Phase 4, of the Kendall Marketplace Townhome Development. Phases 1-3 of the development were previously subdivided into 120 single-family attached dwelling units in 2020 and are in various stages of construction.



PLAN COUNCIL COMMENTS:

A Plan Council meeting was held on October 12, 2023 with the petitioner and City staff. Community Development staff asked the petitioner if the common area, Lot 3, shared by the townhome units is intended to allow residents to install patios, decks, and/or fences within this area. The petitioner stated the developer intends to allow homeowners to install patios and a clause would be added as an easement provision on the individual plat of surveys. Additionally, Police Department staff requested that parking should be limited to the south side of Blackberry Shore Lane, as it has been for Phases 1-3.

Finally, the City Engineer provided the petitioner with their comments on the original final plat submission on September 11, 2023 (see attached). The petitioner has provided an updated final plat with a letter addressing each item (see attached) which are both dated October 5, 2023.

STAFF COMMENTS:

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development which is consistent with the phasing exhibit.

The proposed request is scheduled for Planning and Zoning Commission review on November 8, 2023. Should you have any questions regarding this matter; staff will be available at Tuesday night's meeting.

ATTACHMENTS:

1. Petitioner Application
2. Phase 4 Final Plat, date revised October 5, 2023
3. Kendall Marketplace Phasing Exhibit
4. Plan Council packet for 10-12-23
5. EEI Review Comments dated 9-11-23
6. HR Green Response Letter dated 10-5-23



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 FINAL PLAT/REPLAT

INTENT AND PURPOSE

The purpose of this application is to allow land to be divided and distributed in a way that conforms to the City of Yorkville's standards. The process for applying for a final plat or replat allows for the review of a proposed layout of divided lots and establishes standard design specification to ensure adequate roadways for safe and efficient traffic circulation is provided; safeguard against flood damage; promotes access and availability of utilities; and requires the provision of other necessary public improvements.

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

For a complete explanation of what is legally required throughout the process, please refer to "Title 11 Subdivision Control" of the Yorkville, Illinois City Code.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

The petitioner is responsible for payment of recording fees and 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.

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

STEP

2

PLAN COUNCIL

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

This step is dependent on the complexity of the request and may be skipped at the discretion of staff.

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



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 FINAL PLAT/REPLAT

STEP 3

**ECONOMIC
DEVELOPMENT
COMMITTEE**

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

**PLANNING
& ZONING
COMMISSION**

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their plat to the Planning and Zoning Commission. The Planning and Zoning Commission will discuss the request and make a recommendation to City Council.

STEP 5

**CITY
COUNCIL**

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

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

SAMPLE MEETING SCHEDULE

MONTH 1

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

Plan Council Meeting

MONTH 2

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

Economic Development
Committee

MONTH 3

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

Planning & Zoning Commission

MONTH 4

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

City Council

Meeting Date

Updated Materials Submitted for Meeting

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



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 FINAL PLAT/REPLAT

DORMANT APPLICATIONS

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

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

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

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



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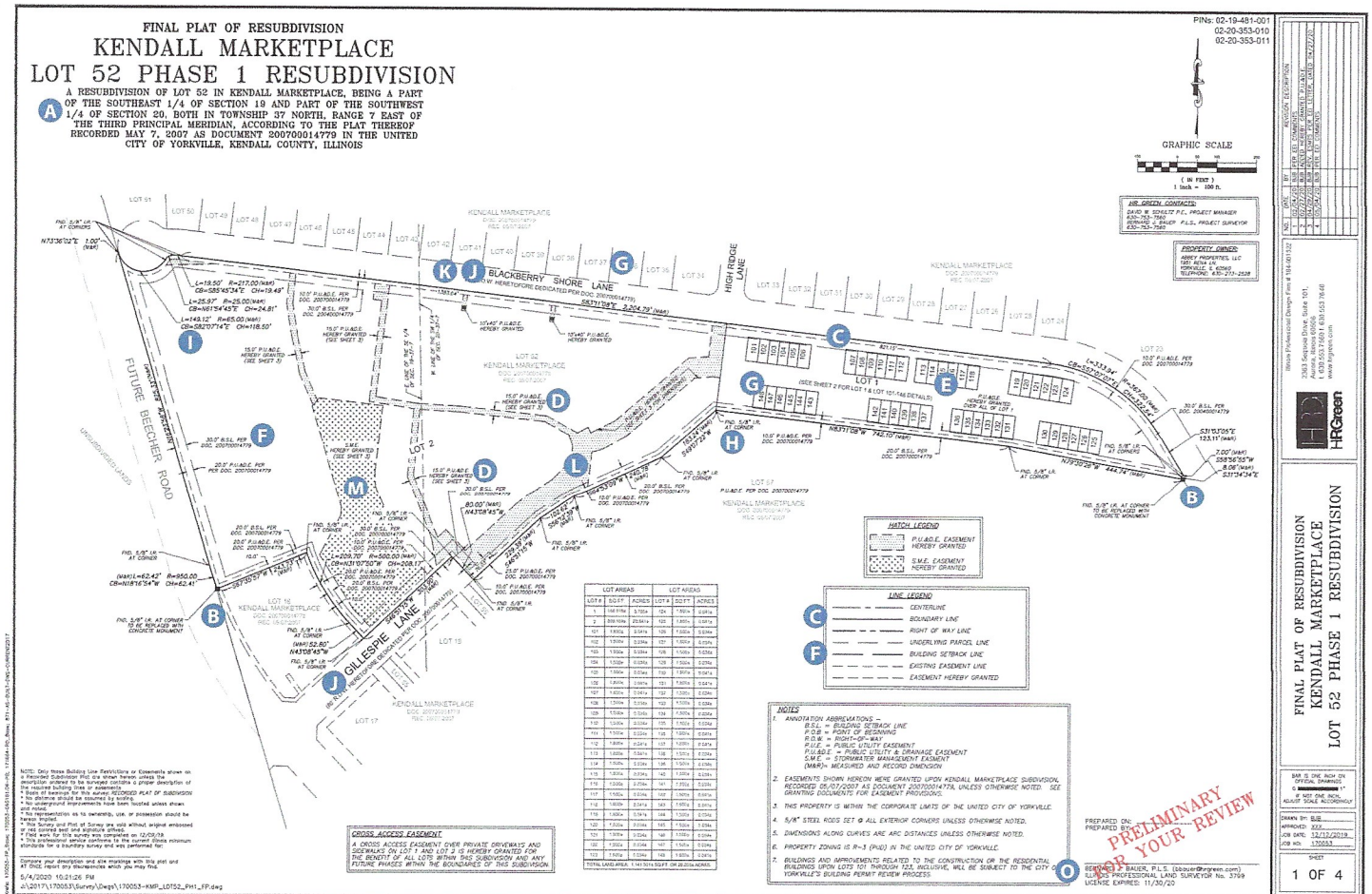
APPLICATION FOR FINAL PLAT/REPLAT

REQUIRED MATERIALS FOR FINAL PLAT OR SUBDIVISION PLAT

The following information must be shown on all final plats and final plats of resubdivision:

- A** Legal Description
- B** Monuments
- C** Exterior Boundary Lines
- D** Widths
- E** Lot Lines
- F** Setback Lines
- G** Consecutive Numbering & Lettering
- H** Lot Angles
- I** Circular Curves
- J** Street Names
- K** Abutment
- L** Dedicated Lands
- M** Watercourses and Drainage
- N** Access to Lake or Streams (not shown)
- O** Survey
- P** Certificates of Approval (not shown)

FINAL PLAT OF RESUBDIVISION EXAMPLE



FINAL PLAT OF RESUBDIVISION
 KENDALL MARKETPLACE
 LOT 52 PHASE 1 RESUBDIVISION

1 OF 4



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APPLICATION FOR FINAL PLAT/REPLAT

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		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
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 checked="" type="checkbox"/> \$500.00		Total: \$ 500.00
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 checked="" type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$ 2,500.00
TOTAL AMOUNT DUE:			\$3,000.00



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APPLICATION FOR FINAL PLAT/REPLAT

ATTORNEY INFORMATION

NAME: Kathy West

COMPANY: Dommerbuth Cobine West Gensler Philipchuck & C

MAILING ADDRESS: 111 E. Jefferson

CITY, STATE, ZIP: Naperville, IL 60540

TELEPHONE: 6303555800

EMAIL: kcw@dbcw.com

FAX:

ENGINEER INFORMATION

NAME: David Schultz

COMPANY: HR Green

MAILING ADDRESS: 2363 Sequoia Dr. Ste. 1

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 6305537560

EMAIL: dschultz@hrgreen.com

FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Bernard Bauer

COMPANY: HR Green

MAILING ADDRESS: 2363 Sequoia Dr Ste 1

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 6305537560

EMAIL: bbauer@hrgreen.com

FAX:

ATTACHMENTS

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

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.

PETITIONER SIGNATURE

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

OWNER SIGNATURE



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 800 Game Farm Road
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NAME: Townes of Kendall Marketplace	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: Blackberry Shore Yorkville, IL 60560
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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: Luz M. Padilla	COMPANY: Abby Properties, LLC
MAILING ADDRESS: P.O. Box 145	
CITY, STATE, ZIP: Plano, IL 60545	TELEPHONE: 6303657229
EMAIL: abbyproperties.llc@gmail.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Luz M. Padilla	Manager
PRINT NAME	TITLE
<i>Luz Maria Padilla</i>	<i>8/28/2023</i>
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)*

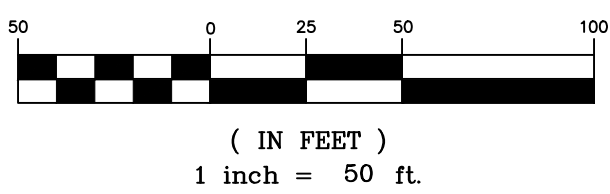
INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

ENGINEERING DEPOSITS:		LEGAL DEPOSITS:	
Up to one (1) acre	\$5,000	Less than two (2) acres	\$1,000
Over one (1) acre, but less than ten (10) acres	\$10,000	Over two (2) acres, but less than ten (10) acres	\$2,500
Over ten (10) acres, but less than forty (40) acres	\$15,000	Over ten (10) acres	\$5,000
Over forty (40) acres, but less than one hundred (100)	\$20,000		
In excess of one hundred (100.00) acres	\$25,000		

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

A RESUBDIVISION OF LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

GRAPHIC SCALE



LOT 51

LOT 50

LOT 49

LOT 48

KENDALL MARKETPLACE
DOC. 200700014779
REC. 05/07/2007

LOT 47

LOT 46

LOT 45

LOT 44

FND. 5/8" I.R. AT CORNERS

(R&M)
N73°36'02"E 1.00'

L=25.97' R=25.00' (R&M)
CB=N61°54'45"E CH=24.81'

L=19.50' R=217.00' (R&M)
CB=S85°45'34"E CH=19.49'

BLACKBERRY SHORE LANE
(66' R.O.W. HERETOFORE DEDICATED PER DOC. 200700014779)

SET CONCRETE MONUMENT

30.0' B.S.L. PER DOC. 200400014779

10.0' P.U.&D.E. PER DOC. 200700014779

HR GREEN CONTACTS:
DAVID W. SCHULTZ P.E., PROJECT MANAGER
630-753-7560
BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
630-753-7560

PROPERTY OWNER:
ABBY PROPERTIES, LLC
1951 RENA LN.
YORKVILLE, IL 60560
TELEPHONE: 630-273-2528

HATCH LEGEND
 S.M.E. EASEMENT PER DOC. 202000009438

LINE LEGEND
— CENTERLINE
— BOUNDARY LINE
— RIGHT OF WAY LINE
— UNDERLYING PARCEL LINE
— BUILDING SETBACK LINE
— EXISTING EASEMENT LINE

UNSUBDIVIDED LANDS

30.0' B.S.L. PER DOC. 200700014779

10.0' P.U.&D.E. PER PER DOC. 200700014779

FUTURE BEECHER ROAD

UNSUBDIVIDED LANDS

LOT AREAS		LOT AREAS			
LOT #	SQ.FT.	ACRES	LOT #	SQ.FT.	ACRES
3	251,164±	5.766±	422	1,500±	0.034±
4	84,940±	1.950±	423	1,500±	0.034±
401	1,980±	0.045±	424	1,980±	0.045±
402	1,500±	0.034±	425	1,980±	0.045±
403	1,500±	0.034±	426	1,500±	0.034±
404	1,980±	0.045±	427	1,500±	0.034±
405	1,980±	0.045±	428	1,980±	0.045±
406	1,500±	0.034±	429	1,980±	0.045±
407	1,500±	0.034±	430	1,500±	0.034±
408	1,980±	0.045±	431	1,500±	0.034±
409	1,980±	0.045±	432	1,500±	0.034±
410	1,500±	0.034±	433	1,500±	0.034±
411	1,500±	0.034±	434	1,980±	0.045±
412	1,500±	0.034±	435	1,980±	0.045±
413	1,500±	0.034±	436	1,500±	0.034±
414	1,980±	0.045±	437	1,500±	0.034±
415	1,980±	0.045±	438	1,980±	0.045±
416	1,500±	0.034±	439	1,980±	0.045±
417	1,500±	0.034±	440	1,500±	0.034±
418	1,500±	0.034±	441	1,500±	0.034±
419	1,500±	0.034±	442	1,500±	0.034±
420	1,980±	0.045±	443	1,500±	0.034±
421	1,980±	0.045±	444	1,980±	0.045±
TOTAL LAND AREA: 410,744± SQ.FT. OR 9.429± ACRES					

LOT 3
P.U.&D.E.
HEREBY GRANTED
OVER ALL OF LOT 3

LOT 3
KENDALL MARKETPLACE
LOT 52 PHASE 2&3 RESUBDIVISION
DOC. 202200004130

201
202
203
204
205
206

301
302
303
304
305
306

307
308
309
310
311
312

PT. LOT 2
KENDALL MARKETPLACE
LOT 52 PHASE 2&3 RESUBDIVISION
DOC. 202200004130

NOTES

- ANNOTATION ABBREVIATIONS —
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
S.M.E. = STORMWATER MANAGEMENT EASEMENT
(M&R) = MEASURED AND RECORD DIMENSION
- EASEMENTS SHOWN HEREON WERE GRANTED UPON KENDALL MARKETPLACE SUBDIVISION, RECORDED 05/07/2007 AS DOCUMENT 200700014779 AND KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION RECORDED 06/04/2020 AS DOCUMENT 202000009438, UNLESS OTHERWISE NOTED. SEE GRANTING DOCUMENTS FOR COMPLETE EASEMENT DIMENSIONS AND PROVISIONS.
- THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE UNITED CITY OF YORKVILLE.
- 5/8" STEEL RODS SET AT ALL EXTERIOR CORNERS UNLESS OTHERWISE NOTED.
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
- PROPERTY ZONING IS R-3 (PUD) IN THE UNITED CITY OF YORKVILLE.
- BUILDINGS AND IMPROVEMENTS RELATED TO THE CONSTRUCTION OF THE RESIDENTIAL BUILDINGS UPON LOTS 201 THROUGH 248, INCLUSIVE AND LOTS 301 THROUGH 324, INCLUSIVE, WILL BE SUBJECT TO THE CITY OF YORKVILLE'S BUILDING PERMIT REVIEW PROCESS.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements
 * Basis of bearings for this survey: 12/09/19
 * No distance should be assumed by scaling.
 * No underground improvements have been located unless shown and noted.
 * No representation as to ownership, use, or possession should be hereon implied.
 * This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
 * This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

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

10/5/2023 11:05:16 AM
J:\2017\170053\170053.02\Survey\Dwg\170053-KMP_LOT52_P4_FP.dwg

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 02/23/2021
JOB NO: 170053.02

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

Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

NO.	DATE	BY	REVISION DESCRIPTION
1	08/28/23	BJB	PER RECORDED PHASE 2/3 SUB.
2	10/05/23	BJB	PER EEI COMMENTS DATED 9/11/23

SHEET
1 OF 2

CROSS ACCESS EASEMENT
A CROSS ACCESS EASEMENT OVER PRIVATE DRIVEWAYS AND SIDEWALKS WAS GRANTED PER KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION RECORDED 06/04/2020 AS DOCUMENT 202000009438, FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION AND ANY FUTURE PHASES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

PREPARED ON: _____
PREPARED BY: _____

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbauer@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3799
LICENSE EXPIRES: 11/30/2024

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

A RESUBDIVISION OF LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

THIS IS TO CERTIFY THAT AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED FOREGOING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS, AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE UNITED CITY OF YORKVILLE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT 115.

DATED AT _____, THIS _____ DAY OF _____, 20____.

CORPORATION NAME _____

COMPLETE ADDRESS _____

BY: _____ SECRETARY _____
PRESIDENT _____

PRINTED NAME _____ PRINTED NAME _____

NOTARY CERTIFICATE

STATE OF _____)
) S.S.
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT PERSONALLY KNOW TO ME TO THE PRESIDENT AND SECRETARY OF _____ AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

CITY PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE PLANNING AND ZONING COMMISSION OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

CITY ADMINISTRATOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE CITY ADMINISTRATOR OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR _____

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 20____.

CITY CLERK _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

I, _____, CITY ENGINEER FOR THE UNITED CITY OF YORKVILLE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

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

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

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

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PROVISIONS

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

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

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

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

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

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE: KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING ACTIVITIES PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M.

KENDALL COUNTY RECORDER _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

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

LOT 3 IN KENDALL MARKETPLACE LOT 52 PHASE 2 & 3 RESUBDIVISION, A RESUBDIVISION OF LOT 2 IN KENDALL MARKETPLACE LOT 52 PHASE 1 RESUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND PART OF THE SOUTHWEST 1/4 OF SECTION 20, BOTH IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 3RD, 2022 AS DOCUMENT 202200004130 IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

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

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

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

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS _____ DAY OF _____, 2023.

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KENDALL)

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

DATED THIS _____ DAY OF _____, 20____.

OWNER (OR DULY AUTHORIZED ATTORNEY) _____ REGISTERED PROFESSIONAL ENGINEER _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
* Basis of bearings for this survey: 12/09/19
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or possession should be hereon implied.
* This Survey and Plat of Survey are void without original embossed or red colored seal and signature affixed.
* This professional service conforms to the current Illinois minimum standards for a boundary survey and was performed for:

ABBY PROPERTIES LLC

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

10/5/2023 11:05:16 AM

J:\2017\170053\170053.02\Survey\DWG\170053-KMP_LOT52_PH4_FP.dwg

DRAWN BY: BJB
APPROVED: MD
JOB DATE: 02/23/2021
JOB NO: 170053.02

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0" = 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY



Illinois Professional Design Firm # 184-001322
2363 Sequoia Drive, Suite 101,
Aurora, Illinois 60506
t. 630.553.7560 f. 630.553.7646
www.hrgreen.com

FINAL PLAT OF RESUBDIVISION KENDALL MARKETPLACE LOT 52 PHASE 4 RESUBDIVISION

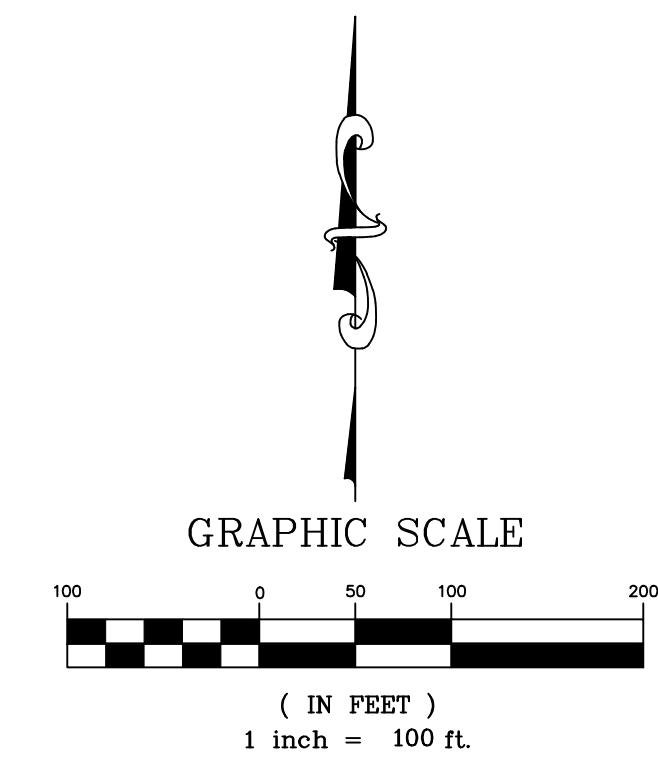
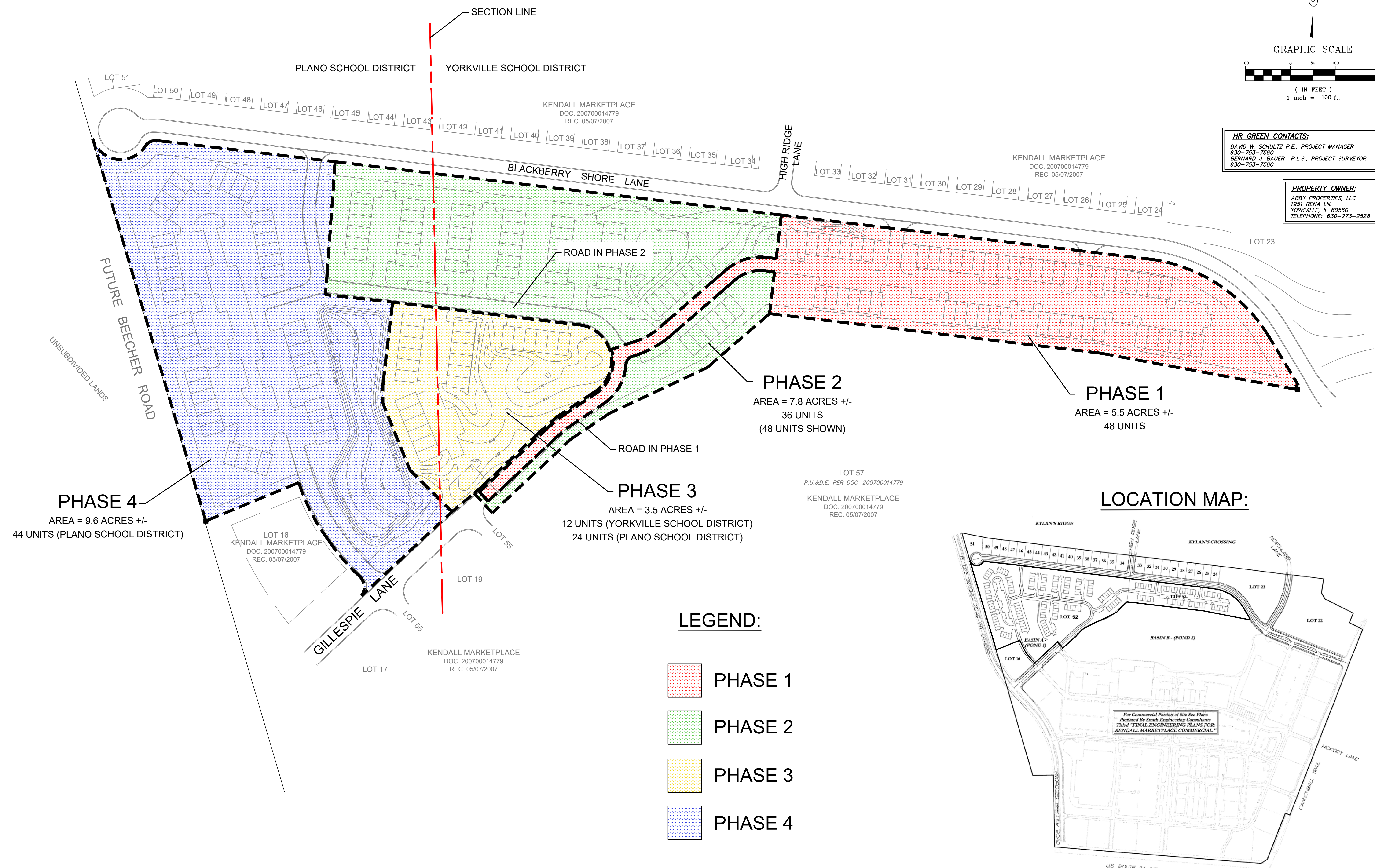
NO.	DATE	BY	REVISION DESCRIPTION
1	08/28/23	BJB	PER RECORDED PHASE 2/3 SUB.
2	10/05/23	BJB	PER EEI COMMENTS DATED 9/11/23

SHEET
2 OF 2

FOR REVIEW

BERNARD J. BAUER, P.L.S. (bbaue@hrgreen.com)
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 035-003799
LICENSE EXPIRATION DATE: 11/30/2024

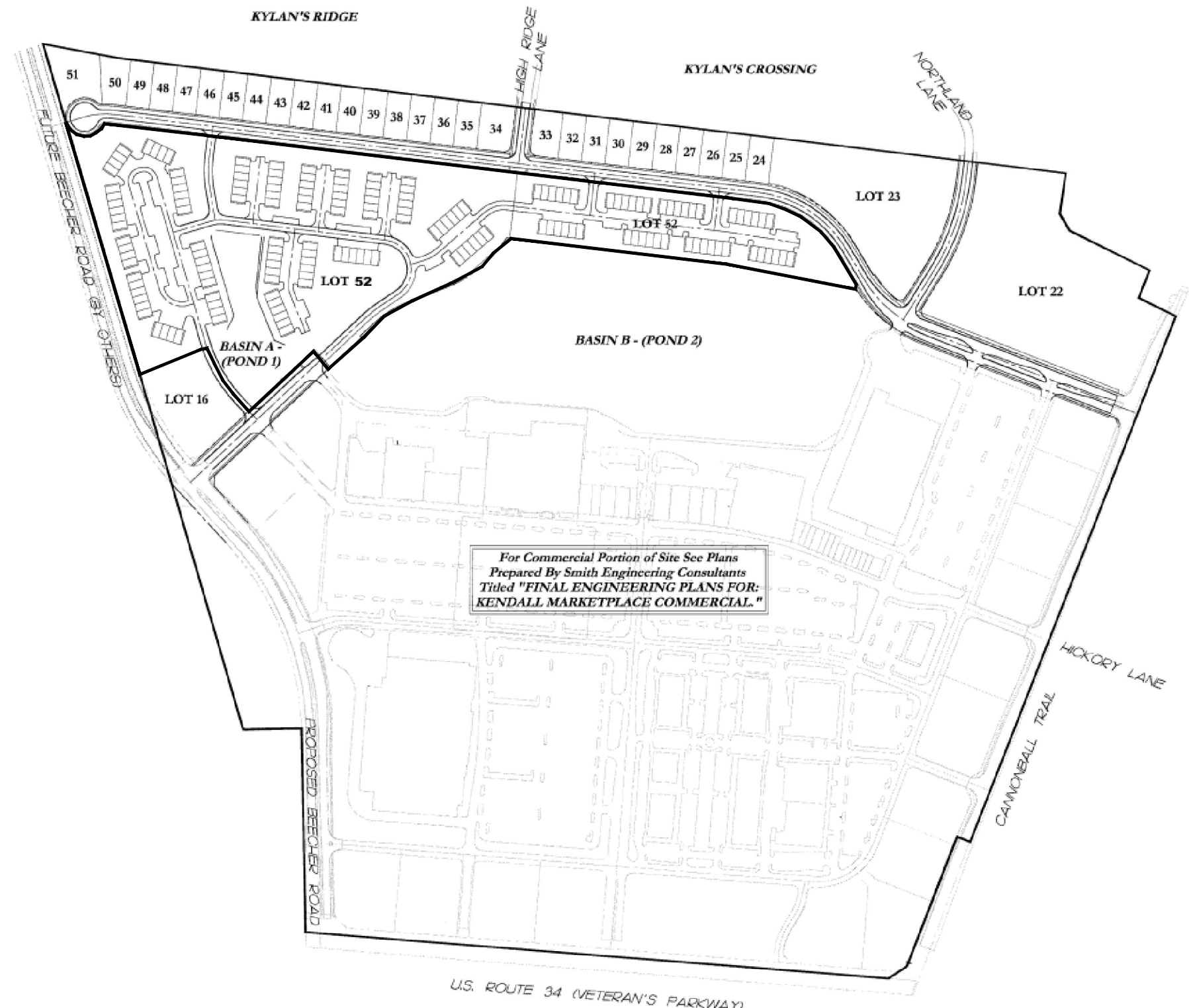
KENDALL MARKETPLACE POTENTIAL PHASING EXHIBIT



HR GREEN CONTACTS:
 DAVID W. SCHULTZ P.E., PROJECT MANAGER
 630-753-7560
 BERNARD J. BAUER P.L.S., PROJECT SURVEYOR
 630-753-7560

PROPERTY OWNER:
 ABBY PROPERTIES, LLC
 1951 RENA LN.
 YORKVILLE, IL 60560
 TELEPHONE: 630-273-2528

LOCATION MAP:

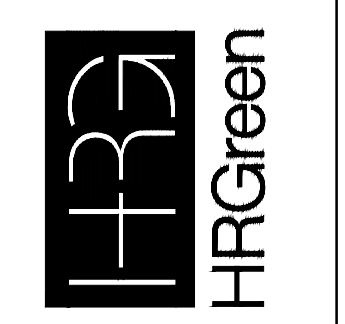


LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

NO.	DATE	BY	REVISION DESCRIPTION

Illinois Professional Design Firm # 194-001322
 2363 Sequoia Drive, Suite 101,
 Aurora, Illinois 60506
 t. 630.553.7560 f. 630.553.7646
 www.hrgreen.com



KENDALL MARKETPLACE POTENTIAL PHASING EXHIBIT

BAR IS ONE INCH ON
 OFFICIAL DRAWINGS
 0" = 1"
 IF NOT ONE INCH,
 ADJUST SCALE ACCORDINGLY

DRAWN BY: NRS
 APPROVED: DWS
 JOB DATE: 12/20/2019
 JOB NO: 170053



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

Fax: 630-553-7575

PLAN COUNCIL AGENDA

Thursday, October 12, 2023

9:00 a.m.

City Hall

Community Development

2nd Floor - Conference Room

Remote Access via Zoom

1. Minutes for approval: September 14, 2023
2. PZC 2023-15 Kendall Marketplace Lot 52 (Townhomes) – Phase 4 Final Plat

Adjournment



Memorandum

To: Plan Council
From: Krysti Barksdale-Noble, Community Development Director
CC: Brad Sanderson, EEL, City Engineer
Bart Olson, City Administrator
Date: September 14, 2023
Subject: **PZC 2023-15 Kendall Marketplace Lot 52 Phase 4**
Townes of Kendall Marketplace - Final Plat

I have reviewed the application for the Final Plat of Resubdivision of Lot 52 Phase 4 in Kendall Marketplace dated last revised August 28, 2023 as prepared by HR Green and submitted by Luz M. Padilla on behalf of Abby Properties, LLC, Petitioner.

The petitioner is seeking Final Plat approval for an approximately 9.4-acre site consisting of 44 lots for single-family attached dwelling units and one (1) lot for an open space/stormwater management basin. Based upon my review of the application documents and plans, I have compiled the following comments:

ZONING

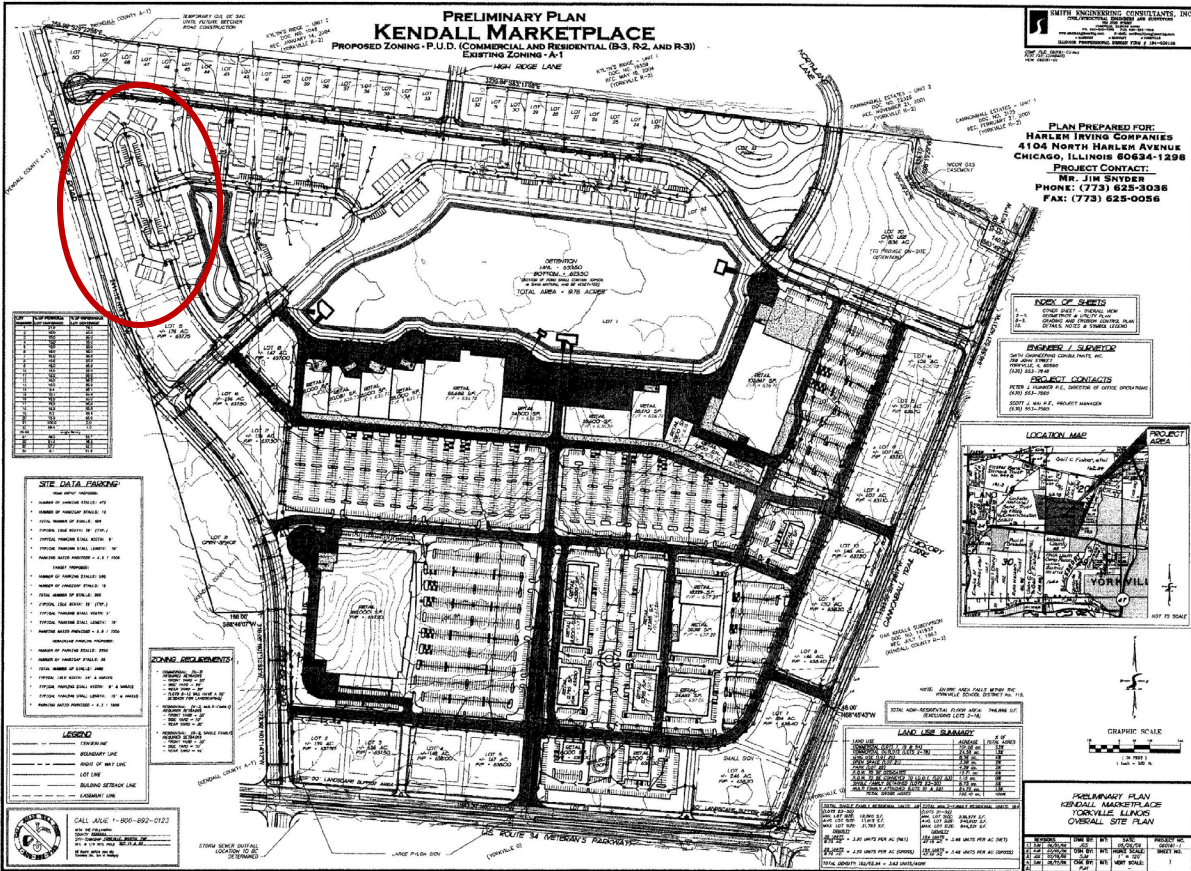
The subject property is currently zoned as R-3 Multi-Family Attached Residence District as part of the Kendall Marketplace Planned Unit Development (PUD). The following are the current immediate surrounding zoning and land uses:

	Zoning	Land Use
North	R-2 Single-Family Traditional Residence District	Single-Family Detached Homes Blackberry Shore Lane
East	R-3 Multi-Family Attached Residence District	Phases 2 & 3 Kendall Marketplace Townhomes
South	B-3 General Business District	Lot 16 (vacant commercial outlot) Gillespie Lane
West	A-1 Agricultural (Kendall County)	Farmland Future Beecher Road

FINAL PLAT REVIEW

The proposed Final Plat of Resubdivision meets the original conceptual plan for the attached single-family homes of this development as illustrated in Resolution 2006-68, as illustrated on the following page. Staff has the following comments:

1. The common area, shared by the townhome units is Lot 3 (approx.. 5.766-acres), has a public utility and drainage easement (P.U. & D. E.). Does the developer intend to allow residents to install patios, decks, and/or fences within this area? If so, this should be stated within the easement provisions.
2. Staff notes that the proposed building setback lines are consistent with the required minimum setbacks for the R-3 zoning district.
3. A landscape plan will be required for review for this phase of the development.



PRELIMINARY PLAN
KENDALL MARKETPLACE
 PROPOSED ZONING - P.U.D. (COMMERCIAL AND RESIDENTIAL (R-3, R-2, AND R-3))
 EXISTING ZONING - A-1

EMITE ENGINEERING CONSULTANTS, INC.
 1100 N. LAKE STREET, SUITE 100
 CHICAGO, ILLINOIS 60642-1000
 PHONE: (773) 625-0086
 FAX: (773) 625-0086

PLAN PREPARED FOR:
HARLEM IRVING COMPANIES
 4104 NORTH HARLEM AVENUE
 CHICAGO, ILLINOIS 60634-1298
 PROJECT CONTACT:
MR. JIM SIVITER
 PHONE: (773) 625-3036
 FAX: (773) 625-0086

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/03
2	REVISION	11/10/03
3	REVISION	12/15/03
4	REVISION	01/15/04
5	REVISION	02/15/04
6	REVISION	03/15/04
7	REVISION	04/15/04
8	REVISION	05/15/04
9	REVISION	06/15/04
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314	REVISION	



Yorkville Police Department Memorandum
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4340
Fax: 630-553-1141

Date: September 6, 2023
To: Krysti Barksdale-Noble (Community Development Director)
From: James Jensen (Chief of Police)
Reference: Plan Review – PZC 2023-15 Kendall Marketplace – Townhomes Lot 52 Phase 4
Project Name: Kendall Marketplace Townhomes Lot 52 Phase 4
Applicant Name: Luz M. Padilla (Abby Properties, LLC)
Project Manager: Luz M. Padilla
Project Number: PZC 2023-15 Kendall Marketplace

The comments listed below are referenced to the above project:

Signage

Handicapped Signage Required: Yes No

Comments: **No handicapped parking has been identified on the plan.**

***Signage must meet MUTCD Standards*

***Fine amount must be listed on sign*

Speed Limit Signage Required/Recommended Yes No

Comments: **Proper signage on Blackberry Shore Lane, Gillespie Lane & the future Beecher Road**

***Signage must meet MUTCD Standards*

School Zone Special Signage Yes No

Special Speed Zone Signage Requested Yes No

No Parking Signage Recommended? Yes No

No Parking After 2" Snow Fall (City Roadways)

No Parking Locations:

Comments: **Depending on roadway widths, no parking should be allowed on main roadways (Blackberry Shore Lane, Gillespie Lane & Beecher).**



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Dedicated Parking signage needed? Yes No
 Located by Park
 School
 Common Parking Area

Are there Street Name Conflicts? Yes No
Comments:

Pedestrian/Bike Path Crossing Signage? Yes No
Warning Ahead Signs are Required

Comments: **Depending on ingress/egress bike path crossing signage may be needed. Unknown whether or not bike paths will be added.**

NO Construction Traffic Signage being requested? Yes No
Location: **Limit construction traffic on Blackberry Shore Lane**

We request that all signage is posted prior to the first occupancy permit being issued for each POD or phase.
All traffic control signage must conform to MUTCD Standards specific to location, size, color, and height levels

Roadway

Street Width: _____

Should parking be allowed on BOTH sides of road? Yes No
Should parking be restricted to fire hydrant side? Yes No

Comments: **Parking should be limited to one side on Blackberry Shore Lane**

Center Roadway Medians: Yes No
Limit Parking on Median? Yes No
Signage Needed? Yes No
Room for Emergency Veh. w/ one lane Obstructed? Yes No

Do you have intersection Concerns? Yes No



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Comments: **Development drive onto Gillespie Lane. Proper speed signage needed on Gillespie Lane and a stop sign for those pulling out onto Gillespie.**

Landscape

Low Growth or Ground Cover Landscaping? Yes No
Low Growth or Ground Cover Landscaping by windows? Yes No
Low Growth or Ground Cover Landscaping by Entrances Yes No

Comments: **I have not seen a landscaping plan for this project. If landscaping is going to be put in, they should use low growth or ground cover landscaping by the entrance/exit to limit site line issues.**

Ingress / Egress

Entrance/Exits match up with adjacent driveways? Yes No
Total Entrance/Exits for development? 3

Comments: **Want to verify that the entrance/exit points are wide enough so that if a vehicle is broken down in the roadway emergency vehicles can still get by.**

Are vehicle entrance/exits safe? Yes No
Are warning signs for cross traffic requested? Yes No

Comments: **Stop and/or Yield signs for all cross traffic roadways**

Raised Median & Signage for Right in & Right Out? Yes No
Comments: **None**

Emergency Contact for after hours during construction: _____
Comments: **Please provide information** _____

Is this a gated or controlled access development? Yes No
If yes, will police & Fire have Access? Yes No



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Miscellaneous

Individual Mailboxes? Yes No
Cluster Mailbox Kiosks? Yes No
Will this cause traffic choke points? Yes No

Comments: I have not seen plans that show mailbox kiosks. If there are mailbox kiosks I would request they are out of the way of normal traffic flow so as not to cause traffic choke points.

Are sidewalks being planned for the development? Yes No

Comments: I have not seen the final plan, however, I assume that sidewalks will be planned for Blackberry Shore Lane, Gillespie Lane and the future Beecher Road.

Are sidewalk crosswalks needed? Yes No

Comments: Crosswalks would be needed if there will be bus stop locations on either Blackberry Shore Lane or Gillespie Lane.

Are there bike paths planned for this project? Yes No

Proper Signage needed for bike paths Yes No

Stop Signs Yield Signs NO Motorized Vehicles

Trespassing Other _____

Comments: If this development will be connected to a bike path proper signage would be requested to include, stop signs, yield signs and no motorized vehicles.

Are there HOA Controlled Roadway OR Parking Areas? Yes No

Comments: If this will be private roadway or HOA controlled area(s) proper signage for parking to include handicapped parking signage will be needed. We would request the owner or management company sign the enforcement agreement prior to occupancy being allowed.

Ample Parking on Site? Yes No

Comments: I have not seen a parking plan. Is there overflow parking for guests of residents?



Yorkville Police Department Memorandum

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Are there other City Ordinance Concerns? Yes No

Noise Ordinance Parking Ordinances

Alarm Ordinance

Comments: **No concerns**

I hope you find this information helpful, and we look forward to reviewing the revisions. If you should have any questions, comments, or concerns please do not hesitate to contact me.



Engineering Enterprises, Inc.

September 11, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

**Re: Kendall Marketplace - Lots 52 Phase 4 Resubdivision
United City of Yorkville**

Dear Krysti:

We have reviewed the Final Plat of Resubdivision prepared by HR Green for the above referenced project and have the following comments:

1. Lots 3 and 4 should be renumbered. Lot 3 in the subdivision is the same number as the lot being resubdivided.
2. The revised paragraph below should be used on the ownership certificate:
"The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated hereon."

There are other outstanding items that will be required prior to final plat approval. Those are as follows:

- Updated Engineer's estimate will be required to establish a performance guarantee.
- Landscape plans will be required.

If you have any questions or require additional information, please contact our office.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Chief Operating Officer / President

BPS

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Dee Weinert, Admin Assistant (via email)
Ms. Jori Behland, City Clerk (via email)
Mr. Dave Schultz, HR Green (via email)
TNP, PGW2, MGS, EEI (Via e-mail)

\\Milkyway\EEI_Storage\Docs\Public\Yorkville\2023\YO2339-DR Kendall Marketplace-Lot 52 Phase 4\Docs\lcoy_Review01.doc



▶ 2363 Sequoia Drive | Suite 101
Aurora, IL 60506
Main 630.553.7560 + **Fax** 713.965.0044
▶ HRGREEN.COM

October 5, 2023

Ms. Krysti Barksdale-Noble
Community Development Director
United City of Yorkville
651 Prairie Pointe Drive
Yorkville, IL 60560

Re: Kendall Marketplace – Lots 52 Phase 4 Resubdivision United City of Yorkville
HR Green Project No.: 170053.02

Dear Ms. Barksdale-Noble:

Please see below our responses to the latest comment letter dated September 11, 2023, pertaining to the Kendall Marketplace – Lot 52 Phase 4 Resubdivision. The original comment is provided, with our response comment following in **bold** font below.

Final Plat Resubdivision Comments:

1. Lots 3 and 4 should be renumbered. Lot 3 in the subdivision is the same number as the lot being resubdivided.
RESPONSE: The surveyor is of the opinion that it is unnecessary to renumber the lots as suggested. The lots created as part Kendall Marketplace Lot 52 Phase 4 Resubdivision are unique to this Resubdivision plat, regardless of the lot numbering created by the underlying plat(s).

2. The revised paragraph below should be used on the ownership certificate:

“The undersigned hereby dedicates for public use the lands indicated on this plat as thoroughfares, streets, alleys, and public services; and hereby also reserves for any electric, gas, telephone, cable tv or other telecommunications company under franchise agreement with the United City of Yorkville, their successors and assigns, the easement provisions which are stated heron.”

RESPONSE: Revised as requested.

There are other outstanding items that will be required prior to final plat approval. Those are as follows:

- Updated Engineer’s estimate will be required to establish a performance guarantee.
RESPONSE: Attached as part of this submittal please find the Cost Estimate for the Public Improvements
- Landscape plans will be required.
RESPONSE: Attached as part of this submittal please find the Landscaping plans for review/approval.

Sincerely,

HR GREEN, INC.

Bernard Bauer
Project Land Surveyor II

J:\2017\170053\170053.02\Design\Deliverables\INCOMING\City Review\ltr-10523-Comment_Response_No1-Phase4.docx



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2023-51

Agenda Item Summary Memo

Title: Solar Farm Developments – Location Discussion

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

Synopsis: Discussion over regarding potential polices, guidelines, or locations for future solar farm developments.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: Direction and feedback

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
 From: Krysti J. Barksdale-Noble, Community Development Director
 CC: Bart Olson, City Administrator
 Date: October 25, 2023
 Subject: Solar Farm Developments – Location Discussion

Summary

After feedback from the Economic Development Committee (EDC) in September regarding a petition for a solar farm development along IL Route 47, staff requested further discussion on polices, guidelines or preferences for locations of solar developments in the City. This will provide staff with direction when future petitioners approach the City with large-scale solar projects.

The attached map and following table illustrate the nine (9) solar farm projects that were either approved, previously applied but withdrawn, currently applied, or have inquired if the site is acceptable to the city for development:

<i>Project Name</i>	<i>Parcel Number(s)</i>	<i>Zoning</i>	<i>Development Name</i>	<i>Year</i>	<i>Application Status</i>
<i>GRNE Solar</i>	02-29-100-006	O OFFICE	Kendall Co. Campus	2018	Approved
<i>BAP Power</i>	05-03-300-029	B-3 GENERAL BUSINESS	Windmill Farms PUD	2018	Withdrawn
<i>New Leaf Energy</i>	02-18-400-002 02-17-300-002	A-1 AGRICULTURAL	N/A (Annexed)	2022	Approved
<i>Bristol Ridge Solar 105</i>	02-15-126-004	A-1 AGRICULTURAL	Bristol Ridge PUD	2023	Approved
<i>Bristol Ridge Solar 106</i>	02-10-300-017	R-2 SINGLE-FAMILY, R-3 MULTI-FAMILY ATTACHED	Bristol Ridge PUD	2023	Withdrawn
<i>Lanceleaf Solar</i>	02-04-100-006	B-3 GENERAL BUSINESS	Bailey Meadows PUD	2023	Applied
<i>Yorkville Renewable</i>	02-08-200-030	B-3 GENERAL BUSINESS	Westbury East Village PUD	2023	Applied
<i>New Leaf Energy (Ament Road)</i>	05-16-300-006 05-17-400-005	N/A	N/A (Unincorporated)	2023	Inquiry
<i>Corneils Solar</i>	02-08-300-011 02-08-300-012 02-08-300-008	N/A	N/A (Unincorporated)	2023	Inquiry

Potential Policies & Guidelines

To assist with the discussion by the Economic Development Committee regarding potential policies and guidelines for appropriate site location of solar farms, staff researched planning advisory articles (see attached) with recommended parameters for large-scale solar facilities. Some of those recommendations include:

- **Maximum acreage or density** (e.g., *not more than two facilities within a two-mile radius*) to mitigate the impacts related to the scale of these facilities.
 - According to the article, *Planning for Utility-Scale Solar Energy Facilities*, “[o]ne solar facility in a given geographic area may be an acceptable use of the land, but when multiple

facilities are attracted to the same geography for the same reasons, this tips the land-use balance toward too much of a single use.”

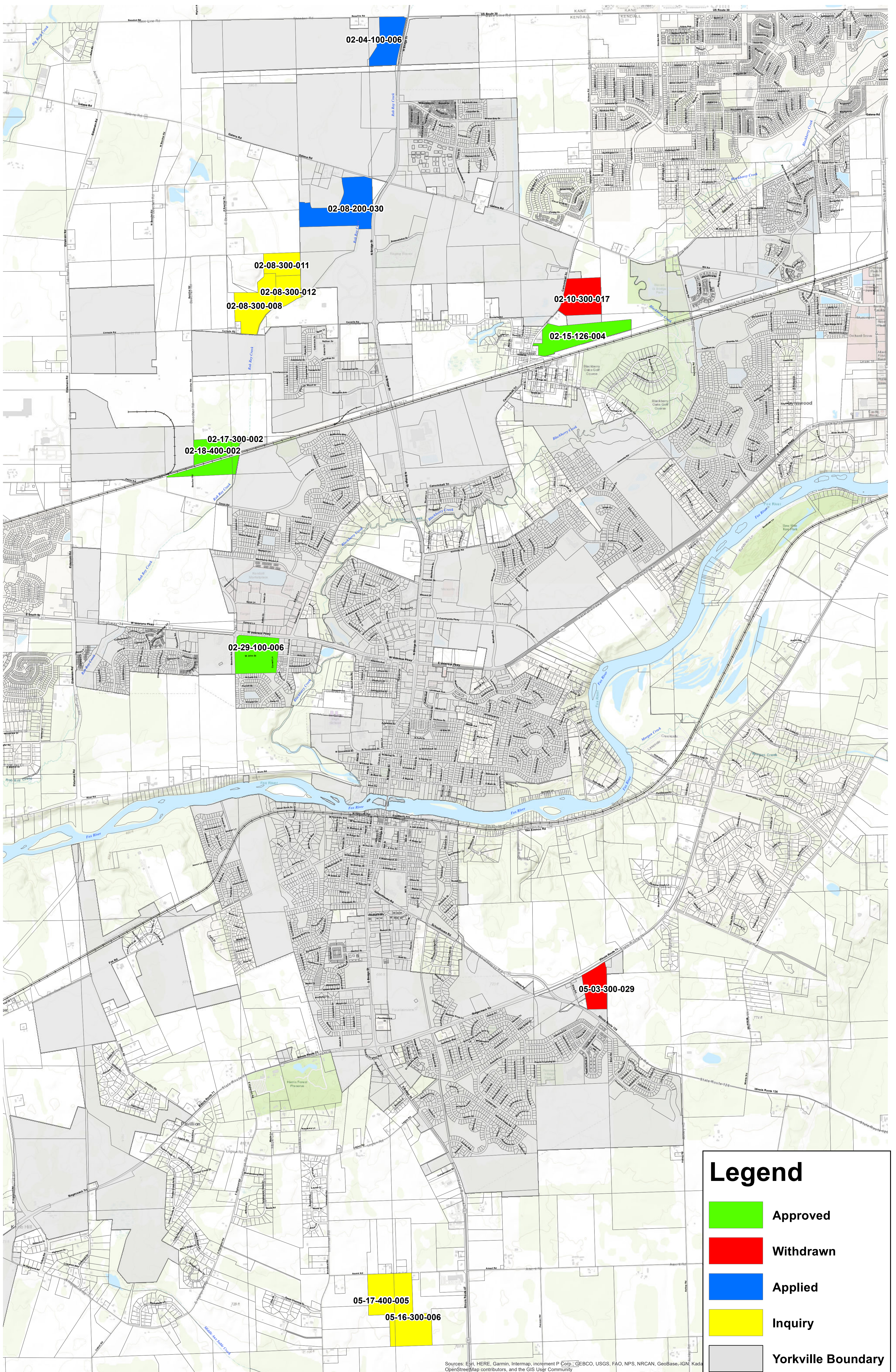
- **Location outside of growth areas** or a specified distance from an identified zoning district, certain land use, or growth area (e.g., *Solar Farm must be setback 1,500 feet from a major arterial roadway as identified in the Comprehensive Plan; may not be located within 1,000 feet of an existing residential structure or zoned district; or not within 800 feet from an existing commercial zoning or land use*).
 - Potential growth areas can include locations identified in the Comprehensive Plan for future land uses other than open space or agricultural; areas within the city experiencing new development and/or infrastructure investment (i.e., Eldamain Road corridor); and even areas previously zoned for a specific land use.
 - The typical depth of large-scale commercial lot (e.g., Menards) in Yorkville is approximately 900 – 1,100 feet; mid-sized commercial lots range in depth between 350 – 600 feet; and small-scale neighborhood commercial lots are approximately 100-300 feet in depth. (Refer to attached Commercial Zoning Districts Map).

- **Avoidance of or minimization of impact to the viewshed** of any scenic, cultural, or recreational resources (i.e., large solar facilities may not be seen from surrounding points that are in line-of-sight with a resource location).
 - Major Yorkville scenic, cultural, or recreational resources may include the Fox River and the Raging Waves waterpark.

Staff will be available at Tuesday night’s meeting to review the research materials and discuss potential policies and guidelines that can be implemented in the future when siting solar farm developments.

Attachment

1. Yorkville Solar Farm Projects Map.
2. Commercial Zoning Districts Map of Comprehensive Plan.
3. American Planning Association Planning Advisory Service (PAS) Memo titled “*Planning for Utility-Scale Solar Energy Facilities*” dated September/October 2019.



Legend

- Approved
- Withdrawn
- Applied
- Inquiry
- Yorkville Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadu, OpenStreetMap contributors, and the GIS User Community



PAS MEMO

Planning for Utility-Scale Solar Energy Facilities

By Darren Coffey, AICP

Solar photovoltaics (PV) are the fastest-growing energy source in the world due to the decreasing cost per kilowatt-hour—60 percent to date since 2010, according to the U.S. Department of Energy (U.S. DOE n.d.)—and the comparative speed in constructing a facility. Solar currently generates 0.4 percent of global electricity, but some University of Oxford researchers estimate its share could increase to 20 percent by 2027 (Hawken 2017). Utility-scale solar installations are the most cost-effective solar PV option (Hawken 2017).

Transitioning from coal plants to solar significantly decreases carbon dioxide emissions and eliminates sulfur, nitrous oxides, and mercury emissions. As the U.S. Department of Energy states, “As the cleanest domestic energy source available, solar supports broader national priorities, including national security, economic growth, climate change mitigation, and job creation” (U.S. DOE n.d.). As a result, there is growing demand for solar energy from companies (e.g., the “RE100,” 100 global corporations committed to sourcing 100 percent renewable electricity by 2050) and governments (e.g., the [Virginia Energy Plan](#) commits the state to 16 percent renewable energy by 2022).

Federal and state tax incentives have accelerated the energy industry’s efforts to bring facilities online as quickly as possible. This has created a new challenge for local governments, as many are ill-prepared to consider this new and unique land-use option. Localities are struggling with how to evaluate utility-scale solar facility applications, how to update their land-use regulations, and how to achieve positive benefits for hosting these clean energy facilities.

As a land-use application, utility-scale solar facilities are processed as any other land-use permit. Localities use the tools available: the existing comprehensive (general) plan and zoning ordinance. In many cases, however, plans and ordinances do not address this type of use. Planners will need to amend these documents to bring some structure, consistency, and transparency to the evaluation process for utility-scale solar facilities.



Figure 1. Utility-scale solar facilities are large-scale uses that can have significant land-use impacts on communities. Photo by Flickr user U.S. Department of Energy/Michael Faria.

Unlike many land uses, these solar installations will occupy vast tracts of land for one or more generations; they require tremendous local resources to monitor during construction (and presumably decommissioning); they can have significant impacts on the community depending on their location, buffers, installation techniques, and other factors (Figure 1); and they are not readily adaptable for another industrial or commercial use, hence the need for decommissioning.

While solar energy aligns with sustainability goals held by an increasing number of communities, solar industries must bring an overall value to the locality beyond the clean energy label. Localities must consider the other elements of sustainability and make deliberate decisions regarding impacts and benefits to the social fabric, natural environment, and local economy. How should a locality properly evaluate the overall impacts of a large-scale clean energy land use on the community?

This *PAS Memo* examines utility-scale solar facility uses and related land-use issues. It defines and classifies these facilities,



Figure 2. Components of a solar farm: solar panels (left), substation (center), and high-voltage transmission lines (right). Photos courtesy Berkley Group (left, right) and Pixabay (center).

analyzes their land-use impacts, and makes recommendations for how to evaluate and mitigate those impacts. While public officials tend to focus on the economics of these facilities and their overall fiscal impact to the community, the emphasis for planners is on the direct land-use considerations that should be carefully evaluated (e.g., zoning, neighbors, viewsheds, and environmental impacts). Specific recommendations and sample language for addressing utility-scale solar in comprehensive plans and zoning ordinances are provided at the end of the article.

The Utility-Scale Solar Backdrop

In contrast to solar energy systems generating power for on-site consumption, utility-scale solar, or a solar farm, is an energy generation facility that supplies power to the grid. These

facilities are generally more than two acres in size and have capacities in excess of one megawatt; today’s utility-scale solar facilities may encompass hundreds or even thousands of acres. A solar site may also include a substation and a switchyard, and it may require generator lead lines (*gen-tie* lines) to *interconnect* to the grid (Figure 2).

From 2008 to 2019, U.S. solar photovoltaic (PV) installations have grown from generating 1.2 gigawatts (GW) to 30 GW (SEIA 2019). The top 10 states generating energy from solar PV are shown in Figure 3. For many of these initial projects, local planning staff independently compiled information through research, used model ordinances, and relied on professional networks to cobble together local processes and permit conditions to better address the adverse impacts associated with utility-scale solar.

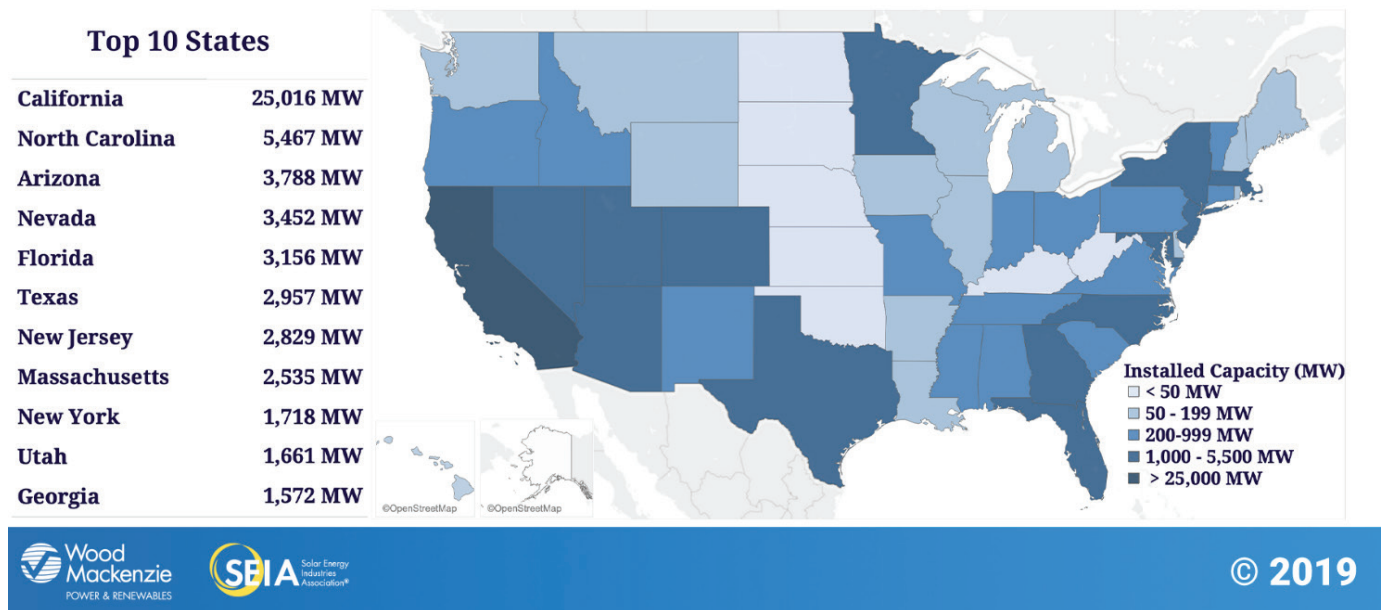


Figure 3. Utility solar capacity in the United States in 2019. Courtesy Solar Energy Industry Association.

However, each individual project brings unique challenges related to size, siting, compatibility with surrounding uses, mitigating impacts through setbacks and buffers, land disturbance processes and permits, financial securities, and other factors. This has proven to be a significant and ongoing challenge to local planning staff, planning commissions, and governing bodies.

Some localities have adopted zoning regulations to address utility-scale solar facilities based on model solar ordinance templates created by state or other agencies for solar energy facilities. However, these ordinances may not be sufficient to properly mitigate the adverse impacts of these facilities on communities. Many of these initial models released in the early 2010s aimed to promote clean energy and have failed to incorporate lessons learned from actual facility development. In addition, the solar industry has been changing at a rapid pace, particularly regarding the increasing scale of facilities. Planners should therefore revisit any existing zoning regulations for utility-scale solar facilities to ensure their relevance and effectiveness.

Rapid growth of utility-scale solar facilities has emerged for rural communities, particularly those that have significant electrical grid infrastructure. Many rural counties have thousands of acres of agricultural and forested properties in various levels of production. Land prices tend to be much more cost-effective in rural localities, and areas located close to high-voltage electric transmission lines offer significant cost savings to the

industry. Figure 4 shows the extent of existing electric transmission lines in one rural Virginia county.

Federal and state tax incentives have further accelerated the pace of utility-scale solar developments, along with decreasing solar panel production costs. These factors all combine to create land-use development pressure that, absent effective and relevant land-use regulatory and planning tools, creates an environment where it is difficult to properly evaluate and make informed decisions for the community's benefit.

Solar Facility Land-Use Impacts

As with any land-use application, there are numerous potential impacts that need to be evaluated with solar facility uses. All solar facilities are not created equal, and land-use regulations should reflect those differences in scale and impact accordingly.

Utility-scale solar energy facilities involve large tracts of land involving hundreds, if not thousands, of acres. On these large tracts, the solar panels often cover more than half of the land area. The solar facility use is often pitched as “temporary” by developers, but it has a significant duration—typically projected by applicants as up to 40 years.

Establishing such a solar facility use may take an existing agricultural or forestry operation out of production, and resuming such operations in the future will be a challenge. Utility-scale solar can take up valuable future residential, commercial, or industrial growth land when located near cities, towns, or other

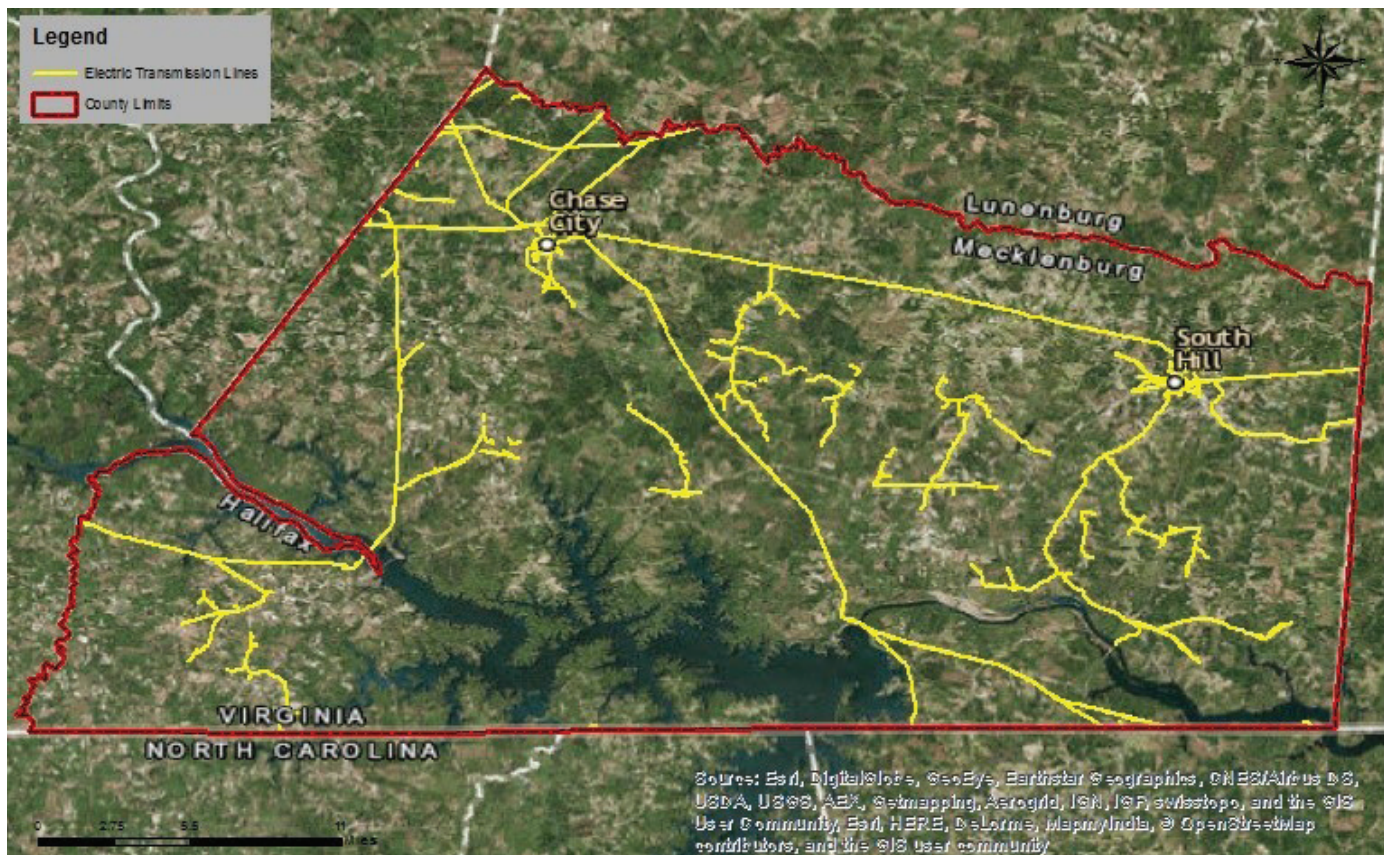


Figure 4. Electric transmission lines in Mecklenburg County, Virginia. Courtesy Berkley Group.

identified growth areas. If a solar facility is close to a major road or cultural asset, it could affect the viewshed and attractiveness of the area. Because of its size, a utility-scale solar facility can change the character of these areas and their suitability for future development. There may be other locally specific potential impacts. In short, utility-scale solar facility proposals must be carefully evaluated regarding the size and scale of the use; the conversion of agricultural, forestry, or residential land to an industrial-scale use; and the potential environmental, social, and economic impacts on nearby properties and the area in general.

To emphasize the potential impact of utility-scale solar facilities, consider the example of one 1,408-acre (2.2-square-mile) Virginia town with a 946-acre solar facility surrounding its north and east sides. The solar project area is equal to approximately 67 percent of the town's area. A proposed 332.5-acre solar facility west of town increases the solar acres to 1,278.5, nearly the size of the town. Due to its proximity to multiple high-voltage electrical transmission lines, other utility-scale solar facilities are also proposed for this area, which would effectively lock in the town's surrounding land-use pattern for the next generation or more.

The following considerations are some of the important land-use impacts that utility-scale solar may have on nearby communities.

Change in Use/Future Land Use

A primary impact of utility-scale solar facilities is the removal of forest or agricultural land from active use. An argument often made by the solar industry is that this preserves the land for future agricultural use, and applicants typically state that the land will be restored to its previous condition. This is easiest when the land was initially used for grazing, but it is still not without its challenges, particularly over large acreages. Land with significant topography, active agricultural land, or forests is more challenging to restore.

It is important that planners consider whether the industrial nature of a utility-scale solar use is compatible with the locality's vision. Equally as important are imposing conditions that will enforce the assertions made by applicants regarding the future restoration of the site and denying applications where those conditions are not feasible.

Agricultural/Forestry Use. Agricultural and forested areas are typical sites for utility-scale solar facility uses. However, the use of prime agricultural land (as identified by the USDA or by state agencies) and ecologically sensitive lands (e.g., riparian buffers, critical habitats, hardwood forests) for these facilities should be scrutinized.

For a solar facility, the site will need to be graded in places and revegetated to stabilize the soil. That vegetation typically needs to be managed (e.g., by mowing, herbicide use, or sheep grazing) over a long period of time. This prolonged vegetation management can change the natural characteristics of the soil, making restoration of the site for future agricultural use more difficult. While native plants, pollinator plants, and grazing options exist and are continually being explored, there are logistical issues with all of them, from soil quality impacts to compatibility of animals with the solar equipment.

A deforested site can be reforested in the future, but over an additional extended length of time, and this may be delayed or the land left unreforested at the request of the landowner at the time of decommissioning. Clearcutting forest in anticipation of a utility-scale solar application should be avoided but is not uncommon. This practice potentially undermines the credibility of the application, eliminates what could have been natural buffers and screening, and eliminates other landowner options to monetize the forest asset (such as for carbon or nutrient credits).

For decommissioning, the industry usually stipulates removal of anything within 36 inches below the ground surface. Unless all equipment is specified for complete removal and this is properly enforced during decommissioning, future agricultural operations would be planting crops over anything left in the ground below that depth, such as metal poles, concrete footers, or wires.

Residential Use. While replacing agricultural uses with residential uses is a more typical land-use planning concern, in some areas this is anticipated and desired over time. "People have to live somewhere," and this should be near existing infrastructure typical of cities, towns, and villages rather than sprawled out over the countryside. This makes land lying within designated growth areas or otherwise located near existing population centers a logical location for future residential use. Designated growth areas can be important land-use strategies to accommodate future growth in a region. Permitting a utility-scale use on such land ties it up for 20–40 years (a generation or two), which may be appropriate in some areas, but not others.

Industrially Zoned Land. Solar facilities can be a good use of brownfields or other previously disturbed land. A challenge in many rural areas, however, is that industrially zoned land is limited, and both public officials and comprehensive plan policies place a premium on industries that create and retain well-paying jobs. While utility-scale solar facilities are not necessarily incompatible with other commercial and industrial uses, the amount of space they require make them an inefficient use of industrially zoned land, for which the "highest and best use" often entails high-quality jobs and an array of taxes paid to the locality (personal property, real estate, machinery and tool, and other taxes).

Location

The location of utility-scale solar facilities is the single most important factor in evaluating an application because of the large amount of land required and the extended period that land is dedicated to this singular use, as discussed above.

Solar facilities can be appropriately located in areas where they are difficult to detect, the prior use of the land has been marginal, and there is no designated future use specified (i.e., not in growth areas, not on prime farmland, and not near recreational or historic areas). Proposed facilities adjacent to corporate boundaries, public rights-of-way, or recreational or cultural resources are likely to be more controversial than facilities that are well placed away from existing homes, have natural buffers, and don't change the character of the area from the view of local residents and other stakeholders.



Figure 5. This scenic vista would be impacted by a solar facility proposed for the far knoll. Photo courtesy Berkley Group.

Concentration of Uses

A concentration of solar facilities is another primary concern. The large scale of this land use, particularly when solar facilities are concentrated, also significantly exacerbates adverse impacts to the community in terms of land consumption, use pattern disruptions, and environmental impacts (e.g., storm-water, erosion, habitat). Any large-scale homogenous land use should be carefully examined—whether it is rooftops, impervious surface, or solar panels. Such concentrated land uses change the character of the area and alter the natural and historic development pattern of a community.

The attraction of solar facilities to areas near population centers is a response to the same forces that attract other uses—the infrastructure is already there (electrical grid, water and sewer, and roads). One solar facility in a given geographic area may be an acceptable use of the land, but when multiple facilities are attracted to the same geography for the same reasons, this tips the land-use balance toward too much of a single use. The willingness of landowners to cooperate with energy companies is understandable, but that does not automatically translate into good planning for the community. The short- and medium-term gains for individual landowners can have a lasting negative impact on the larger community.

Visual Impacts

The visual impact of utility-scale solar facilities can be significantly minimized with effective screening and buffering, but this is more challenging in historic or scenic landscapes. Solar facilities adjacent to scenic byways or historic corridors may negatively impact the rural aesthetic along these transporta-

tion routes. Buffering or screening may also be appropriate along main arterials or any public right-of-way, regardless of special scenic or historic designation.

The location of large solar facilities also needs to account for views from public rights-of-way (Figure 5). Scenic or historic areas should be avoided, while other sites should be effectively screened from view with substantial vegetative or other types of buffers. Berms, for example, can provide a very effective screen, particularly if combined with appropriate vegetation.

Decommissioning

The proper decommissioning and removal of equipment and other improvements when the facility is no longer operational presents significant challenges to localities.

Decommissioning can cost millions in today's dollars. The industry strongly asserts that there is a significant salvage value to the solar arrays, but there may or may not be a market to salvage the equipment when removed. Further, the feasibility of realizing salvage value may depend on who removes the equipment—the operator, the tenant, or the landowner (who may not be the same parties as during construction)—as well as when it is removed.

Providing for adequate security to ensure that financial resources are available to remove the equipment is a significant challenge. Cash escrow is the most reliable security for a locality but is the most expensive for the industry and potentially a financial deal breaker. Insurance bonds or letters of credit seem to be the most acceptable forms of security but can be difficult to enforce as a practical matter. The impact of inflation over decades is difficult to calculate; therefore, the posted financial security to ensure a proper decommissioning should be reeval-

Conceptual Site Plan

Wildlife Corridors

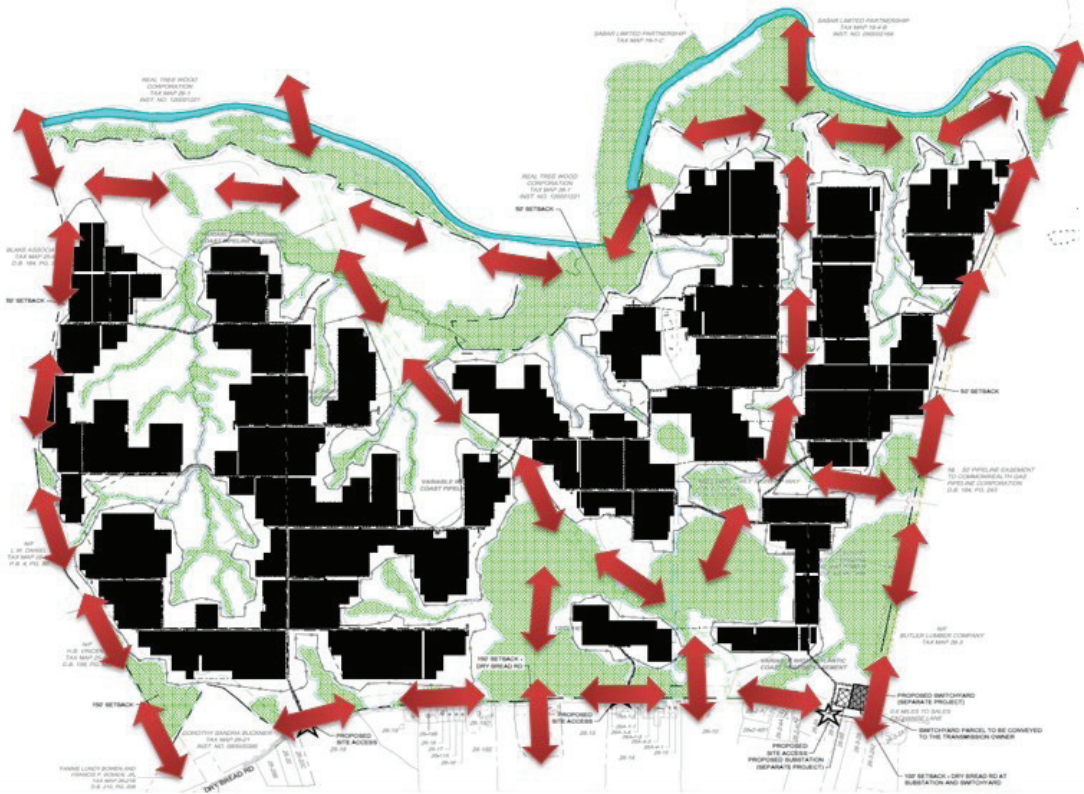


Figure 6. A conceptual site plan for a 1,491-acre utility-scale solar facility showing wildlife corridors throughout the site. Courtesy Dominion Energy.

uated periodically—usually every five years or so. The worst possible outcome for a community (and a farmer or landowner) would be an abandoned utility-scale solar facility with no resources available to pay for its removal.

Additional Solar Facility Impacts

In addition to the land-use impacts previously discussed, there are a number of significant environmental and economic impacts associated with utility-scale solar facilities that should be addressed as part of the land-use application process.

Environmental Impacts

While solar energy is a renewable, green resource, its generation is not without environmental impacts. Though utility-scale solar facilities do not generate the air or water pollution typical of other large-scale fossil-fuel power production facilities, impacts on wildlife habitat and stormwater management can be significant due to the large scale of these uses and the resulting extent of land disturbance. The location of sites, the arrangement of panels within the site, and the ongoing management of the site are important in the mitigation of such impacts.

Wildlife Corridors. In addition to mitigating the visual impact of utility-scale solar facilities, substantial buffers can act as wildlife corridors along project perimeters. The arrangement of panels within a project site is also important to maintain areas conducive to wildlife travel through the site. Existing trees, wetlands, or other vegetation that link open areas should be preserved as wildlife cover. Such sensitivity to the land's environmental features also breaks up the panel bay groups and will make the eventual restoration of the land to its previous state that much easier and more effective. A perimeter fence is a barrier to wildlife movement, while fencing around but not in between solar panel bays creates open areas through which animals can continue to travel (Figure 6).

Stormwater, Erosion, and Sediment Control. The site disturbance required for utility-scale solar facilities is significant due to the size of the facilities and the infrastructure needed to operate them. These projects require the submission of both stormwater (SWP) and erosion/sediment control (ESC) plans to comply with federal and state environmental regulations.

Depending on the site orientation and the panels to be used, significant grading may be required for panel placement, roads, and other support infrastructure. The plan review and submis-



Figure 7. Examples of compliance (left) and noncompliance (right) with erosion and sediment control requirements. Photos courtesy Berkeley Group.

sion processes are no different with these facilities than for any other land-disturbing activity. However, such large-scale grading project plans are more complex than those for other uses due primarily to the scale of utility solar. Additionally, the impervious nature of the panels themselves creates stormwater runoff that must be properly controlled, managed, and maintained.

Due to this complexity, it is recommended that an independent third party review all SWP and ESC plans in addition to the normal review procedures. Many review agencies (local, regional, or state) are under-resourced or not familiar with large-scale grading projects or appropriate and effective mitigation measures. It is in a locality's best interest to have the applicant's engineering and site plans reviewed by a licensed third party prior to and in addition to the formal plan review process. Most localities have engineering firms on call that can perform such reviews on behalf of the jurisdiction prior to formal plan review submittal and approval. This extra step, typically paid for by the applicant, helps to ensure the proper design of these environmental protections (Figure 7).

The successful implementation of these plans and ongoing maintenance of the mitigation measures is also critical and should be addressed in each proposal through sufficient performance security requirements and long-term maintenance provisions.

Cultural, Environmental, and Recreational Resources.

Every proposed site should undergo an evaluation to identify any architectural, archaeological, or other cultural resources on or near proposed facilities. Additionally, sites located near recreational, historic, or environmental resources should be avoided. Tourism is recognized as a key sector for economic growth in many regions, and any utility-scale solar facilities that might be visible from a scenic byway, historic site, recreational amenity, or similar resources could have negative consequences for those tourist attractions.

Economic Impacts

This *PAS Memo* focuses on the land-use impacts of utility-scale solar facilities, but planners should also be aware of economic considerations surrounding these uses for local governments and communities.

Financial Incentives. Federal and state tax incentives benefit the energy industry at the expense of localities. The initial intent of industry-targeted tax credits was to act as an economic catalyst to encourage the development of green energy. An unintended consequence has been to benefit the solar industry by saving it tax costs at the expense of localities, which don't receive the benefit of the full taxable rate they would normally receive.

Employment. Jobs during construction (and decommissioning) can be numerous, but utility-scale solar facilities have minimal operational requirements otherwise. Very large facilities may employ one or two full-time-equivalent employees. During the construction phase there are typically hundreds of employees who need local housing, food, and entertainment.

Fiscal Impact. The positive fiscal impact to landowners who lease or sell property for utility-scale solar facilities is clear. However, the fiscal impact of utility-scale solar facilities to the community as a whole is less clear and, in the case of many localities, may be negligible compared with their overall budget due to tax credits, low long-term job creation, and other factors.

Property values. The impact of utility-scale solar facilities is typically negligible on neighboring property values. This can be a significant concern of adjacent residents, but negative impacts to property values are rarely demonstrated and are usually directly addressed by applicants as part of their project submittal.

Solar Facilities in Local Policy and Regulatory Documents

The two foundational land-use tools for most communities are their comprehensive (general) plans and zoning ordinances.

These two land-use documents are equally critical in the evaluation of utility-scale solar facilities. A community's plan should discuss green energy, and its zoning ordinance should properly enable and regulate green energy uses.

The Comprehensive Plan

The comprehensive plan establishes the vision for a community and should discuss public facilities and utilities. However, solar facilities are not directly addressed in many comprehensive plans.

If solar energy facilities are desired in a community, they should be discussed in the comprehensive plan in terms of green infrastructure, environment, and economic development goals. Specific direction should be given in terms of policy objectives such as appropriate locations and conditions. If a community does not desire such large-scale land uses because of their impacts on agriculture or forestry or other concerns, then that should be directly addressed in the plan.

Some states, such as Virginia, require a plan review of public facilities—including utility-scale solar facilities—for substantial conformance with the local comprehensive plan (see [Code of Virginia §15.2-2232](#)). This typically requires a review by the planning commission of public utility facility proposals, whether publicly or privately owned, to determine if their general or approximate locations, characters, and extents are substantially in accord with the comprehensive plan.

Most comprehensive plans discuss the types of industry desired by the community, the importance of agricultural operations, and any cultural, recreational, historic, or scenic rural landscape features. An emphasis on tourism, job growth, and natural and scenic resource protection may not be consistent with the use pattern associated with utility-scale solar facilities. If a plan is silent on the solar issue, this may act as a barrier to approving this use. Plans should make clear whether utility-scale solar is desired and, if so, under what circumstances.

This plan review process should precede any other land-use

application submittal, though it may be performed concurrently with other zoning approvals. Planners and other public officials should keep in mind that even if a facility is found to be substantially in accord with a comprehensive plan, that does not mean the land-use application must be approved. Use permits are discretionary. If a particular application does not sufficiently mitigate the adverse impacts of the proposed land use, then it can and should be denied regardless of its conformance with the comprehensive plan.

Similarly, in Virginia, a utility-scale solar facility receiving use permit approval without a comprehensive plan review may not be in compliance with state code. The permit approval process is a two-step process, with the comprehensive plan review preferably preceding the consideration of a use permit application.

The Zoning Ordinance

While a community's comprehensive plan is its policy guide, the zoning ordinance is the regulatory document that implements that policy. Plans are advisory in nature, although often upheld in court decisions, whereas ordinance regulations are mandatory. In addition to comprehensive plan amendments, the zoning ordinance should specifically set forth the process and requirements necessary for the evaluation of a utility-scale solar application.

In zoning regulations, uses may be permitted either by right (with or without designated performance measures such as use and design standards) or as conditional or special uses, which require discretionary review and approval. Solar facilities generating power for on-site use are typically regulated as by-right uses depending on their size and location.

Utility-scale solar facilities, however, should in most cases be conditionally permitted regardless of the zoning district and are most appropriate on brownfield sites, in remote areas, or in agriculturally zoned areas. This is particularly true for more

The Virginia Experience

The recommendations presented in this *PAS Memo* are derived from research and the author's direct experience with the described planning, ordinance amendment, and application and regulatory processes in the following three Virginia localities, all rural counties in the southern or eastern parts of the state.

Mecklenburg County

When Mecklenburg County began seeing interest in utility-scale solar facilities, the county's long-range plan did not address solar facilities, and the zoning ordinance was based on an inadequate and outdated state model that did not adequately regulate this land use.

The town of Chase City is located near the confluence of several high-voltage utility lines, and all proposed facilities were located near or within the town's corporate limits. The county approved the first utility-scale solar facility application in the ju-

risdiction without any conditions or much consideration. When the second application for a much larger facility (more than 900 acres) came in soon after, with significant interest from other potential applicants as well, the county commissioned the author's consulting firm, The Berkley Group, to undertake a land-use and industry study regarding utility-scale solar facilities.

As Mecklenburg officials continued with the approval process on the second utility-scale solar facility under existing regulations, they received the results of the industry study and began considering a series of amendments to the comprehensive plan and zoning ordinance. Though county officials were particularly worried about the potential concentration of facilities around Chase City, town officials expressed formal support for the proposed land use. Other Mecklenburg communities expressed more concern and wanted the facilities to be located a significant distance away from their corporate boundaries. These dis-

The Virginia Experience (continued)

cussions led to standards limiting the concentration of facilities, encouraging proximity to the electrical grid, and establishing distances from corporate boundaries where future solar facilities could not be located.

Since the adoption of the new regulations, numerous other utility-scale solar applications have been submitted and while some have been denied, most have been approved. Solar industry representatives' concerns that the new regulations were an attempt to prevent this land use have therefore not been realized; these are simply the land-use tools that public officials wanted and needed to appropriately evaluate solar facility applications. Many of the examples and best practices recommended in this article, including the model language provided at the end of the article, are a result of the utility-scale solar study commissioned by the county (Berkley Group 2017) and the subsequent policies and regulations it adopted.

Sussex County

Sussex County is located east and north of Mecklenburg, and the interest in utility-scale solar projects there has been no less immediate or profound. The announcement of the new Amazon headquarters in Arlington, Virginia, along with the company's interest in offsetting its operational energy use with green energy sources furthered interest in this rural county more than 100 miles south of Arlington.

As in Mecklenburg County, local regulations did not address utility-scale solar uses, so public officials asked for assistance from The Berkley Group to develop policies and regulations appropriate for their community. Sussex County officials outlined an aggressive timeline for considering new regulations regarding solar facilities and, within one month of initiation, swiftly adopted amended regulations for solar energy facilities.

The same metrics and policy issues examined and adopted for Mecklenburg County were used for the initial discussion in Sussex at a joint work session between the board of supervisors (the governing body) and the planning commission. Public officials tailored the proposed standards and regulations to the county context based on geography, cultural priorities, and other concerns. They then set a joint public hearing for their next scheduled meeting to solicit public comment.

Under Virginia law, land-use matters may be considered at a joint public hearing with a recommendation from the planning commission going to the governing body and that body

taking action thereafter. This is not a typical or recommended practice for local governments since it tends to limit debate, transparency, and good governance, but due to the intense interest from the solar industry, coupled with the lack of land-use regulations addressing the proposed utility-scale solar uses, county officials utilized that expedited process.

No citizens and only two industry officials spoke at the public hearing, and after two hours of questions, discussion, and some negotiation of proposed standards, the new regulations were adopted the same evening.

Since the new regulations have been put into place, no new solar applications have been received, but informal discussions with public officials and staff suggest that interest from the industry remains strong.

Greensville County

Greensville County, like Mecklenburg, lies on the Virginia-North Carolina boundary. The county has processed four solar energy applications to date (three were approved and one was denied) and continues to process additional applications. Concurrently, the county is in the process of evaluating its land-use policies and regulations, which were amended in late 2016 at the behest of solar energy interests.

The reality of the land-use approval process has proved more challenging than the theory of the facilities when considered a few years ago. As with other localities experiencing interest from the solar energy industry, the issues of scale, concentration, buffers/setbacks, and other land-use considerations have been debated at each public hearing for each application. Neighbors and families have been divided, and lifelong relationships have been severed or strained. The board of supervisors has found it difficult in the face of their friends, neighbors, and existing corporate citizens to deny applications that otherwise might not have been approved.

County officials have agreed that they do want to amend their existing policies and regulations to be more specific and less open to interpretation by applicants and citizens. One of their primary challenges has been dedicating the time to discuss proposed changes to their comprehensive plan and zoning ordinance. A joint work session between the board of supervisors and planning commission is being scheduled and should lead to subsequent public hearings and actions by those respective bodies to enact new regulations for future utility-scale solar applicants.

populated areas due to the more compact nature of land uses. There are, however, areas throughout the country where utility-scale solar might be permitted by right under strict design standards that are compatible with community objectives.

To better mitigate the potential adverse impacts of utility-scale solar facilities, required application documents should include the following:

- Concept plan
- Site plan
- Construction plan
- Maintenance plan
- Erosion and sediment control and stormwater plans

Performance measures should address these issues:

- Setbacks and screening
- Plan review process
- Construction/deconstruction mitigation and associated financial securities
- Signage
- Nuisance issues (glare, noise)

The model language provided at the end of this *PAS Memo* outlines specific recommendations regarding comprehensive plan and zoning ordinance amendments, the application process, and conditions for consideration during the permitting process.

Action Steps for Planners

There are four primary actions that planners can pursue with their planning commissions and governing bodies to ensure that their communities are ready for utility-scale solar.

Review and Amend the Plan

The first, and most important, step from a planning viewpoint is to review and amend the comprehensive plan to align with how a community wants to regulate utility-scale solar uses. Some communities don't want them at all, and many cities and towns don't have the land for them. Larger municipalities and counties around the country may have to deal with this land use at some point, if they haven't already. Local governments should get their planning houses in order by amending plans before the land-use applications arrive.

Review and Amend Land-Use Ordinances

Once the plan is updated, the next step is to review and amend land-use ordinances (namely the zoning ordinance) accordingly. These ordinances are vital land-use tools that need to be up to date and on point to effectively regulate large and complex solar facilities. If local governments do not create regulations for utility-scale solar facilities, applications for these projects will occupy excessive staff time, energy, and talents, resulting in much less efficient and more open-ended results.

Evaluate Each Application Based on Its Own Merits

This should go without saying, but it is important, particularly from a legal perspective, that each project application is evalu-

ated based on its own merits. All planners have probably seen a project denied due to the politics at play with regard to other projects: "That one shouldn't have been approved so we're going to deny this one." "The next one is better so this one needs to be denied."

The focus of each application should be on the potential adverse impacts of the project on the community and what can be done successfully to mitigate those impacts. Whether the applicant is a public utility or a private company, the issues and complexities of the project are the same. The bottom line should never be who the applicant is; rather, it should be whether the project's adverse impacts can be properly mitigated so that the impact to the community is positive.

Learn From Others

Mecklenburg County's revised solar energy policies and regulations began with emails and phone calls to planning colleagues to see how they had handled utility-scale solar projects in their jurisdictions. The primary resources used were internet research, other planners, and old-fashioned planner ingenuity and creativity.

While it is the author's hope and intent that this article offers valuable information on this topic, nothing beats the tried and true formula of "learn from and lean on your colleagues."

Conclusion

The solar energy market is having major impacts on land use across the country, and federal and state tax incentives have contributed to a flood of applications in recent years. While the benefits of clean energy are often touted, the impacts of utility-scale solar facilities on a community can be significant. Applicants often say that a particular project will "only" take up some small percentage of agricultural, forestry, or other land-use category—but the impact of these uses extends beyond simply replacing an existing (or future) land use. Fiscal benefit to a community is also often cited as an incentive, but this alone is not a compelling reason to approve (or disapprove) a land-use application.

The scale and duration of utility-scale solar facilities complicates everything from the land disturbance permitting process through surety requirements. If not done properly, these uses can change the character of an area, altering the future of communities for generations.

Local officials need to weigh these land-use decisions within the context of their comprehensive plan and carefully consider each individual application in terms of the impact that it will have in that area of the community, not only by itself but also if combined with additional sites. The concentration of solar facilities is a major consideration in addition to their individual locations. A solar facility located by itself in a rural area, close to major transmission lines, not prominently visible from public rights-of-way or adjacent properties, and not located in growth areas, on prime farmland, or near cultural, historic, or recreational sites may be an acceptable land use with a beneficial impact on the community.

Properly evaluating and, to the extent possible, mitigating the impacts of these facilities by carefully controlling their

location, scale, size, and other site-specific impacts is key to ensuring that utility-scale solar facilities can help meet broader sustainability goals without compromising a community's vision and land-use future.

About the Author

Darren K. Coffey, AICP, is co-owner and chief executive officer of The Berkley Group, a local government consulting firm in Virginia. Prior to forming The Berkley Group, he worked as a land-use planner for various localities in North Carolina and Virginia. The Berkley Group began working on utility-scale solar planning issues in early 2017 as that industry began to take off in Virginia. Coffey has bachelor of science degrees in economics and geography from James Madison University and a master of arts in geography from Rutgers University, and he attained AICP certification in 2000. He may be reached at darren@bgllc.net.

The author would like to thank Denise Nelson, PE, CFM, ENV SP, Berkley Group Environmental Engineer, for her contributions to this article.

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PAS MEMO ADDENDUM

Specific Planning and Zoning Recommendations for Utility-Scale Solar

This guidance and sample ordinance language for utility-scale solar facilities is drawn from actual comprehensive plan and zoning ordinance amendments as well as conditional (special) use permit conditions. These examples are from Virginia and should be tailored to localities within the context of each state's enabling legislation regarding land use.

THE COMPREHENSIVE (GENERAL) PLAN

The following topics should be addressed for comprehensive plan amendments:

- Identification of major electrical facility infrastructure (i.e., transmission lines, transfer stations, generation facilities, etc.)
- Identification of growth area boundaries around each city, town, or appropriate population center
- Additional public review and comment opportunities for land-use applications within a growth area boundary, within a specified distance from an identified growth area boundary, or within a specified distance from identified population centers (e.g., city or town limits)
- Recommended parameters for utility-scale solar facilities, such as:
 - maximum acreage or density (e.g., not more than two facilities within a two-mile radius) to mitigate the impacts related to the scale of these facilities
 - maximum percent usage (i.e., "under panel" or impervious surface) of assembled property to mitigate impacts to habitat, soil erosion, and stormwater runoff
 - location adjacent or close to existing electric transmission lines
 - location outside of growth areas or town boundary or a specified distance from an identified growth boundary
 - location on brownfields or near existing industrial uses (but not within growth boundaries)
 - avoidance of or minimization of impact to prime farmland as defined by the USDA
 - avoidance of or minimization of impact to the viewshed

of any scenic, cultural, or recreational resources (i.e., large solar facilities may not be seen from surrounding points that are in line-of-sight with a resource location)

- Identification of general conditions to mitigate negative effects, including the following:
 - Concept plan compliance
 - Buffers and screening (e.g., berms, vegetation, etc.)
 - Third-party plan review (for erosion and sediment controls, stormwater management, grading)
 - Setbacks
 - Landscaping maintenance
 - Decommissioning plan and security

THE ZONING ORDINANCE

In addition to, or separate from, comprehensive plan amendments, the zoning ordinance should be amended to more specifically set forth the process and requirements necessary for a thorough land-use evaluation of an application.

Recommended Application Process

Pre-Application Meeting

The process of requiring applicants to meet with staff prior to the submission of an application often results in a better, more complete application and a smoother process once an application is submitted. This meeting allows the potential applicant and staff to sit down to discuss the location, scale, and nature of the proposed use and what will be expected during that process. The pre-application meeting is one of the most

effective tools planners can use to ensure a more efficient, substantive process.

Comprehensive Plan Review

As discussed in the article, a comprehensive plan review for public utility facilities, if required, can occur prior to or as part of the land-use application process. Any application not including the review would be subject to such review in compliance if required by state code. If the plan review is not done concurrently with the land-use application, then it should be conducted prior to the receipt of the application.

An application not substantially in accord with the comprehensive plan should not be recommended for approval, regardless of the conditions placed on the use. Depending on the location, scale, and extent of the project, it is difficult to sufficiently mitigate the adverse impacts of a project that does not conform with the plan.

Land-Use Application

If the comprehensive plan review is completed and the project is found to be in compliance with the comprehensive plan, then the use permit process can proceed once a complete application is submitted. Application completion consists of the submission of all requirements set forth in the zoning ordinance and is at the discretion of the zoning administrator if there is any question as to what is required or when it is required.

Applications should contain all required elements at the time of submittal and no components should be outstanding at the time of submittal.

Sample Ordinance Language

The following sample ordinance language addresses requirements for applications, public notice, development standards, decommissioning, site plan review, and other process elements.

1. Application requirements. Each applicant requesting a use permit shall submit the following:
 - a. A complete application form.
 - b. Documents demonstrating the ownership of the subject parcel(s).
 - c. Proof that the applicant has authorization to act upon the owner's behalf.
 - d. Identification of the intended utility company who will interconnect to the facility.
 - e. List of all adjacent property owners, their tax map numbers, and addresses.
 - f. A description of the current use and physical characteristics of the subject parcels.
 - g. A description of the existing uses of adjacent properties and the identification of any solar facilities—existing or proposed—within a five-mile radius of the proposed location.
 - h. Aerial imagery which shows the proposed location of the solar energy facility, fenced areas and driveways with the closest distance to all adjacent property lines, and nearby dwellings, along with main points of ingress/egress.
2. Public notice.
 - a. Use permits shall follow the public notice requirements as set forth in the zoning ordinance or by state code as applicable.
 - b. Neighborhood meeting: A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed project.
 - i. Concept plan.

The facility shall be constructed and operated in substantial compliance with the approved concept plan, with allowances for changes required by any federal or state agency. The project shall be limited to the phases and conditions set forth in the concept plan that constitutes part of this application, notwithstanding any other state or federal requirements. No additional phasing or reduction in facility size shall be permitted, and no extensions beyond the initial period shall be granted without amending the use permit. The concept plan shall include the subject parcels; the proposed location of the solar panels and related facilities; the location of proposed fencing, driveways, internal roads, and structures; the closest distance to adjacent property lines and dwellings; the location of proposed setbacks; the location and nature of proposed buffers, including vegetative and constructed buffers and berms; the location of points of ingress/egress; any proposed construction phases.
 - j. A detailed decommissioning plan (see item 5 below).
 - k. A reliable and detailed estimate of the costs of decommissioning, including provisions for inflation (see item 5 below).
 - l. A proposed method of providing appropriate escrow, surety, or security for the cost of the decommissioning plan (see item 5 below).
 - m. Traffic study modelling the construction and decommissioning processes. Staff will review the study in cooperation with the state department of transportation or other official transportation authority.
 - n. An estimated construction schedule.
 - o. [x number of] hard copy sets (11"× 17" or larger), one reduced copy (8½"× 11"), and one electronic copy of site plans, including elevations and landscape plans as required. Site plans shall meet the requirements of this ordinance.
 - p. The locality may require additional information deemed necessary to assess compliance with this section based on the specific characteristics of the property or other project elements as determined on a case by case basis.
 - q. Application fee to cover any additional review costs, advertising, or other required staff time.

- no more than 14 days in advance of the meeting date.
 - ii The date, time, and location of the meeting shall be advertised in the newspaper of record by the applicant, at least seven but no more than 14 days in advance of the meeting date.
 - iii The meeting shall be held within the community, at a location open to the general public with adequate parking and seating facilities which may accommodate persons with disabilities.
 - iv The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and make comments regarding the proposal.
 - v The applicant shall provide to the zoning administrator a summary of any input received from members of the public at the meeting.
3. Minimum development standards.
- a. No solar facility shall be located within a reasonable radius of an existing or permitted solar facility, airport, or municipal boundary.
 - b. The minimum setback from property lines shall be a reasonable distance (e.g., at least 100 feet) and correlated with the buffer requirement.
 - c. The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties by a buffer zone of a reasonable distance extending from the property line that shall be landscaped with plant materials consisting of an evergreen and deciduous mix (as approved by staff), except to the extent that existing vegetation or natural landforms on the site provide such screening as determined by the zoning administrator. In the event that existing vegetation or landforms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Opaque architectural fencing may be used to supplement other screening methods but shall not be the primary method.
 - d. The design of support buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the facilities to the natural setting and surrounding structures.
 - e. Maximum height of primary structures and accessory buildings shall be a reasonable height as measured from the finished grade at the base of the structure to its highest point, including appurtenances (e.g., 15 feet). The board of supervisors may approve a greater height based upon the demonstration of a significant need where the impacts of increased height are mitigated.
 - f. All solar facilities must meet or exceed the standards and regulations of the Federal Aviation Administration (FAA), State Corporation Commission (SCC) or equivalent, and any other agency of the local, state, or federal government with the authority to regulate such facilities that are in force at the time of the application.
 - g. To ensure the structural integrity of the solar facility, the owner shall ensure that it is designed and maintained in compliance with standards contained in applicable local, state, and federal building codes and regulations that were in force at the time of the permit approval.
- h. The facilities shall be enclosed by security fencing on the interior of the buffer area (not to be seen by other properties) of a reasonable height. A performance bond reflecting the costs of anticipated fence maintenance shall be posted and maintained. Failure to maintain the security fencing shall result in revocation of the use permit and the facility's decommissioning.
 - i. Ground cover on the site shall be native vegetation and maintained in accordance with established performance measures or permit conditions.
 - j. Lighting shall use fixtures as approved by the municipality to minimize off-site glare and shall be the minimum necessary for safety and security purposes. Any exceptions shall be enumerated on the concept plan and approved by the zoning administrator.
 - k. No facility shall produce glare that would constitute a nuisance to the public.
 - l. Any equipment or situations on the project site that are determined to be unsafe must be corrected within 30 days of citation of the unsafe condition.
 - m. Any other condition added by the planning commission or governing body as part of a permit approval.
4. Coordination of local emergency services. Applicants for new solar energy facilities shall coordinate with emergency services staff to provide materials, education and/or training to the departments serving the property with emergency services in how to safely respond to on-site emergencies.
5. Decommissioning. The following requirements shall be met:
- a. Utility-scale solar facilities which have reached the end of their useful life or have not been in active and continuous service for a reasonable period of time shall be removed at the owner's or operator's expense, except if the project is being repowered or a force majeure event has or is occurring requiring longer repairs; however, the municipality may require evidentiary support that a longer repair period is necessary.
 - b. Decommissioning shall include removal of all solar electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, and any other associated facilities, so that any agricultural ground upon which the facility or system was located is again tillable and suitable for agricultural uses. The site shall be graded and reseeded to restore it to as natural a condition as possible, unless the land owner requests in writing that the access roads or other land surface areas not be restored, and this request is approved by the governing body (other conditions might be more beneficial or desirable at that time).
 - c. The site shall be regraded and reseeded to as natural condition as possible within a reasonable timeframe after equipment removal.

- d. The owner or operator shall notify the zoning administrator by certified mail, return receipt requested, of the proposed date of discontinued operations and plans for removal.
 - e. Decommissioning shall be performed in compliance with the approved decommissioning plan. The governing body may approve any appropriate amendments to or modifications of the decommissioning plan.
 - f. Hazardous material from the property shall be disposed of in accordance with federal and state law.
 - g. The applicant shall provide a reliable and detailed cost estimate for the decommissioning of the facility prepared by a professional engineer or contractor who has expertise in the removal of solar facilities. The decommissioning cost estimate shall explicitly detail the cost and shall include a mechanism for calculating increased removal costs due to inflation and without any reduction for salvage value. This cost estimate shall be recalculated every five (5) years and the surety shall be updated in kind.
 - h. The decommissioning cost shall be guaranteed by cash escrow at a federally insured financial institution approved by the municipality before any building permits are issued. The governing body may approve alternative methods of surety or security, such as a performance bond, letter of credit, or other surety approved by the municipality, to secure the financial ability of the owner or operator to decommission the facility.
 - i. If the owner or operator of the solar facility fails to remove the installation in accordance with the requirements of this permit or within the proposed date of decommissioning, the municipality may collect the surety and staff or a hired third party may enter the property to physically remove the installation.
6. Site plan requirements. In addition to the site plan requirements set forth in the zoning ordinance, a construction management plan shall be submitted that includes:
- Traffic control plan (subject to state and local approval, as appropriate)
 - Delivery and parking areas
 - Delivery routes
 - Permits (state/local)
- Additionally, a construction/deconstruction mitigation plan shall also be submitted including:
- Hours of operation
 - Noise mitigation (e.g., construction hours)
 - Smoke and burn mitigation (if necessary)
 - Dust mitigation
 - Road monitoring and maintenance
7. The building permit must be obtained within [18 months] of obtaining the use permit and commencement of the operation shall begin within [one year] from building permit issuance.
8. All solar panels and devices are considered primary structures and subject to the requirements for such, along with the established setbacks and other requirements for solar facilities.
 9. Site maintenance.
 - a. Native grasses shall be used to stabilize the site for the duration of the facility's use.
 - b. Weed control or mowing shall be performed routinely and a performance bond reflecting the costs of such maintenance for a period of [six (6) months] shall be posted and maintained. Failure to maintain the site may result in revocation of the use permit and the facility's decommissioning.
 - c. Anti-reflection coatings. Exterior surfaces of the collectors and related equipment shall have a nonreflective finish and solar panels shall be designed and installed to limit glare to a degree that no after image would occur towards vehicular traffic and any adjacent building.
 - d. Repair of panels. Panels shall be repaired or replaced when either nonfunctional or in visible disrepair.
 10. Signage shall identify the facility owner, provide a 24-hour emergency contact phone number, and conform to the requirements set forth in the Zoning Ordinance.
 11. At all times, the solar facility shall comply with any local noise ordinance.
 12. The solar facility shall not obtain a building permit until evidence is given to the municipality that an electric utility company has a signed interconnection agreement with the permittee.
 13. All documentation submitted by the applicant in support of this permit request becomes a part of the conditions. Conditions imposed by the governing body shall control over any inconsistent provision in any documentation provided by the applicant.
 14. If any one or more of the conditions is declared void for any reason, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are here by declared to be severable.
 15. Any infraction of the above-mentioned conditions, or any zoning ordinance regulations, may lead to a stop order and revocation of the permit.
 16. The administrator/manager, building official, or zoning administrator, or any other parties designated by those public officials, shall be allowed to enter the property at any reasonable time, and with proper notice, to check for compliance with the provisions of this permit.

EXAMPLE OF RECOMMENDED USE PERMIT CONDITIONS (In Virginia: conditional uses, special uses, special exceptions)

Conditions ([approved/revise] at the Planning Commission meeting on [date])

If the Board determines that the application furthers the comprehensive plan's goals and objectives and that it meets the criteria set forth in the zoning ordinance, then the Planning Commission recommends the following conditions to mitigate the adverse effects of this utility-scale solar generation facility with any Board recommendation for permit approval.

1. The Applicant will develop the Solar Facility in substantial accord with the Conceptual Site Plan dated _____ included with the application as determined by the Zoning Administrator. Significant deviations or additions, including any enclosed building structures, to the Site Plan will require review and approval by the Planning Commission and Board of Supervisors.
2. Site Plan Requirements. In addition to all State site plan requirements and site plan requirements of the Zoning Administrator, the Applicant shall provide the following plans for review and approval for the Solar Facility prior to the issuance of a building permit:
 - a. *Construction Management Plan.* The Applicant shall prepare a Construction Management Plan for each applicable site plan for the Solar Facility, and each plan shall address the following:
 - i. Traffic control methods (in coordination with the Department of Transportation prior to initiation of construction), including lane closures, signage, and flagging procedures.
 - ii. Site access planning directing employee and delivery traffic to minimize conflicts with local traffic.
 - iii. Fencing. The Applicant shall install temporary security fencing prior to the commencement of construction activities occurring on the Solar Facility.
 - iv. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and safety lighting shall be exempt from this construction lighting condition.
 - b. *Construction Mitigation Plan.* The Applicant shall prepare a Construction Mitigation Plan for each applicable site plan for the Solar Facility to the satisfaction of the Zoning Administrator. Each plan shall address, at a minimum, the effective mitigation of dust, burning operations, hours of construction activity, access and road improvements, and handling of general construction complaints.
 - c. *Grading plan.* The Solar Facility shall be constructed in compliance with the County-approved grading plan as determined and approved by the Zoning Administrator or his designee prior to the commencement of any construction activities and a bond or other security will be posted for the grading operations. The grading plan shall:
 - i. Clearly show existing and proposed contours;
 - ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
 - iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms;
 - iv. Require an earthwork balance to be achieved on-site with no import or export of soil;
 - v. Require topsoil to first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded in areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required;
 - vi. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce stormwater storage needs.
 - d. *Erosion and Sediment Control Plan.* The County will have a third-party review with corrections completed prior to submittal for Department of Environmental Quality (DEQ) review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. An E&S bond (or other security) will be posted for the construction portion of the project.
 - e. *Stormwater Management Plan.* The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. A stormwater control bond (or other security) will be posted for the project for both construction and post construction as applicable and determined by the Zoning Administrator.
 - f. *Solar Facility Screening and Vegetation Plan.* The owner or operator shall construct, maintain, and operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project's vegetative buffers in an amount deemed sufficient by the Zoning Administrator.
 - g. The Applicant will compensate the County in obtaining an independent third-party review of any site plans or construction plans or part thereof.
 - h. The design, installation, maintenance, and repair of the Solar Facility shall be in accordance with the most current National Electrical Code (NFPA 70) available (2017 version or later as applicable).
3. Operations.
 - a. *Permanent Security Fence.* The Applicant shall install a permanent security fence, consisting of chain link, 2-inch square mesh, 6 feet in height, surmounted by three strands of barbed wire, around the Solar Facility prior to the commencement of operations of the Solar Facility.

- Failure to maintain the fence in a good and functional condition will result in revocation of the permit.
- b. *Lighting.* Any on-site lighting provided for the operational phase of the Solar Facility shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
 - c. *Noise.* Daytime noise will be under 67 dBA during the day with no noise emissions at night.
 - d. *Ingress/Egress.* Permanent access roads and parking areas will be stabilized with gravel, asphalt, or concrete to minimize dust and impacts to adjacent properties.
4. Buffers.
 - a. *Setbacks.*
 - i. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, shall be maintained from a principal Solar Facility structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.
 - ii. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, shall be maintained from a principal Solar Facility structure to any adjoining property line which is a perimeter boundary line for the project area.
 - b. *Screening.* A minimum 50-foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a triple row of trees and shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 feet in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator.
 - c. *Wildlife corridors.* The Applicant shall identify an access corridor for wildlife to navigate through the Solar Facility. The proposed wildlife corridor shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.
 5. Height of Structures. Solar facility structures shall not exceed 15 feet, however, towers constructed for electrical lines may exceed the maximum permitted height as provided in the zoning district regulations, provided that no structure shall exceed the height of 25 feet above ground level, unless required by applicable code to interconnect into existing electric infrastructure or necessitated by applicable code to cross certain structures (e.g. pipelines).
 6. Inspections. The Applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.
 7. Training. The Applicant shall arrange a training session with the Fire Department to familiarize personnel with issues unique to a solar facility before operations begin.
 8. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
 9. Decommissioning.
 - a. *Decommissioning Plan.* The Applicant shall submit a decommissioning plan to the County for approval in conjunction with the building permit. The purpose of the decommissioning plan is to specify the procedure by which the Applicant or its successor would remove the Solar Facility after the end of its useful life and to restore the property for agricultural uses.
 - b. *Decommissioning Cost Estimate.* The decommissioning plan shall include a decommissioning cost estimate prepared by a State licensed professional engineer.
 - i. The cost estimate shall provide the gross estimated cost to decommission the Solar Facility in accordance with the decommissioning plan and these conditions. The decommissioning cost estimate shall not include any estimates or offsets for the resale or salvage values of the Solar Facility equipment and materials.
 - ii. The Applicant, or its successor, shall reimburse the County for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimate.
 - iii. The Applicant, or its successor, will update the decommissioning cost estimate every 5 years and reimburse the County for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
 - c. *Security.*
 - i. Prior to the County's approval of the building permit, the Applicant shall provide decommissioning security in one of the two following alternatives:
 1. Letter of Credit for Full Decommissioning Cost: A letter of credit issued by a financial institution that has (i) a credit Rating from one or both of S&P and Moody's of at least A from S&P or A2 from Moody's and (ii) a capital surplus of at least \$10,000,000,000; or (iii) other credit rating and capitalization reasonably acceptable to the County, in the full amount of the decommissioning estimate; or
 2. Tiered Security:
 - a. 10 percent of the decommissioning cost estimate to be deposited in a cash escrow at a financial institution reasonably acceptable to the County; and
 - b. 10 percent of the decommissioning cost estimate in the form of a letter of credit issued by

- a financial institution that has (i) a credit rating from one or both of S&P and Moody's of at least A from S&P or A2 from Moody's and (ii) a capital surplus of at least \$10,000,000,000, or (iii) other credit rating and capitalization reasonably acceptable to the County, with the amount of the letter of credit increasing by an additional 10 percent each year in years 2–9 after commencement of operation of the Solar Facility; and
- c. The Owner, not the Applicant, will provide its guaranty of the decommissioning obligations. The guaranty will be in a form reasonably acceptable to the County. The Owner, or its successor, should have a minimum credit rating of (i) Baa3 or higher by Moody's or (ii) BBB- or higher by S&P; and
 - d. In the tenth year after operation, the Applicant will have increased the value of the letter of credit to 100 percent of the decommissioning cost estimate. At such time, the Applicant may be entitled to a return of the 10 percent cash escrow.
- ii. Upon the receipt of the first revised decommissioning cost estimate (following the 5th anniversary), any increase or decrease in the decommissioning security shall be funded by the Applicant or refunded to Applicant (if permissible by the form of security) within 90 days and will be similarly trued up for every subsequent five-year updated decommissioning cost estimate.
 - iii. The security must be received prior to the approval of the building permit and must stay in force for the duration of the life span of the Solar Facility and until all decommissioning is completed. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the special use permit and shall be entitled to take all action to obtain the rights to the form of security.
- d. *Applicant/Property Owner Obligation.* Within 6 months after the cessation of use of the Solar Facility for electrical power generation or transmission, the Applicant or its successor, at its sole cost and expense, shall decommission the Solar Facility in accordance with the decommissioning plan approved by the County. If the Applicant or its successor fails to decommission the Solar Facility within 6 months, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire Solar Facility arising out of a default by the Applicant or its successor, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's acreage ownership of the Solar Facility.
- e. *Applicant/Property Owner Default; Decommissioning by the County.*
 - i. If the Applicant, its successor, or the property owners fail to decommission the Solar Facility within 6 months, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the rights to the Solar Facility equipment and materials on the property.
 - ii. If applicable, any excess decommissioning security funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
 - iii. Prior to the issuance of any permits, the Applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the Solar Facility equipment and materials to complete the decommissioning upon the Applicant's and property owner's default. Such instrument(s) shall bind the Applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.
 - f. *Equipment/Building Removal.* All physical improvements, materials, and equipment related to solar energy generation, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. Perimeter fencing will be removed and recycled or reused. Where the current or future landowner prefers to retain the fencing, these portions of fence will be left in place.
 - g. *Infrastructure Removal.* All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by that landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.
 - h. *Partial Decommissioning.* If decommissioning is triggered for a portion, but not the entire Solar Facility, then the Applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the Solar Facility; the remaining portion of the Solar Facility would continue to be subject to the decommissioning plan. Any reference to decommissioning the Solar Facility shall include the obligation to decommission all or a portion of the Solar Facility whichever is applicable with respect

to a particular situation.

10. Power Purchase Agreement. At the time of the Applicant's site plan submission, the Applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of 80% of the Solar Facility's anticipated generation capacity for not less than 10 years from commencement of operation. Upon the County's request, the Applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.

COMMERCIAL ZONING DISTRICTS

Commercial development is regulated by one of five commercial zoning districts, as excerpted below:

O Office District

The O Office District zoning designation is intended to provide for the location of professional offices, research and development facilities, and other related uses on parcels of at least 20,000 square feet. In addition, a mix of limited retail and service uses may be allowed to support other uses within the zone. The O Office District zone may be used as a transitional zone between residential and more intensive commercial and manufacturing districts. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings. The minimum lot size for the O Zone is 20,000 square feet with a maximum building coverage of 50 percent. 30 foot front yards are required with 10 foot side yards and 20 foot rear yards also required. Building heights are limited to 6-stories or 80 feet.

B-1 Local Business

The B-1 Local Business District zoning designation is intended for the location of commercial and professional facilities that are especially useful in close proximity to residential areas. The district is designed to provide convenient shopping and services that meet the needs and enhances the quality of life for surrounding residential neighborhoods. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings. The minimum lot size for the B-1 Zone is 10,000 square feet with a maximum building coverage of 50 percent. 30 foot front yards are required with 20 foot side and rear yards also required. Building heights are limited to 6-stories or 80 feet.

B-2 Retail Commerce

The B-2 Retail Commerce Business District zoning designation is intended for the location of retail shops and stores offering goods to the population. Buildings in this district are allowed to build on a majority of the lot with diminished setbacks. This allows shops and stores to maximize retail space while supporting a pedestrian friendly environment in retail shopping areas. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings. The minimum lot size for the B-2 Zone is 10,000 square feet with a maximum building coverage of 80 percent. There is no front yard requirement, however 20 foot side and rear yards are required. Building heights are limited to 6-stories or 80 feet.

B-3 General Business

The B-3 General Business District zoning designation is intended for the location of a broad range of commercial uses, including small scale and large scale businesses. These uses are usually oriented toward automobile access and visibility; therefore they are typically set along major arterial roads. The businesses in this district are meant to serve regional as well as local customers. This district also encourages dwelling units located above the first floor of a permitted use to create mixed use buildings. The minimum lot size for the B-3 Zone is 10,000 square feet with a maximum building coverage of 50 percent. 50 foot front yards are required with 20 foot side and rear yards also required. Building heights are limited to 6-stories or 80 feet.

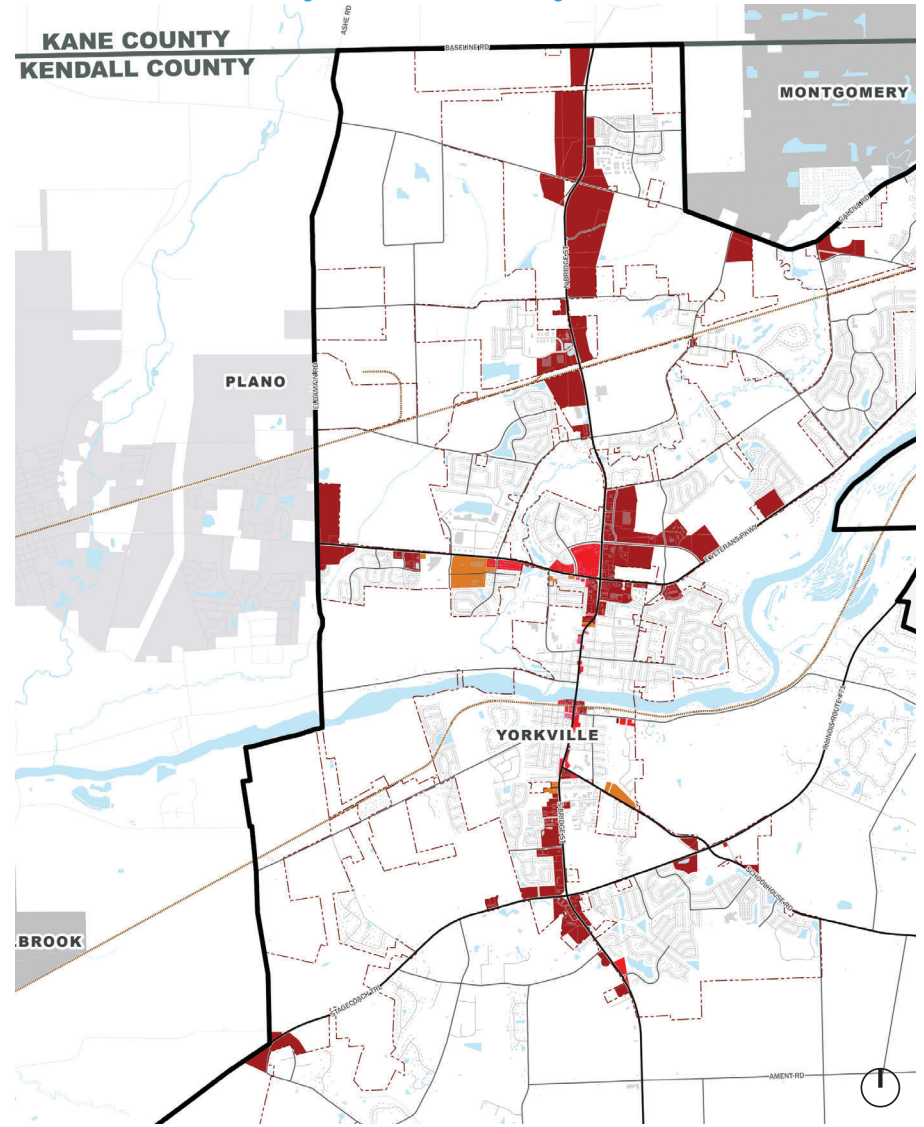
B-4 Service District

The B-4 Service Business District zoning designation is intended for the location of a variety of service based commercial uses. These businesses focus on providing residents with services on a local level. The minimum lot size for the B-4 Zone is 10,000 square feet with a maximum building coverage of 50 percent. 50 foot front yards are required with 20 foot side and rear yards also required. Building heights are limited to 6-stories or 80 feet.



Graph 2.21 - Residential Zoning Districts

Figure 2.15: Commercial Zoning Districts





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

Agenda Item Number

New Business #7

Tracking Number

EDC 2023-52

Agenda Item Summary Memo

Title: City Building Updates

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

Synopsis: Please see the attached memo.

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: United City of Yorkville Economic Development Committee
From: Peter Ratos Building Code Official
CC: Bart Olson, City Administrator
Date: November 1, 2023
Subject: City Building Update

Summary

On October 3, 2023, during the United City of Yorkville Economic Development meeting a status update was requested for two City owned buildings. The status requests were for 102 E Van Emmon St, commonly known as the Van Emmon Activity Center and 609 N Bridge St, a former residential home directly to the east of the City of Yorkville's current Public Works Facility.

Background

In March 2017 the City purchased the 3.4 acre property at 102 E. Van Emmon Street. This property is a two-level commercial building that formerly held the Old Second Bank. The immediate use of the building was converted to the Van Emmon Activity Center and the Parks and Recreation Department have been scheduling fitness classes at this location since the summer. The parking lot was also improved to allow for additional public parking in the downtown. In February 2017 the City of Yorkville purchased the single-family home located at 609 N Bridge St. The parcel of land was purchased to allow for possible expansion of the existing Public Works Facility with direct access to IL State Rout 47.

102 E Van Emmon St

The property is currently being used to store City documents and other items that must be retained in perpetuity. The structure was inspected and is currently in the good condition and is serving the current function of storage well. There were no signs of settling or movement in the foundations of the building or in the exterior masonry façade. The roof was inspected and found to be leak free and the roof drains appear to have been cleaned in the recent past. The basement was free of ground water and the existing plumbing, mechanical and electrical systems are in operational condition. Apart from the large amounts of items being stored on the ground floor the building is unchanged from the last inspection conducted in 2022.

609 N Bridge St

The property is currently vacant and being maintained seasonally by the City of Yorkville's Maintenance Department. The property is in good condition at the time of inspection. The plumbing, mechanical and electrical systems are in good working condition. The foundation walls are intact and without any signs of new cracking or ground water leaks. All the exposed structural steel components were inspected for evidence of settling as were all the exposed wooded beams. The wooden beams were also tested to insure they were not water damaged and free from rot. The only issue found at the time of inspection was a small water damaged area on the inside of the front porch ceiling. The area does not appear to be actively leaking. The discoloration on the ceiling may be due to ice damming during the 2022-2023 winter season or from wind borne rain during one of the severe storms our area experienced this year. The spot was not wet at the time of inspection.

Conclusion

Both buildings continue to be structurally sound and relatively in the same condition that they were purchased in. Both structures will need modernization if they are to be used for more than storage or the most basic of City functions. If the City decides to retain the property at 609 N Bridge St the Building Department would recommend that the roof be replaced or that a licensed roofing contractor perform an inspection and evaluation to repair any damages to the roofing assembly within the next year.



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 #8

Tracking Number

EDC 2023-53

Agenda Item Summary Memo

Title: Meeting Schedule for 2024

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

Synopsis: Proposed meeting schedule for 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Behland Administration
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Jori Behland, City Clerk
CC: Bart Olson, City Administrator
Date: October 30, 2023
Subject: Economic Development Committee Meeting Schedule for 2024

Summary

Proposed 2024 meeting schedule for the Economic Development Committee.

Meeting Schedule for 2024

Listed below are the proposed meeting dates for the Economic Development Committee meeting for 2024. The proposed schedule has the committee continuing to meet on the first Tuesday of the month at 6:00 p.m.

- January 2, 2024
- February 6, 2024
- March 5, 2024
- April 2, 2024
- May 7, 2024
- June 4, 2024
- July 2, 2024
- August 6, 2024
- September 3, 2024
- October 1, 2024
- November 6, 2024* (*Wednesday, due to the election on Tuesday, November 5th*)
- December 3, 2024

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2024.

January

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

February

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

March

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

April

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

May

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

June

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

July

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

August

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

September

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

October

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

November

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

December

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