



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, January 2, 2024

6:00 p.m.

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: November 7, 2023

New Business:

1. EDC 2024-01 Building Permit Reports for October and November 2023
2. EDC 2024-02 Building Inspection Reports for October and November 2023
3. EDC 2024-03 Property Maintenance Reports for October and November 2023
4. EDC 2024-04 Economic Development Reports for November and December 2023
5. EDC 2024-05 703 S. Main Street – Variance
6. EDC 2024-06 Kendall County Petitions 23-32 and 23-33 – 1.5 Mile Review
(Grainco FS, Inc. & A.B. Schwartz)
7. EDC 2024-07 Annual Foreclosure Update

Old Business:

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

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 2, 2024
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. November 7, 2023

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

NEW BUSINESS:

1. EDC 2024-01 Building Permit Reports for October and November 2023

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

2. EDC 2024-02 Building Inspection Reports for October and November 2023

☐ Informational Item

☐ Notes _____

3. EDC 2024-03 Property Maintenance Reports for October and November 2023

☐ Informational Item

☐ Notes _____

4. EDC 2024-04 Economic Development Reports for November and December 2023

☐ Informational Item

☐ Notes _____

5. EDC 2024-05 703 S. Main Street – Variance

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2024-06 Kendall County Petitions 23-32 and 23-33 – 1.5 Mile Review
(Grainco FS, Inc. & A.B. Schwartz)

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

7. EDC 2024-07 Annual Foreclosure Update

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

OLD BUSINESS:

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

☐ 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 – November 7, 2023

Meeting and Date: Economic Development Committee – January 2, 2024

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, November 7, 2023, 6:00pm
City Council Chambers
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Vice-Chairman Chris Funkhouser
Alderman Dan Transier
Alderman Seaver Tarulis

Absent: Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Alderman Ken Koch (via Zoom)
Economic Development Director Lynn Dubajic Kellogg

Other Guests

Matt Walsh-Nexamp
Dan Nagel
Angela Feria, Cultivate Power, via Zoom
Cindy ? Via Zoom
Mike Krempski

The meeting was called to order at 6:08pm by Vice-Chairman Chris Funkhouser.

Citizen Comments None

Minutes for Correction/Approval October 3, 2023

The minutes were approved as presented.

New Business

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

Ms. Noble reported 30 residential permits. The total for the calendar year is 292 and 167 for the FY. For information.

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

In September, 950 inspections were done and the majority were for single family detached/attached homes. Most were done in-house and 220 were outsourced.

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

Eight cases were heard and 7 were found liable and 1 dismissed.

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

In addition to her report, Ms. Dubajic Kellogg said more vacant retail spaces are being negotiated. She also added that Vault and Little Loaf Bakehouse should open in November with Station One Smokehouse opening in December. For information.

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

Ms. Noble said this is the final phase of the townhome portion of Kendall Marketplace which is situated on 9 acres and is comprised of 45 lots with 1 lot for open space/detention. There are 164 total townhomes in the entire site. A Plan Council meeting was held regarding Phase 4 and one issue was raised concerning the Phase 1 common area. Some residents asked for permits to install patios and fences, but found they needed approval from the development owner. In Phase 4, fences will not be allowed, but language will be added to individual plats to allow for patios. The petitioner updated the plans and this matter will go to Planning and Zoning on November 8 and then to City Council.

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

A solar farm petition was discussed at the previous Economic Development meeting. Aldermen had concern about the visible location along Rt. 47. Ms. Noble said before staff moves forward on other solar applications, they are requesting guidelines to be established regarding placement. She did research and found information guiding the location of solar farms. Recommendations were:

1. Do a maximum acreage or density study.
2. Allow them to be located outside growth areas, set boundaries, identify zoning districts.
3. Avoid or minimize impact of view shed from cultural or recreational resources (such as Raging Waves or Fox River).

Staff made a map showing possible approved locations within the city. She said there are pending solar applications at this time.

Committee members gave their feedback. Alderman Tarulis said he does not favor solar anywhere in the city. Alderman Transier said he has no objections to solar farms, but does not want them in arterial locations suitable for future commercial. He does not want them to impede any residential or commercial. Alderman Funkhouser wants to protect arterials and certain collector streets as well as residential corridors, cultural and natural features. Donations, incentives or improved roadwork were suggested by Alderman Koch.

Mr. Olson asked if the committee would be in favor of strict distances from corridors or to consider case-by-case. Alderman Funkhouser said an overlay of mapped roads would be helpful and Alderman Transier said if a strict distance prohibition is established, it would show if the ComEd hookups are possible. Criteria suggested for the map are: separations of 500'/1,000'/1,500' from major arterials, transmission line locations, 500' buffer of the rail and municipal/county arterials. Mr. Olson suggested the location could be dependent on density/proximity issues or size dependent.

Mr. Matt Walsh of Nexamp weighed in, saying ComEd's distribution infrastructure can only handle so many projects. He suggested that solar fields could be grouped if a suitable site is identified.

7. *EDC 2023-52 City Building Updates*

Code Official Pete Ratos recently inspected 2 city properties—the Van Emmon Activity Center and a former residence at 609 N. Bridge St. and provided information on the current uses and general condition of the buildings. There are no updates on the Activity Center and 609 N. Bridge is on hold until the Public Works building issue is decided. Alderman Funkhouser said he is concerned about the landscape maintenance of the home and he would like to increase maintenance. Facilities Manager Jesus Navarro drafted a deferred maintenance list. Also, past tenants were notified about some items left in the home. There also may be some valuable historical items in the home for which Mr. Navarro will determine the value.

8. *EDC 2023-53 Meeting Schedule for 2024*

It was noted that November 6th was adjusted for the election and the committee approved the schedule.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:35pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2024-01

Agenda Item Summary Memo

Title: Building Permit Reports for October and November 2023

Meeting and Date: Economic Development Committee – January 2, 2024

Synopsis: All permits issued in October and November 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

October 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
October 2023	182	22	18	0	6	0	136	7,497,754.00	499,156.64
Calendar Year 2023	2022	233	99	0	82	0	1608	92,516,938.00	4,077,505.72
Fiscal Year 2024	1574	146	61	0	48	0	1319	68,222,328.00	2,916,057.79
October 2022	142	11	46	0	10	0	75	10,580,406.00	661,594.62
Calendar Year 2022	1361	152	80	0	106	0	1023	57,147,725.00	2,100,327.54
Fiscal Year 2023	961	92	68	0	73	0	728	37,938,340.00	1,596,090.79
October 2021	123	27	8	0	7	0	81	6,118,333.00	252,144.32
Calendar Year 2021	1515	236	137	0	113	0	1029	70,372,138.00	2,531,309.45
Fiscal Year 2022	978	137	113	0	61	0	667	45,635,833.00	1,630,471.76
October 2020	200	25	28	0	9	0	138	7,618,306.00	475,701.74
Calendar Year 2020	1672	178	92	0	82	0	1458	51,635,398.00	2,374,653.38
Fiscal Year 2021	1285	133	88	0	42	0	1022	40,021,886.00	1,906,011.00



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

November 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
November 2023	152	18	19	0	6	0	107	6,615,087.00	455,718.91
Calendar Year 2023	2175	251	117	0	88	0	1719	99,053,457.00	4,519,715.27
Fiscal Year 2024	1727	164	79	0	54	0	1430	74,758,847.00	3,356,117.34
November 2022	86	13	22	0	2	0	49	6,406,421.00	418,035.46
Calendar Year 2022	1449	165	102	0	108	0	1074	63,603,712.00	2,520,213.00
Fiscal Year 2023	1049	105	90	0	75	0	779	44,394,327.00	2,015,926.25
November 2021	90	5	23	0	10	0	52	4,449,427.00	196,467.18
Calendar Year 2021	1604	241	160	0	123	0	1080	74,807,575.00	2,730,676.63
Fiscal Year 2022	1068	142	136	0	71	0	719	50,085,270.00	1,829,188.94
November 2020	86	14	2	0	5	0	65	3,453,154.00	118,496.64
Calendar Year 2020	1753	192	94	0	87	0	1380	54,989,730.00	2,494,231.83
Fiscal Year 2021	1366	147	90	0	47	0	1082	43,376,218.00	2,025,389.45



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 2024-02

Agenda Item Summary Memo

Title: Building Inspection Reports for October and November 2023

Meeting and Date: Economic Development Committee – January 2, 2024

Synopsis: All inspections scheduled in October and November 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: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	-----	093-MIS MISCELLANEOUS	10000001	COUNTY INSPECTIONS	0		10/18/2023
		Comments1: FRAME-WIRE -- 9186 CHATHAM PLACE, ESTATE					
		Comments2: S OF MILLBROOK					
PR	-----	094-PPS PRE-POUR, SLAB ON GRADE					10/18/2023
		Comments1: SLAB/GARAGE -- 71 LILLIAN LANE					
PR	-----	095-FIN FINAL INSPECTION					10/18/2023
		Comments1: ADDITION @ 154 W RICKERD DR, OSWEGO					
PR	-----	096-FTG FOOTING					10/20/2023
		Comments1: 10 RIVERWOOD DR-OSWEGO					
PR	-----	097-PPS PRE-POUR, SLAB ON GRADE					10/23/2023
		Comments1: GARAGE -- 7178 FAIRWAY DR- WHITETAIL					
PR	-----	098-MIS MISCELLANEOUS					10/25/2023
		Comments1: 10711 CORNEILS RD -- PLANO -- ROUGH FRAM					
		Comments2: E WIRE					
PR	-----	099-FIN FINAL INSPECTION					10/30/2023
		Comments1: FINAL--REMODEL -- 12 CANYON CT					
PR	-----	100-BSM BASEMENT FLOOR					10/24/2023
		Comments1: 7557 CLUBHOUSE DR-					
PR	-----	101-RFR ROUGH FRAMING					10/25/2023
		Comments1: 7178 FAIRWAY DR-YORKVILLE					
ED	-----	021-EFL ENGINEERING - FINAL INSPE	20191738	2111 TREMONT AVE	458		10/05/2023
BC	-----	022-FIN FINAL INSPECTION	20191739	2125 TREMONT AVE	457		10/20/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
BC	-----	023-FEL FINAL ELECTRIC					10/20/2023
BC	-----	024-FMC FINAL MECHANICAL					10/20/2023
PBF	-----	025-PLF PLUMBING - FINAL OSR READ					10/20/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
ED	-----	026-EFL ENGINEERING - FINAL INSPE					10/19/2023
		Comments1: MISSING FRONT PROPERTY PINS					
ED	-----	027-REI REINSPECTION					10/26/2023
		Comments1: EFL MODEL TO FINAL					
GH	-----	019-FIN FINAL INSPECTION	20191740	2105 TREMONT AVE	459		10/18/2023
		Comments1: DARREN					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	020-FEL FINAL ELECTRIC					10/18/2023
GH	-----	021-FMC FINAL MECHANICAL					10/18/2023
PBF	-----	022-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/18/2023
ED	-----	023-EFL ENGINEERING - FINAL INSPE					10/18/2023
GH	-----	024-REI REINSPECTION Comments1: FINAL BUILDING REINSPECTION					10/26/2023
ED	-----	026-REI REINSPECTION					10/26/2023
PBF	-----	027-REI REINSPECTION Comments1: FINAL PLUMBING -- DARREN.OHANLON@LENNAR. Comments2: COM					10/27/2023
ED	-----	020-REI REINSPECTION Comments1: EFL REINSPECTION	20220258	3345 SEELEY ST	801		10/06/2023
ED	-----	026-EFL ENGINEERING - FINAL INSPE	20220405	622 ASHWORTH LN	525		10/05/2023
PR	09:00	030-PLU PLUMBING - UNDERSLAB Comments1: ALLEN	20220474	1555 W CORNEILS RD			10/09/2023
PR	09:00	031-ELU ELECTRICAL - UNDERSLAB					10/09/2023
PR	09:00	032-PLU PLUMBING - UNDERSLAB Comments1: ALEAN -- ARCO					10/11/2023
PR	09:00	033-PPS PRE-POUR, SLAB ON GRADE Comments1: ALAN 630-640-9301					10/17/2023
PR	10:00	034-PPS PRE-POUR, SLAB ON GRADE Comments1: FLOOR IN HEAD HOUSE -- ALAN					10/23/2023
GH	-----	002-REI REINSPECTION Comments1: PAVERS AT DRIVEWAY	20221156	1869 COLUMBINE DR	72		10/13/2023
BC	-----	AM 003-RFR ROUGH FRAMING Comments1: FIRE BLOCKING - NICK 708-655-1539	20221238	2288 FAIRFAX WAY	501		10/27/2023
BC	-----	AM 004-REL ROUGH ELECTRICAL					10/27/2023
BC	-----	AM 020-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221319	248A PORTAGE LN	134-3		10/19/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	-----	AM 021-FEL FINAL ELECTRIC					10/19/2023
BC	-----	AM 022-FMC FINAL MECHANICAL					10/19/2023
PBF	-----	AM 023-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					10/19/2023
PW	-----	024-EFL ENGINEERING - FINAL INSPE					10/13/2023
BC	-----	AM 021-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221320	248B PORTAGE LN	133-3		10/19/2023
BC	-----	AM 022-FEL FINAL ELECTRIC					10/19/2023
BC	-----	AM 023-FMC FINAL MECHANICAL					10/19/2023
PBF	-----	AM 024-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					10/19/2023
PW	-----	025-EFL ENGINEERING - FINAL INSPE					10/13/2023
BF	-----	AM 020-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221321	248C PORTAGE LN	132-3		10/18/2023
BF	-----	AM 021-FEL FINAL ELECTRIC					10/18/2023
BF	-----	AM 022-FMC FINAL MECHANICAL					10/18/2023
PBF	-----	AM 023-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					10/18/2023
PW	-----	024-EFL ENGINEERING - FINAL INSPE					10/13/2023
BF	-----	AM 021-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221322	248D PORTAGE LN	131-3		10/18/2023
BF	-----	AM 022-FEL FINAL ELECTRIC					10/18/2023
BF	-----	AM 023-FMC FINAL MECHANICAL					10/18/2023
PBF	-----	AM 024-PLF PLUMBING - FINAL OSR READ					10/18/2023
PW	-----	025-EFL ENGINEERING - FINAL INSPE					10/13/2023
BF	-----	AM 020-FIN FINAL INSPECTION Comments1: NHOLMSTROM@WMRYAN.COM	20221323	248E PORTAGE LN	130		10/18/2023
BF	-----	AM 021-FEL FINAL ELECTRIC					10/18/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	-----	AM 022-FMC FINAL MECHANICAL					10/18/2023
PBF	-----	AM 023-PLF PLUMBING - FINAL OSR READ Comments1: NHOLMSTROM@WMRYAN.COM					10/18/2023
PW	-----	024-EFL ENGINEERING - FINAL INSPE					10/13/2023
ED	-----	024-REI REINSPECTION Comments1: EFL	20221355	3752 BISSEL DR	130-2		10/12/2023
PBF	-----	AM 007-REI REINSPECTION Comments1: FINAL PLUMBING -- LEVI 573-944-1197	20221424	202 W VAN EMMON ST			10/02/2023
BF	-----	AM 001-FTG FOOTING Comments1: JENN@ABBYPROPERTIES.LLC	20221493	1020 GILLESPIE LN	243		10/24/2023
BF	-----	AM 001-FTG FOOTING Comments1: JENN@ABBYPROPERTIES.LLC	20221494	1018 GILLESPIE LN	244		10/24/2023
BF	-----	AM 001-FTG FOOTING Comments1: JENN@ABBYPROPERTIES.LLC	20221495	1016 GILLESPIE LN	245		10/24/2023
BF	-----	AM 001-FTG FOOTING Comments1: JENN@ABBYPROPERTIES.LLC	20221496	1014 GILLESPIE LN	246		10/24/2023
BF	-----	AM 001-FTG FOOTING Comments1: JENN@ABBYPROPERTIES.LLC	20221497	1012 GILLESPIE LN	247		10/24/2023
BF	-----	AM 001-FTG FOOTING Comments1: JENN@ABBYPROPERTIES.LLC	20221498	1010 GILLESPIE LN	248		10/24/2023
BC	-----	016-REI REINSPECTION Comments1: ROUGH FRAMING	20221508	2841 ROOD ST	316		10/06/2023
BC	-----	017-FIN FINAL INSPECTION Comments1: CHRIS.DANIEL@MBHOMES.COM					10/24/2023
BC	-----	018-FEL FINAL ELECTRIC Comments1: SEE INSPECTION REPORT					10/24/2023
BC	-----	019-FMC FINAL MECHANICAL					10/24/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: CHRIS.DANIEL@MBHOMES.COM					10/24/2023
BC	-----	AM 021-REI REINSPECTION Comments1: RE-FINAL ELEC CHRIS/MDWBRK 815-603-0589					10/26/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	AM 022-EFL ENGINEERING - FINAL INSPE					10/27/2023
		Comments1: NO PARKWAY TREES					
ED	_____	PM 023-REI REINSPECTION					10/27/2023
		Comments1: PARK WAY TREES PLANTED AND OK. PER ERIC					
		Comments2: DHUSE					
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE	20221554	423 SAN DIEGO LN	135		10/17/2023
		Comments1: PATIO -- COMEX					
GH	_____	AM 016-WK SERVICE WALK					10/17/2023
GH	_____	AM 017-EPW ENGINEERING- PUBLIC WALK					10/23/2023
		Comments1: COMEX					
ED	_____	018-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE	20221555	425 SAN DIEGO LN	136		10/17/2023
		Comments1: PATIO -- COMEX					
GH	_____	AM 016-WK SERVICE WALK					10/17/2023
GH	_____	AM 017-EPW ENGINEERING- PUBLIC WALK					10/23/2023
		Comments1: COMEX					
ED	_____	018-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
GH	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE	20221556	427 SAN DIEGO LN	137		10/17/2023
		Comments1: PATIO -- COMEX					
GH	_____	AM 015-WK SERVICE WALK					10/17/2023
GH	_____	AM 016-EPW ENGINEERING- PUBLIC WALK					10/23/2023
		Comments1: COMEX					
ED	_____	017-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
GH	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE	20221557	429 SAN DIEGO LN	138		10/17/2023
		Comments1: PATIO -- COMEX					
GH	_____	AM 015-WK SERVICE WALK					10/17/2023
GH	_____	AM 016-EPW ENGINEERING- PUBLIC WALK					10/23/2023
		Comments1: COMEX					
ED	_____	017-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
GH	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE	20221558	431 SAN DIEGO LN	139		10/17/2023
		Comments1: PATIO -- COMEX					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	AM 015-WK SERVICE WALK					10/17/2023
GH	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
ED	-----	017-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
GH	-----	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221559	432 SAN DIEGO LN	140		10/17/2023
GH	-----	AM 015-WK SERVICE WALK					10/17/2023
GH	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
GH	-----	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221560	430 SAN DIEGO LN	141		10/17/2023
GH	-----	AM 015-WK SERVICE WALK					10/17/2023
GH	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
GH	-----	AM 013-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221561	428 SAN DIEGO LN	142		10/17/2023
GH	-----	AM 014-WK SERVICE WALK					10/17/2023
GH	-----	AM 015-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
GH	-----	AM 013-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221562	426 SAN DIEGO LN	143		10/17/2023
GH	-----	AM 014-WK SERVICE WALK					10/17/2023
GH	-----	AM 015-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
GH	-----	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221563	424 SAN DIEGO LN	144		10/17/2023
GH	-----	AM 015-WK SERVICE WALK					10/17/2023
GH	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
GH	-----	AM 014-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221564	422 SAN DIEGO LN	145		10/17/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	AM 015-WK SERVICE WALK					10/17/2023
GH	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/23/2023
GH	-----	AM 010-WK SERVICE WALK Comments1: COMEX	20221565	406 SAN DIEGO LN	146		10/23/2023
GH	-----	AM 011-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					10/23/2023
JP	-----	AM 012-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX				10/30/2023	
PR	-----	013-ADA ADA ACCESSIBLE WALK WAY					10/30/2023
GH	-----	AM 010-WK SERVICE WALK Comments1: COMEX	20221566	404 SAN DIEGO LN	147		10/23/2023
GH	-----	AM 011-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					10/23/2023
JP	-----	AM 012-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX				10/30/2023	
PR	-----	013-ADA ADA ACCESSIBLE WALK WAY					10/30/2023
GH	-----	AM 010-WK SERVICE WALK Comments1: COMEX	20221567	402 SAN DIEGO LN	148		10/23/2023
GH	-----	AM 011-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					10/23/2023
JP	-----	AM 012-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX				10/30/2023	
PR	-----	013-ADA ADA ACCESSIBLE WALK WAY					10/30/2023
PBF	-----	015-PLR PLUMBING - ROUGH Comments1: SANDY@WEGETINTOOURWORK.COM	20221568	372 SANTA MONICA ST	149		10/13/2023
GH	-----	AM 016-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX					10/23/2023
JP	-----	AM 017-WK SERVICE WALK Comments1: COMEX				10/30/2023	
PBF	-----	014-PLR PLUMBING - ROUGH Comments1: SANDY@WEGETINTOOURWORK.COM	20221569	374 SANTA MONICA ST	150		10/13/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX					10/23/2023
JP	_____	AM 016-WK SERVICE WALK Comments1: COMEX				10/30/2023	
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: SANDY@WEGETINTOOURWORK.COM	20221570	376 SANTA MONICA ST	151		10/13/2023
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX					10/23/2023
JP	_____	AM 016-WK SERVICE WALK Comments1: COMEX				10/30/2023	
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: SANDY@WEGETINTOOURWORK.COM	20221571	378 SANTA MONICA ST	152		10/13/2023
GH	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX					10/23/2023
JP	_____	AM 016-WK SERVICE WALK Comments1: COMEX				10/30/2023	
JP	_____	AM 010-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221572	362 SANTA MONICA ST	153	10/30/2023	
JP	_____	AM 011-WK SERVICE WALK				10/30/2023	
JP	_____	AM 010-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221573	364 SANTA MONICA ST	154	10/30/2023	
JP	_____	AM 011-WK SERVICE WALK				10/30/2023	
JP	_____	AM 010-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221574	366 SANTA MONICA ST	155	10/30/2023	
JP	_____	AM 011-WK SERVICE WALK				10/30/2023	
JP	_____	AM 010-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- COMEX	20221575	368 SANTA MONICA ST	156	10/30/2023	
JP	_____	AM 011-WK SERVICE WALK				10/30/2023	
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: NLAORTA@NVRINC.COM	20230053	2748 CURTIS CT	122		10/27/2023
GH	_____	AM 020-WKS PUBLIC & SERVICE WALKS Comments1: MW	20230100	721 ASH CT	12		10/09/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	AM 021-EDA ENGINEERING - DRIVEWAY, A					10/09/2023
PBF	-----	017-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230106	2751 CURTIS CT	120		10/26/2023
PBF	-----	017-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230107	2750 CURTIS CT	121		10/26/2023
PBF	-----	018-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230108	2746 CURTIS CT	123		10/27/2023
BC	-----	AM 001-FIN FINAL INSPECTION Comments1: FURNACE --BARBARA	20230125	456 TWINLEAF TR	141	10/19/2023	
BC	-----	018-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM -- SEE INSPECT Comments2: ION REPORT	20230154	2176 COUNTRY HILLS DR	454		10/23/2023
BC	-----	019-FEL FINAL ELECTRIC					10/23/2023
BC	-----	020-FMC FINAL MECHANICAL					10/23/2023
PBF	-----	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/23/2023
ED	-----	022-EFL ENGINEERING - FINAL INSPE					10/26/2023
ED	-----	AM 023-ADA ADA ACCESSIBLE WALK WAY Comments1: NOT READY					10/25/2023
ED	-----	024-REI REINSPECTION Comments1: ADA RAMPS					10/26/2023
BC	-----	025-REI REINSPECTION Comments1: FINAL FRAMING					10/26/2023
ED	-----	018-EFL ENGINEERING - FINAL INSPE	20230156	2154 TREMONT AVE	465		10/11/2023
GH	-----	019-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM					10/10/2023
GH	-----	020-FEL FINAL ELECTRIC					10/10/2023
GH	-----	021-FMC FINAL MECHANICAL					10/10/2023
PBF	-----	022-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/10/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	-----	018-EFL ENGINEERING - FINAL INSPE	20230157	2144 TREMONT AVE	464		10/11/2023
GH	-----	019-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM					10/10/2023
GH	-----	020-FEL FINAL ELECTRIC					10/10/2023
GH	-----	021-FMC FINAL MECHANICAL					10/10/2023
PBF	-----	022-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/10/2023
BC	-----	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230158	2134 TREMONT AVE	463		10/23/2023
BC	-----	018-FEL FINAL ELECTRIC					10/23/2023
BC	-----	019-FMC FINAL MECHANICAL					10/23/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/23/2023
ED	-----	021-EFL ENGINEERING - FINAL INSPE					10/26/2023
GH	-----	019-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230161	2144 COUNTRY HILLS DR	453		10/17/2023
GH	-----	020-FEL FINAL ELECTRIC					10/17/2023
GH	-----	021-FMC FINAL MECHANICAL					10/17/2023
PBF	-----	022-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/17/2023
ED	-----	023-EFL ENGINEERING - FINAL INSPE Comments1: RESET MAN HOLE					10/18/2023
ED	-----	024-REI REINSPECTION Comments1: EFL					10/19/2023
BF	-----	AM 016-FIN FINAL INSPECTION Comments1: JENN@ABBYPROPERTIES.LLC	20230170	3944 HAVENHILL CT	7		10/26/2023
BF	-----	AM 017-FEL FINAL ELECTRIC					10/26/2023
BF	-----	AM 018-FMC FINAL MECHANICAL					10/26/2023
PBF	-----	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC					10/26/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE	20230171	3946 HAVENHILL CT		10/17/2023	
		Comments1: PAD FOR A/C					
BF	_____	AM 015-FIN FINAL INSPECTION					10/25/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
BF	_____	AM 016-FEL FINAL ELECTRIC					10/25/2023
BF	_____	AM 017-FMC FINAL MECHANICAL					10/25/2023
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					10/25/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
JP	_____	AM 014-PPS PRE-POUR, SLAB ON GRADE	20230172	3948 HAVENHILL CT		10/17/2023	
		Comments1: PAD FOR A/C					
BF	_____	AM 015-FIN FINAL INSPECTION					10/25/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
BF	_____	AM 016-FEL FINAL ELECTRIC					10/25/2023
BF	_____	AM 017-FMC FINAL MECHANICAL					10/25/2023
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ					10/25/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
JP	_____	AM 015-PPS PRE-POUR, SLAB ON GRADE	20230177	3942 HAVENHILL CT		10/17/2023	
		Comments1: MID AM -- SLAB FOR AC					
BF	_____	AM 016-FIN FINAL INSPECTION					10/26/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
BF	_____	AM 017-FEL FINAL ELECTRIC					10/26/2023
BF	_____	AM 018-FMC FINAL MECHANICAL					10/26/2023
PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ					10/26/2023
		Comments1: JENN@ABBYPROPERTIES.LLC					
JP	_____	AM 010-WK SERVICE WALK	20230178	3938 PRESTON DR	12		10/17/2023
		Comments1: MID AM -- ABBY					
JP	_____	011-PPS PRE-POUR, SLAB ON GRADE					10/17/2023
		Comments1: A/C PAD -- ABBY					
JP	_____	AM 010-WK SERVICE WALK	20230179	3942 PRESTON DR	12		10/17/2023
		Comments1: MID AM -- ABBY					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	-----	011-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD -- ABBY					10/17/2023
JP	-----	AM 010-WK SERVICE WALK Comments1: MID AM -- ABBY	20230180	3944 PRESTON DR	12		10/17/2023
JP	-----	011-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD -- ABBY					10/17/2023
JP	-----	AM 011-WK SERVICE WALK Comments1: MID MORNING -- JEN	20230181	3946 PRESTON DR	12		10/17/2023
JP	-----	012-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD -- ABBY					10/17/2023
JP	-----	008-EPW ENGINEERING- PUBLIC WALK Comments1: ABBY	20230208	3961 HAVENHILL CT	3029		10/20/2023
PR	-----	009-ADA ADA ACCESSIBLE WALK WAY Comments1: SEE INSPECTION REPORT					10/23/2023
BF	-----	PM 010-RFR ROUGH FRAMING Comments1: JENN@ABBYPROPERTIES.LLC				10/31/2023	
BF	-----	PM 011-REL ROUGH ELECTRICAL				10/31/2023	
BF	-----	PM 012-RMC ROUGH MECHANICAL				10/31/2023	
PBF	-----	PM 013-PLR PLUMBING - ROUGH Comments1: JENN@ABBYPROPERTIES.LLC				10/31/2023	
JP	-----	008-EPW ENGINEERING- PUBLIC WALK Comments1: ABBY	20230209	3963 HAVENHILL CT	3029		10/20/2023
PR	-----	009-ADA ADA ACCESSIBLE WALK WAY Comments1: SEE INSPECTION REPORT					10/23/2023
JP	-----	007-EPW ENGINEERING- PUBLIC WALK Comments1: ABBY	20230210	3965 HAVENHILL CT	3029		10/20/2023
PR	-----	008-ADA ADA ACCESSIBLE WALK WAY Comments1: SEE INSPECTION REPORT					10/23/2023
JP	-----	007-EPW ENGINEERING- PUBLIC WALK Comments1: ABBY	20230211	3967 HAVENHILL CT	3029		10/20/2023
PR	-----	008-ADA ADA ACCESSIBLE WALK WAY Comments1: SEE INSPECTION REPORT					10/23/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230217	2747 CURTIS CT	118		10/26/2023
ED	-----	022-EFL ENGINEERING - FINAL INSPE	20230233	841 WINDETT RIDGE RD	93		10/19/2023
GH	-----	017-FIN FINAL INSPECTION Comments1: DARREN	20230245	861 WINDETT RIDGE RD	95		10/02/2023
GH	-----	018-FEL FINAL ELECTRIC					10/02/2023
GH	-----	019-FMC FINAL MECHANICAL					10/02/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/02/2023
ED	-----	021-EFL ENGINEERING - FINAL INSPE					10/05/2023
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230246	881 WINDETT RIDGE RD	97		10/03/2023
PBF	-----	AM 016-SUM SUMP Comments1: DAISY@HMDCONST.COM					10/09/2023
PBF	-----	AM 016-SUM SUMP Comments1: DAISY@HMDCONST.COM	20230248	871 WINDETT RIDGE RD	96		10/09/2023
ED	-----	022-REI REINSPECTION Comments1: SEND PICS OF PROPERT PINS	20230249	851 WINDETT RIDGE RD	94		10/19/2023
BC	-----	017-FIN FINAL INSPECTION Comments1: DECK STAIR UNSUPPORTED AT TOP, BEAM SHIM Comments2: IS NOT TREATED LUMBER, LOAD RESTRAINTS Comments3: NILED ON JOISTS, FINISH SIDING AT SOUTH Comments4: SIDE OF DECK	20230251	822 WINDETT RIDGE RD	101		10/27/2023
BC	-----	018-FEL FINAL ELECTRIC					10/27/2023
BC	-----	019-FMC FINAL MECHANICAL					10/27/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM				10/27/2023	
ED	-----	021-EFL ENGINEERING - FINAL INSPE					10/27/2023
BC	-----	022-REI REINSPECTION Comments1: FINAL FRAMING -- DECK -- DARREN					10/30/2023
BC	-----	001-FIN FINAL INSPECTION Comments1: SIGNS VINCE 630-999-1616	20230291	524 E KENDALL DR	2		10/18/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 016-FIN FINAL INSPECTION Comments1: DAVE	20230293	974 S CARLY CIR	105		10/26/2023
PR	_____	AM 017-FEL FINAL ELECTRIC					10/26/2023
PR	_____	AM 018-FMC FINAL MECHANICAL					10/26/2023
PR	_____	AM 019-PLF PLUMBING - FINAL OSR READ					10/26/2023
PR	_____	AM 020-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP					10/26/2023
ED	_____	015-EFL ENGINEERING - FINAL INSPE	20230303	1031 BLACKBERRY SHORE LN	37		10/05/2023
PR	_____	016-FIN FINAL INSPECTION Comments1: MCCUE					10/10/2023
PR	_____	017-FEL FINAL ELECTRIC					10/10/2023
PR	_____	018-FMC FINAL MECHANICAL					10/10/2023
PR	_____	019-PLF PLUMBING - FINAL OSR READ					10/10/2023
GH	_____	AM 010-STP STOOPS Comments1: FRONT AND REAR -- COMEX	20230312	1920 RAINTREE RD	4		10/03/2023
GH	_____	011-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM NEED HANGERS A Comments2: T LANDINGS					10/09/2023
GH	_____	012-REL ROUGH ELECTRICAL					10/09/2023
GH	_____	013-RMC ROUGH MECHANICAL					10/09/2023
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/09/2023
BF	_____	015-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					10/12/2023
JP	_____	AM 016-WK SERVICE WALK Comments1: COMEX					10/25/2023
BC	_____	010-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM	20230313	2093 INGEMUNSON LN	147		10/02/2023
BC	_____	011-REL ROUGH ELECTRICAL					10/02/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	-----	012-RMC ROUGH MECHANICAL					10/02/2023
PBF	-----	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/02/2023
GH	-----	014-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					10/05/2023
GH	-----	AM 016-WK SERVICE WALK Comments1: COMEX					10/11/2023
GH	-----	AM 009-STP STOOPS Comments1: FRONT AND REAR -- COMEX	20230314	511 COACH RD	411		10/03/2023
GH	-----	010-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM					10/16/2023
GH	-----	011-REL ROUGH ELECTRICAL					10/16/2023
GH	-----	012-RMC ROUGH MECHANICAL					10/16/2023
PBF	-----	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/16/2023
GH	-----	014-INS INSULATION Comments1: JEFF					10/18/2023
GH	-----	AM 009-STP STOOPS Comments1: FRONT AND REAR -- COMEX	20230315	520 WARBLER LN	360		10/03/2023
BF	-----	010-RFR ROUGH FRAMING Comments1: JEFF -- ***APPROVED AS NOTED***					10/12/2023
BF	-----	011-REL ROUGH ELECTRICAL Comments1: ***APPROVED AS NOTED***					10/12/2023
BF	-----	012-RMC ROUGH MECHANICAL Comments1: ***APPROVED AS NOTED***					10/12/2023
PBF	-----	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/12/2023
GH	-----	014-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					10/17/2023
JP	-----	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230316	2212 COUNTRY HILLS DR	455		10/04/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	-----	017-ADA ADA ACCESSIBLE WALK WAY					10/05/2023
GH	-----	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230317	2131 TREMONT AVE	456		10/11/2023
ED	-----	023-EFL ENGINEERING - FINAL INSPE Comments1: TEMP TO FINAL	20230343	2655 SEELEY ST	822		10/06/2023
GH	-----	018-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230344	2651 SEELEY ST	821		10/20/2023
GH	-----	019-FEL FINAL ELECTRIC					10/20/2023
GH	-----	020-FMC FINAL MECHANICAL					10/20/2023
PBF	-----	021-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					10/20/2023
ED	-----	022-EFL ENGINEERING - FINAL INSPE Comments1: TREE					10/19/2023
ED	-----	023-REI REINSPECTION Comments1: EFL					10/31/2023
GH	-----	017-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230347	2646 SEELEY ST	741		10/09/2023
GH	-----	018-FEL FINAL ELECTRIC					10/09/2023
GH	-----	019-FMC FINAL MECHANICAL					10/09/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					10/09/2023
ED	-----	021-EFL ENGINEERING - FINAL INSPE					10/06/2023
PBF	-----	022-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230354	2742 CURTIS CT	125		10/25/2023
ED	-----	023-EFL ENGINEERING - FINAL INSPE					10/25/2023
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230355	2740 CURTIS CT	126		10/27/2023
PR	-----	PM 011-FIN FINAL INSPECTION Comments1: EDWIN 312-975-0199	20230378	1500 SYCAMORE RD			10/03/2023
PR	-----	PM 012-FEL FINAL ELECTRIC					10/03/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	-----	PM 013-FMC FINAL MECHANICAL					10/03/2023
PR	-----	PM 014-PLF PLUMBING - FINAL OSR READ					10/03/2023
PBF	-----	AM 012-PLR PLUMBING - ROUGH Comments1: CHRISTINE 773-230-5728 CSOJKA1@YAHOO.CO Comments2: M	20230388	1477 WOODSAGE AVE	19		10/25/2023
ED	-----	AM 016-ADA ADA ACCESSIBLE WALK WAY	20230408	384 FONTANA DR	52		10/04/2023
GH	-----	009-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM	20230438	891 WINDETT RIDGE RD	98		10/05/2023
GH	-----	010-REL ROUGH ELECTRICAL					10/05/2023
GH	-----	011-RMC ROUGH MECHANICAL					10/05/2023
PBF	-----	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/05/2023
GH	-----	013-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					10/09/2023
PBF	-----	AM 014-SUM SUMP Comments1: DAISY@HMDCONST.COM					10/09/2023
JP	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					10/25/2023
ED	-----	AM 016-ADA ADA ACCESSIBLE WALK WAY Comments1: NOT DONE				10/25/2023	
ED	-----	017-ADA ADA ACCESSIBLE WALK WAY Comments1: REINSPECTION					10/26/2023
PBF	-----	017-PLF PLUMBING - FINAL OSR READ Comments1: NLAPOA@NVRINC.COM	20230526	2749 CURTIS CT	119		10/27/2023
GH	-----	016-FIN FINAL INSPECTION Comments1: ASUSONG@NVRINC.COM	20230527	3072 GRANDE TR	544		10/13/2023
GH	-----	017-FEL FINAL ELECTRIC					10/13/2023
GH	-----	018-FMC FINAL MECHANICAL					10/13/2023
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					10/13/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/20/2023
PR	-----	AM 004-FIN FINAL INSPECTION Comments1: DECK -- DEANNA 708-752-0137	20230545	344 POPLAR DR	95		10/06/2023
PR	-----	AM 011-PLR PLUMBING - ROUGH Comments1: PARTIAL	20230570	105 W FOX ST	2		10/12/2023
JP	-----	AM 015-WK SERVICE WALK Comments1: CHRIS PUB/SVC WALK	20230585	2642 SEELEY ST	742		10/02/2023
GH	-----	016-FIN FINAL INSPECTION Comments1: MIKE	20230586	2643 SEELEY ST	819		10/12/2023
GH	-----	017-FEL FINAL ELECTRIC					10/12/2023
GH	-----	018-FMC FINAL MECHANICAL					10/12/2023
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					10/12/2023
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/11/2023
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LILY	20230620	1548 CORNERSTONE DR	28		10/20/2023
BC	-----	AM 016-FIN FINAL INSPECTION Comments1: AUSTIN	20230624	3067 JETER ST	576		10/06/2023
BC	-----	AM 017-FEL FINAL ELECTRIC					10/06/2023
BC	-----	AM 018-FMC FINAL MECHANICAL					10/06/2023
PBF	-----	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					10/06/2023
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/06/2023
GH	-----	016-FIN FINAL INSPECTION Comments1: NICK MISSING ENERGY STICKER	20230638	2743 CURTIS CT	116		10/25/2023
GH	-----	018-FMC FINAL MECHANICAL					10/25/2023
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM					10/25/2023
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/25/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	017-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230650	3423 CALEDONIA DR	189		10/11/2023
GH	-----	018-FEL FINAL ELECTRIC					10/11/2023
GH	-----	019-FMC FINAL MECHANICAL					10/11/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					10/11/2023
ED	-----	021-EFL ENGINEERING - FINAL INSPE					10/11/2023
GH	-----	020-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230651	3437 CALEDONIA DR	190		10/11/2023
GH	-----	021-FEL FINAL ELECTRIC					10/11/2023
GH	-----	022-FMC FINAL MECHANICAL					10/11/2023
PBF	-----	023-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					10/11/2023
ED	-----	024-EFL ENGINEERING - FINAL INSPE					10/11/2023
GH	-----	018-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230652	3407 CALEDONIA DR	188		10/11/2023
GH	-----	019-FEL FINAL ELECTRIC					10/11/2023
GH	-----	020-FMC FINAL MECHANICAL					10/11/2023
PBF	-----	021-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					10/11/2023
ED	-----	022-EFL ENGINEERING - FINAL INSPE					10/11/2023
GH	-----	AM 014-WKS PUBLIC & SERVICE WALKS	20230653	2661 GOULD CT	64		10/03/2023
GH	-----	015-FIN FINAL INSPECTION Comments1: NLAPORTA@NVRINC.COM	20230654	2734 ELLORY CT	135		10/13/2023
GH	-----	016-FEL FINAL ELECTRIC					10/13/2023
GH	-----	017-FMC FINAL MECHANICAL					10/13/2023
PBF	-----	018-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM					10/13/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	-----	019-EFL ENGINEERING - FINAL INSPE					10/13/2023
GH	-----	AM 017-EPW ENGINEERING- PUBLIC WALK Comments1: MW	20230655	432 TIMBER OAK LN	38		10/09/2023
GH	-----	AM 018-FIN FINAL INSPECTION Comments1: JJACOBS@RALLYHOMES.NET					10/31/2023
GH	-----	AM 019-FEL FINAL ELECTRIC					10/31/2023
GH	-----	AM 020-FMC FINAL MECHANICAL					10/31/2023
PBF	-----	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET				10/31/2023	
GH	-----	016-FIN FINAL INSPECTION Comments1: DARREN	20230662	311 RYAN CT	205		10/27/2023
GH	-----	017-FEL FINAL ELECTRIC					10/27/2023
GH	-----	018-FMC FINAL MECHANICAL					10/27/2023
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/27/2023
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/27/2023
ED	-----	021-REI REINSPECTION Comments1: EFL					10/31/2023
GH	-----	017-FIN FINAL INSPECTION Comments1: DARREN	20230663	321 RYAN CT	206		10/27/2023
GH	-----	018-FEL FINAL ELECTRIC					10/27/2023
GH	-----	019-FMC FINAL MECHANICAL					10/27/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM				10/27/2023	
ED	-----	021-EFL ENGINEERING - FINAL INSPE					10/27/2023
BC	-----	021-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230699	3453 CALEDONIA DR	191		10/20/2023
BC	-----	022-FEL FINAL ELECTRIC					10/20/2023
BC	-----	023-FMC FINAL MECHANICAL					10/20/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 21

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	-----	024-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					10/20/2023
ED	-----	PM 025-EFL ENGINEERING - FINAL INSPE					10/20/2023
BC	-----	PM 026-REI REINSPECTION Comments1: FRAMING FINAL					10/20/2023
ED	-----	027-REI REINSPECTION Comments1: EFL					10/25/2023
BC	-----	003-FIN FINAL INSPECTION Comments1: DECK -- ANDY	20230734	542 HEARTLAND DR	184	10/25/2023	
GH	-----	021-WK SERVICE WALK	20230758	4439 TAMPA DR	1960		10/06/2023
GH	-----	020-FEL FINAL ELECTRIC Comments1: JOE	20230759	4453 TAMPA DR	1963		10/05/2023
GH	-----	017-FIN FINAL INSPECTION Comments1: JOE	20230760	4463 TAMPA DR	1965		10/05/2023
GH	-----	018-FEL FINAL ELECTRIC					10/05/2023
GH	-----	019-FMC FINAL MECHANICAL					10/05/2023
PBF	-----	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					10/05/2023
GH	-----	016-FIN FINAL INSPECTION Comments1: JOE	20230761	4458 TAMPA DR	1969		10/06/2023
GH	-----	017-FEL FINAL ELECTRIC					10/06/2023
GH	-----	018-FMC FINAL MECHANICAL					10/06/2023
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					10/06/2023
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/12/2023
BC	-----	AM 021-EPW ENGINEERING- PUBLIC WALK Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM -- PART Comments2: IAL				10/16/2023	
PR	-----	022-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
GH	-----	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: MW	20230763	2648 GOULD CT	59		10/02/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 22

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	-----	017-ADA ADA ACCESSIBLE WALK WAY					10/04/2023
GH	-----	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230810	3383 CALEDONIA DR	185		10/11/2023
GH	-----	022-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230811	3393 CALEDONIA DR	187		10/31/2023
GH	-----	023-FEL FINAL ELECTRIC					10/31/2023
GH	-----	024-FMC FINAL MECHANICAL					10/31/2023
PBF	-----	025-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM				10/31/2023	
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20230812	3387 CALEDONIA DR	186		10/11/2023
PBF	-----	AM 014-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20230813	3377 CALEDONIA DR	184		10/03/2023
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					10/11/2023
BC	-----	AM 007-ELS ELECTRIC SERVICE Comments1: CHRIS	20230814	2933 CRYDER WAY	467		10/05/2023
BC	-----	008-RFR ROUGH FRAMING Comments1: chris.daniel@mbhomes.com ***see inspecti Comments2: on report****					10/17/2023
BC	-----	009-REL ROUGH ELECTRICAL					10/17/2023
BC	-----	010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION REPORT					10/17/2023
PBF	-----	011-PLR PLUMBING - ROUGH Comments1: chris.daniel@mbhomes.com					10/17/2023
BC	-----	PM 012-REI REINSPECTION Comments1: ROUGH FRAMING					10/20/2023
BC	-----	AM 013-INS INSULATION Comments1: CHRIS -- MEADOWBROOK					10/26/2023
GH	-----	AM 016-WK SERVICE WALK Comments1: MW	20230817	462 TIMBER OAK LN	39		10/09/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 23

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	017-FIN FINAL INSPECTION Comments1: ASUSONG@NVRINC.COM	20230819	3098 CONSTITUTION WAY	573		10/24/2023
GH	_____	018-FEL FINAL ELECTRIC					10/24/2023
GH	_____	019-FMC FINAL MECHANICAL					10/24/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					10/24/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: TEMP					10/27/2023
PR	_____	015-FIN FINAL INSPECTION Comments1: TIM	20230820	285 WINDHAM CIR	38		10/10/2023
PR	_____	016-FEL FINAL ELECTRIC					10/10/2023
PR	_____	017-FMC FINAL MECHANICAL					10/10/2023
PR	_____	018-PLF PLUMBING - FINAL OSR READ					10/10/2023
PR	_____	019-EFL ENGINEERING - FINAL INSPE					10/10/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: JEFF	20230838	3357 CALEDONIA DR	180		10/11/2023
GH	_____	010-REL ROUGH ELECTRICAL					10/11/2023
GH	_____	011-RMC ROUGH MECHANICAL					10/11/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/11/2023
BC	_____	PM 013-INS INSULATION Comments1: JEFF					10/13/2023
PBF	_____	AM 014-SUM SUMP Comments1: DAISY@HMDCONST.COM					10/09/2023
JP	_____	AM 015-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/26/2023
ED	_____	016-ADA ADA ACCESSIBLE WALK WAY					10/27/2023
BC	_____	PM 009-RFR ROUGH FRAMING Comments1: JEFF	20230839	3363 CALEDONIA DR	181		10/04/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 24

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	-----	PM 010-REL ROUGH ELECTRICAL					10/04/2023
BC	-----	PM 011-RMC ROUGH MECHANICAL					10/04/2023
PBF	-----	PM 012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/04/2023
GH	-----	PM 013-INS INSULATION Comments1: JEFF					10/06/2023
PBF	-----	AM 014-SUM SUMP Comments1: DAISY@HMDCONST.COM					10/09/2023
JP	-----	AM 015-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					10/26/2023
BC	-----	013-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM	20230840	3367 CALEDONIA DR	182		10/04/2023
PBF	-----	AM 014-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					10/04/2023
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					10/19/2023
ED	-----	016-ADA ADA ACCESSIBLE WALK WAY					10/19/2023
BC	-----	014-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM	20230841	3373 CALEDONIA DR	183		10/02/2023
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					10/11/2023
BF	-----	PM 001-FIN FINAL INSPECTION Comments1: SOLAR JUAN 619-459-2201 juan.isaza@sunru Comments2: n.com	20230863	2288 EMERALD LN	42		10/04/2023
BF	-----	PM 002-FEL FINAL ELECTRIC Comments1: SOLAR JUAN 619-459-2201 juan.isaza@sunru Comments2: n.com					10/04/2023
GH	-----	016-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM	20230922	4446 TAMPA DR	1971		10/13/2023
GH	-----	017-FEL FINAL ELECTRIC					10/13/2023
GH	-----	018-FMC FINAL MECHANICAL					10/13/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 25

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	-----	019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					10/13/2023
ED	-----	020-EFL ENGINEERING - FINAL INSPE					10/18/2023
BC	-----	017-EPW ENGINEERING- PUBLIC WALK	20230923	342 BISCAYNE LN	1982		10/16/2023
GH	-----	018-EPW ENGINEERING- PUBLIC WALK Comments1: PARTIAL					10/20/2023
GH	-----	019-EPW ENGINEERING- PUBLIC WALK Comments1: PARTIAL - ALONG PENSACOLA WHERE 1967 & 1 Comments2: 982 LOT LINES MEET					10/26/2023
GH	-----	AM 014-WK SERVICE WALK Comments1: MW	20230924	2656 GOULD CT	63		10/03/2023
GH	-----	PM 015-EPW ENGINEERING- PUBLIC WALK Comments1: MW					10/03/2023
GH	-----	AM 012-INS INSULATION Comments1: ANDREW	20230925	2741 CURTIS CT	115		10/02/2023
GH	-----	AM 013-WK SERVICE WALK Comments1: MW					10/02/2023
GH	-----	AM 014-PHD POST HOLE - DECK Comments1: MW					10/02/2023
GH	-----	AM 015-EPW ENGINEERING- PUBLIC WALK Comments1: MW (2) ADA RAMPS TO BE INSPECTED BY OTHE Comments2: RS					10/03/2023
ED	-----	016-ADA ADA ACCESSIBLE WALK WAY					10/04/2023
BC	-----	017-RFR ROUGH FRAMING Comments1: DECK -- ANDREW					10/13/2023
BF	-----	AM 006-INS INSULATION Comments1: JOE 815-545-9458	20230953	1291 CLEARWATER DR	211		10/09/2023
BC	-----	AM 011-INS INSULATION Comments1: INSULATION FOR GARAGE,	20230955	431 NORWAY CIR	88		10/17/2023
JP	-----	012-EDA ENGINEERING - DRIVEWAY, A					10/19/2023
JP	14:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE 773-647-0299	20230979	2731 LILAC CT			10/27/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	-----	002-ROF ROOF UNDERLAYMENT ICE & W					10/30/2023
JP	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS	20230988	2638 SEELEY ST	743		10/02/2023
JP	-----	AM 015-WKS PUBLIC & SERVICE WALKS	20230989	2634 SEELEY ST	744		10/02/2023
JP	-----	002-FIN FINAL INSPECTION Comments1: ROOF	20230997	2811 SHERIDAN CT	205		10/19/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DIRK	20231025	2373 LAVENDER WAY	89		10/03/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DAVID	20231062	1528 SIENNA DR			10/06/2023
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TTLIC	20231075	1137 GRACE DR	64		10/16/2023
JP	-----	002-ROF ROOF UNDERLAYMENT ICE & W					10/17/2023
GH	-----	AM 017-WKS PUBLIC & SERVICE WALKS Comments1: MW	20231078	3128 JETER CT	499		10/03/2023
GH	-----	AM 015-WK SERVICE WALK Comments1: MW	20231079	424 MONTEREY ST	2021		10/06/2023
GH	-----	016-EPW ENGINEERING- PUBLIC WALK					10/26/2023
GH	-----	AM 010-WK SERVICE WALK Comments1: MW	20231081	381 BISCAYNE LN	1985		10/06/2023
BF	-----	011-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM					10/11/2023
BF	-----	012-REL ROUGH ELECTRICAL					10/11/2023
BF	-----	013-RMC ROUGH MECHANICAL					10/11/2023
PBF	-----	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/11/2023
GH	-----	015-INS INSULATION Comments1: JOEMANUE@NVRINC.COM					10/13/2023
GH	-----	016-EPW ENGINEERING- PUBLIC WALK					10/26/2023
GH	-----	010-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM 224-575-0022	20231082	4472 TAMPA DR	1967		10/04/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	011-REL ROUGH ELECTRICAL					10/04/2023
		Comments1: JOEMANUE@NVRINC.COM	224-575-0022				
GH	-----	012-RMC ROUGH MECHANICAL					10/04/2023
		Comments1: JOEMANUE@NVRINC.COM	224-575-0022				
PBF	-----	013-PLR PLUMBING - ROUGH					10/02/2023
		Comments1: JOEMANUE@NVRINC.COM	224-575-0022				
GH	-----	014-INS INSULATION					10/06/2023
		Comments1: JOE					
GH	-----	AM 015-WK SERVICE WALK					10/06/2023
		Comments1: MW					
BC	-----	AM 016-EPW ENGINEERING- PUBLIC WALK					10/16/2023
		Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM -- PART					
		Comments2: IAL					
GH	-----	017-EPW ENGINEERING- PUBLIC WALK					10/20/2023
		Comments1: PARTIAL					
PR	-----	AM 018-ADA ADA ACCESSIBLE WALK WAY					10/23/2023
		Comments1: MW					
GH	-----	019-EPW ENGINEERING- PUBLIC WALK					10/26/2023
		Comments1: PARTIAL - ALONG PENSACOLA WHERE 1967 & 1					
		Comments2: 982 LOT LINES MEET					
BF	-----	AM 001-FIN FINAL INSPECTION	20231151	2334 TITUS DR	236		10/09/2023
		Comments1: SOLAR -- 619-459-2201					
BF	-----	AM 002-FEL FINAL ELECTRIC					10/09/2023
GH	-----	013-EPW ENGINEERING- PUBLIC WALK	20231155	2607 SEELEY ST	814		10/12/2023
		Comments1: PARTIAL, NORTH END NOT FRAMED/STONED					
GH	-----	014-STP STOOPS					10/12/2023
		Comments1: FR AND R					
BC	-----	009-RFR ROUGH FRAMING	20231156	2630 SEELEY ST	745		10/05/2023
		Comments1: CHRIS					
BC	-----	010-REL ROUGH ELECTRICAL					10/05/2023
BC	-----	011-RMC ROUGH MECHANICAL					10/05/2023
PBF	-----	012-PLR PLUMBING - ROUGH					10/05/2023
		Comments1: CWTOMPSON@DRHORTON.COM					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 28

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	013-INS INSULATION Comments1: CWTTHOMPSON@DRHORTON.COM					10/09/2023
GH	-----	014-STP STOOPS Comments1: FR AND R					10/12/2023
GH	-----	015-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS	20231157	2627 SEELEY ST	815		10/12/2023
GH	-----	016-WKS PUBLIC & SERVICE WALKS	20231158	2631 SEELEY ST	816		10/12/2023
JP	-----	AM 008-ROF ROOF UNDERLAYMENT ICE & W Comments1: REMY	20231166	826 HAYDEN DR	61		10/02/2023
BC	09:00	009-GAR GARAGE FLOOR Comments1: REMY -- 630-973-6699					10/13/2023
BC	09:00	010-STP STOOPS					10/13/2023
JP	-----	AM 011-EPW ENGINEERING- PUBLIC WALK Comments1: JESSICA					10/25/2023
BC	-----	PM 009-RFR ROUGH FRAMING Comments1: AUSTIN	20231191	3073 CONSTITUTION WAY	511		10/03/2023
BC	-----	PM 010-REL ROUGH ELECTRICAL					10/03/2023
BC	-----	PM 011-RMC ROUGH MECHANICAL					10/03/2023
PBF	-----	PM 012-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM					10/03/2023
GH	-----	013-WK SERVICE WALK Comments1: MW					10/04/2023
GH	-----	AM 014-INS INSULATION Comments1: AUSTIN					10/06/2023
GH	-----	015-REI REINSPECTION Comments1: INSULATION REINSPECTION					10/06/2023
JP	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: MW					10/17/2023
BC	-----	009-RFR ROUGH FRAMING	20231192	3392 CALEDONIA DR	179		10/18/2023
BC	-----	010-REL ROUGH ELECTRICAL					10/18/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 29

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	-----	011-RMC ROUGH MECHANICAL					10/18/2023
PBF	-----	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					10/18/2023
GH	-----	013-INS INSULATION					10/23/2023
GH	-----	009-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM	20231193	3386 CALEDONIA DR	178		10/26/2023
GH	-----	010-REL ROUGH ELECTRICAL					10/26/2023
GH	-----	011-RMC ROUGH MECHANICAL					10/26/2023
PBF	-----	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM				10/26/2023	
JP	-----	013-INS INSULATION Comments1: JEFFREY					10/31/2023
GH	-----	007-STP STOOPS Comments1: FRONT & REAR	20231198	3366 CALEDONIA DR	174		10/19/2023
GH	-----	008-STP STOOPS Comments1: REAR STOOP	20231199	3372 CALEDONIA DR	175		10/19/2023
GH	-----	AM 009-STP STOOPS Comments1: FRONT STOOP					10/27/2023
GH	-----	008-STP STOOPS Comments1: FRONT & REAR	20231200	3376 CALEDONIA DR	176		10/19/2023
BF	-----	003-FIN FINAL INSPECTION Comments1: ELECTRIC SIGN -- DESIGN@SIGNARAMA-AURORA Comments2: .COM	20231206	472 E VETERANS PKWY			10/09/2023
BC	-----	001-FIN FINAL INSPECTION Comments1: PAVER PATIO	20231261	542 HEARTLAND DR	184	10/25/2023	
BC	-----	001-FIN FINAL INSPECTION Comments1: LESLI 630-392-4026	20231263	739 INDEPENDENCE BLVD			10/13/2023
JP	14:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20231290	1319 SPRING ST	167		10/02/2023
-----	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: O'DANNY	20231305	304 W FOX ST			10/16/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	-----	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: O'DANNY					10/17/2023
GH	-----	AM 001-FTG FOOTING Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM	20231313	2745 CURTIS CT	117		10/13/2023
BF	-----	AM 002-FOU FOUNDATION Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM					10/16/2023
GH	-----	AM 003-BKF BACKFILL Comments1: MW					10/20/2023
PBF	-----	004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/20/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					10/25/2023
GH	-----	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/26/2023
BC	-----	007-GPL GREEN PLATE INSPECTION Comments1: ANDREW					10/30/2023
GH	-----	AM 009-EPW ENGINEERING- PUBLIC WALK Comments1: MW	20231314	2657 GOULD CT	66		10/20/2023
GH	-----	AM 010-STP STOOPS Comments1: MW -- FR AND REAR					10/20/2023
GH	-----	011-RFR ROUGH FRAMING Comments1: MISSING ANCHOR BOLTS/NUTS/WASHERS THRU Comments2: OUT GARAGE					10/25/2023
GH	-----	012-REL ROUGH ELECTRICAL					10/25/2023
GH	-----	013-RMC ROUGH MECHANICAL					10/25/2023
PBF	-----	014-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					10/25/2023
GH	-----	015-INS INSULATION Comments1: ANDREW					10/27/2023
GH	-----	AM 016-WK SERVICE WALK Comments1: MW					10/27/2023
GH	-----	008-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM ADD HANGERS IN BASEMEN Comments2: T BY STAIRS & HURRICANE STRAP BY GARAGE Comments3: STORAGE	20231315	2659 GOULD CT	65		10/12/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 31

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	009-REL ROUGH ELECTRICAL					10/12/2023
GH	-----	010-RMC ROUGH MECHANICAL					10/12/2023
PBF	-----	011-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					10/12/2023
BF	-----	AM 012-INS INSULATION Comments1: AMEEKS@NVRINC.COM					10/16/2023
GH	-----	AM 013-EPW ENGINEERING- PUBLIC WALK Comments1: MW					10/20/2023
GH	-----	AM 014-STP STOOPS Comments1: MW					10/20/2023
GH	-----	AM 015-WK SERVICE WALK Comments1: MW					10/27/2023
JP	-----	AM 016-PHD POST HOLE - DECK Comments1: MW					10/30/2023
GH	-----	AM 009-PHD POST HOLE - DECK Comments1: MW	20231316	2650 GOULD CT	60		10/02/2023
GH	-----	AM 010-WK SERVICE WALK Comments1: ALREADY POURED, NOT ABLE TO INSPECT					10/04/2023
GH	-----	011-RFR ROUGH FRAMING Comments1: ANDREW					10/05/2023
GH	-----	012-REL ROUGH ELECTRICAL					10/05/2023
GH	-----	013-RMC ROUGH MECHANICAL					10/05/2023
PBF	-----	014-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					10/05/2023
GH	-----	015-INS INSULATION Comments1: ANDREW MEEKS BASEMENT NOT INSULATED DUE Comments2: TO WATER, NEED TO CHECK AT FINAL					10/09/2023
GH	-----	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: MW					10/20/2023
BC	09:00	017-RFR ROUGH FRAMING Comments1: DECK -- NICK					10/25/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 32

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____ AM	009-STP STOOPS	20231317	3076 JETER ST	569		10/03/2023
		Comments1: MW FRONT & REAR					
BF	_____ PM	010-RFR ROUGH FRAMING					10/16/2023
		Comments1: ASUSONG@NVRINC.COM					
BF	_____ PM	011-REL ROUGH ELECTRICAL					10/16/2023
BF	_____ PM	012-RMC ROUGH MECHANICAL					10/16/2023
PBF	_____ PM	013-PLR PLUMBING - ROUGH					10/16/2023
		Comments1: ASUSONG@NVRINC.COM					
JP	_____ AM	014-WKS PUBLIC & SERVICE WALKS					10/17/2023
		Comments1: MW					
JP	_____	015-INS INSULATION					10/19/2023
		Comments1: AUSTIN GAP BETWEEN STUDS @ STEEL BEAM GA					
		Comments2: RAGE WALL NEEDS SEALING -NOTED ON INSP S					
		Comments3: HEET					
PBF	_____ PM	006-PLU PLUMBING - UNDERSLAB	20231318	401 BISCAYNE LN	1987		10/03/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____ AM	007-BG BASEMENT AND GARAGE FLOOR					10/06/2023
		Comments1: MW					
GH	_____	008-GPL GREEN PLATE INSPECTION					10/06/2023
		Comments1: REPLACE 3 ANCHOR BOLTS TOO CLOSE TO EDGE					
		Comments2: - GARAGE NEAR STOOP					
GH	_____ AM	009-STP STOOPS					10/11/2023
		Comments1: FRONT AND REAR FAILED - ALREADY POURED					
BC	_____	010-ELS ELECTRIC SERVICE					10/16/2023
GH	_____ PM	011-BG BASEMENT AND GARAGE FLOOR					10/20/2023
		Comments1: MW					
GH	_____	006-GPL GREEN PLATE INSPECTION	20231319	4469 TAMPA DR	1966		10/02/2023
		Comments1: JOEMANUE@NVRINC.COM 224-575-0022					
BC	_____	007-ELS ELECTRIC SERVICE					10/03/2023
		Comments1: JOE					
GH	_____	008-BG BASEMENT AND GARAGE FLOOR					10/02/2023
		Comments1: MW					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 33

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 009-STP STOOPS Comments1: MW					10/03/2023
BC	_____	010-RFR ROUGH FRAMING Comments1: JOE				10/31/2023	
BC	_____	011-REL ROUGH ELECTRICAL				10/31/2023	
BC	_____	012-RMC ROUGH MECHANICAL				10/31/2023	
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM				10/31/2023	
BC	_____	008-RFR ROUGH FRAMING Comments1: JOE	20231320	428 MONTEREY ST	2020		10/25/2023
BC	_____	009-REL ROUGH ELECTRICAL					10/25/2023
BC	_____	010-RMC ROUGH MECHANICAL Comments1: SEE INSPECTION REPORT					10/25/2023
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/25/2023
GH	_____	012-INS INSULATION					10/26/2023
GH	_____	008-STP STOOPS Comments1: FRONT AND REAR	20231329	2622 SEELEY ST	747		10/17/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: CWTHOMPSON@DRHORTON.COM					10/19/2023
GH	_____	010-REL ROUGH ELECTRICAL					10/19/2023
GH	_____	011-RMC ROUGH MECHANICAL					10/19/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CWTHOMPSON@DRHORTON.COM					10/19/2023
GH	_____	013-INS INSULATION Comments1: CWTHOMPSON@DRHORTON.COM					10/23/2023
GH	_____	008-RFR ROUGH FRAMING Comments1: CHRIS	20231330	2626 SEELEY ST	746		10/12/2023
GH	_____	009-REL ROUGH ELECTRICAL					10/12/2023
GH	_____	010-RMC ROUGH MECHANICAL					10/12/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 34

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	-----	011-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					10/11/2023
GH	-----	012-STP STOOPS Comments1: CHRIS -- FR & R NEED TO LEVEL FRAMING AT Comments2: FRONT STOOP BEFORE POURING					10/12/2023
GH	-----	013-INS INSULATION Comments1: CWTOMPSON@DRHORTON.COM					10/16/2023
GH	-----	009-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM	20231337	2733 ELLORY CT	130		10/20/2023
GH	-----	010-REL ROUGH ELECTRICAL					10/20/2023
GH	-----	011-RMC ROUGH MECHANICAL					10/20/2023
PBF	-----	012-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					10/20/2023
GH	-----	AM 013-INS INSULATION Comments1: AMEEKS@NVRINC.COM					10/24/2023
GH	-----	AM 014-STP STOOPS Comments1: MW					10/20/2023
GH	-----	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW					10/27/2023
GH	-----	PM 003-BKF BACKFILL Comments1: MW	20231338	363 BISCAYNE LN	1983		10/02/2023
PBF	-----	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/04/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/10/2023
GH	-----	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/11/2023
BC	-----	007-ELS ELECTRIC SERVICE					10/16/2023
BC	-----	008-GPL GREEN PLATE INSPECTION Comments1: JOEMANUE@NVRINC.COM					10/16/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AMANDA	20231358	2658 LILAC WAY	377		10/24/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 35

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	010-STP STOOPS Comments1: FRONT AND REAR -- CHRIS	20231359	2618 SEELEY ST	748		10/17/2023
BC	_____	AM 011-RFR ROUGH FRAMING Comments1: CHRIS					10/27/2023
BC	_____	AM 012-REL ROUGH ELECTRICAL					10/27/2023
BC	_____	AM 013-RMC ROUGH MECHANICAL					10/27/2023
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: CWTTHOMPSON@DRHORTON.COM					10/27/2023
GH	_____	015-INS INSULATION Comments1: CHRIS					10/31/2023
GH	_____	009-GPL GREEN PLATE INSPECTION Comments1: CHRIS	20231360	2614 SEELEY ST	749		10/04/2023
BF	_____	PM 007-RFR ROUGH FRAMING Comments1: JJACOBS@RALLYHOMES.NET *****APPROVED AS Comments2: NOTED*****	20231363	572 TIMBER OAK LN	44		10/11/2023
BF	_____	PM 008-REL ROUGH ELECTRICAL Comments1: *****APPROVED AS NOTED*****					10/11/2023
BF	_____	PM 009-RMC ROUGH MECHANICAL Comments1: *****APPROVED AS NOTED*****					10/11/2023
PBF	_____	PM 010-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					10/11/2023
GH	_____	AM 011-STP STOOPS Comments1: FR & R -- MW					10/09/2023
BF	_____	AM 012-INS INSULATION Comments1: JJACOBS@RALLYHOMES.NET					10/16/2023
GH	_____	PM 013-REI REINSPECTION Comments1: JASON					10/17/2023
PBF	_____	AM 014-ESW ENGINEERING - SEWER / WAT Comments1: JENNIFER 630-364-8785					10/19/2023
PBF	_____	PM 004-PLU PLUMBING - UNDERSLAB Comments1: CHRIS.DANIEL@MBHOMES.COM	20231373	2925 CRYDER WAY	468		10/09/2023
PR	_____	AM 004-ESW ENGINEERING - SEWER / WAT Comments1: REMY	20231404	848 HAYDEN DR	60		10/02/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 36

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	-----	AM 005-BSM BASEMENT FLOOR					10/05/2023
PR	-----	AM 006-PLU PLUMBING - UNDERSLAB					10/05/2023
JP	-----	PM 007-ROF ROOF UNDERLAYMENT ICE & W Comments1: JESSICA 630-379-9610					10/24/2023
BC	-----	AM 008-EPW ENGINEERING- PUBLIC WALK Comments1: JESSICA				10/25/2023	
BC	-----	AM 009-GAR GARAGE FLOOR				10/25/2023	
BC	-----	AM 010-STP STOOPS Comments1: FRONT AND REAR				10/25/2023	
BC	-----	PM 011-ELS ELECTRIC SERVICE Comments1: REMY- 630-379-9610				10/25/2023	
BC	-----	001-FIN FINAL INSPECTION Comments1: WINDOWS -- DANELLE 760-814-1243	20231408	2082 RAINTREE RD	89		10/18/2023
BF	-----	AM 002-FOU FOUNDATION Comments1: CHRIS	20231420	2606 SEELEY ST	751		10/11/2023
PBF	-----	PM 003-ESW ENGINEERING - SEWER / WAT Comments1: TERRI@HOLIDAYCONSTRUCTION.COMM					10/18/2023
GH	-----	004-BKF BACKFILL Comments1: CHRIS					10/18/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					10/20/2023
GH	-----	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: CHRIS					10/20/2023
GH	-----	007-GPL GREEN PLATE INSPECTION Comments1: CHRIS NEED NUTS/WASHERS ON RIGHT SIDE & Comments2: BACK					10/23/2023
GH	-----	AM 008-STP STOOPS Comments1: FRONT & REAR -- CHRIS					10/23/2023
BF	-----	AM 002-FOU FOUNDATION Comments1: UPLAND	20231421	2610 SEELEY ST	750		10/06/2023
GH	-----	AM 003-BKF BACKFILL Comments1: AFTRE 11:00					10/10/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 37

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					10/11/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					10/12/2023
GH	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: CHRIS					10/16/2023
GH	_____	AM 007-GPL GREEN PLATE INSPECTION Comments1: CHRIS					10/16/2023
GH	_____	008-STP STOOPS Comments1: FRONT & REAR					10/16/2023
GH	_____	AM 008-STP STOOPS Comments1: FR AND REAR	20231422	592 TIMBER OAK LN	45		10/10/2023
PBF	_____	AM 009-ESW ENGINEERING - SEWER / WAT Comments1: WINNINGER jwinninger@winningerexcavating Comments2: .com					10/20/2023
BC	_____	AM 010-RFR ROUGH FRAMING Comments1: JASON 630-632-7433 ***COMPLETE FIRE BLOC Comments2: KING IN BASEMENT					10/24/2023
BC	_____	AM 011-REL ROUGH ELECTRICAL					10/24/2023
BC	_____	AM 012-RMC ROUGH MECHANICAL					10/24/2023
PBF	_____	AM 013-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					10/24/2023
JP	_____	PM 014-INS INSULATION Comments1: JASON				10/26/2023	
BC	_____	015-REI REINSPECTION Comments1: FRAMING-ROUGH					10/25/2023
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ROBIN	20231424	213 LIESURE ST			10/16/2023
GH	_____	AM 009-STP STOOPS Comments1: MW	20231425	4449 TAMPA DR	1962		10/02/2023
GH	_____	AM 010-WK SERVICE WALK Comments1: MW					10/06/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 38

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	011-RFR ROUGH FRAMING Comments1: JOE					10/18/2023
GH	-----	012-REL ROUGH ELECTRICAL					10/18/2023
GH	-----	013-RMC ROUGH MECHANICAL					10/18/2023
PBF	-----	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/18/2023
GH	-----	015-INS INSULATION Comments1: JOE					10/20/2023
GH	-----	001-FTG FOOTING Comments1: MW	20231426	372 BISCAYNE LN	1978		10/02/2023
GH	-----	AM 002-FOU FOUNDATION Comments1: MW					10/03/2023
GH	-----	AM 003-BKF BACKFILL Comments1: MW					10/10/2023
PBF	-----	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/10/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/17/2023
GH	-----	006-GPL GREEN PLATE INSPECTION Comments1: JOE					10/20/2023
GH	-----	AM 001-FTG FOOTING Comments1: MW	20231427	362 BISCAYNE LN	1980		10/10/2023
BF	-----	AM 002-FOU FOUNDATION Comments1: MW					10/11/2023
BF	-----	PM 003-BKF BACKFILL Comments1: MW					10/17/2023
PBF	-----	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/20/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/24/2023
GH	-----	PM 006-BSM BASEMENT FLOOR					10/26/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 39

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	PM 007-GAR GARAGE FLOOR					10/26/2023
JP	-----	008-GPL GREEN PLATE INSPECTION Comments1: JOE					10/31/2023
GH	-----	AM 007-GPL GREEN PLATE INSPECTION Comments1: ANDREW	20231428	2654 GOULD CT	62		10/06/2023
GH	-----	AM 008-STP STOOPS Comments1: FRONT AND REAR --- MW					10/20/2023
BC	-----	009-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM					10/30/2023
BC	-----	010-REL ROUGH ELECTRICAL					10/30/2023
BC	-----	011-RMC ROUGH MECHANICAL					10/30/2023
PR	-----	012-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					10/30/2023
JP	11:00	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20231432	2353 LAVENDER WAY			10/23/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PABLO	20231437	109 E BLACKBERRY LN	11		10/20/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 847-401-4038	20231457	1492 WALSH DR	192		10/06/2023
JP	-----	003-FIN FINAL INSPECTION Comments1: PAVER PATIO	20231459	1336 SPRING ST	178	10/18/2023	
BC	-----	AM 001-FTG FOOTING Comments1: 1ST THING -- MW	20231462	395 TIMBER OAK LN	32		10/20/2023
BC	-----	002-FOU FOUNDATION Comments1: MW					10/24/2023
BC	-----	AM 003-BKF BACKFILL Comments1: MW					10/27/2023
BC	-----	001-FTG FOOTING Comments1: MW	20231463	552 TIMBER OAK CT	43		10/24/2023
BC	-----	002-FOU FOUNDATION					10/27/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DUSTIN 630-669-2585	20231479	1554 CRIMSON LN	3		10/23/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 40

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	002-ROF ROOF UNDERLAYMENT ICE & W					10/24/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231490	1438 SLATE CT	346		10/23/2023
		Comments1: 224-260-6257					
PR	_____ PM	006-RFR ROUGH FRAMING	20231491	804 BRISTOL AVE	3		10/24/2023
		Comments1: 630-336-3678					
PR	_____ PM	007-REL ROUGH ELECTRICAL					10/24/2023
PR	_____ PM	008-RMC ROUGH MECHANICAL					10/24/2023
PBF	_____ PM	009-PLR PLUMBING - ROUGH					10/24/2023
JP	_____ AM	010-INS INSULATION				10/27/2023	
PR	_____ PM	011-GAR GARAGE FLOOR				10/31/2023	
		Comments1: CLAYTON MARKER 630-336-3678					
PR	_____ PM	012-PPS PRE-POUR, SLAB ON GRADE				10/31/2023	
BC	_____	001-FIN FINAL INSPECTION	20231495	222 LEISURE ST	100		10/04/2023
		Comments1: WINDOWS					
BF	_____ AM	001-FIN FINAL INSPECTION	20231513	1812 COUNTRY HILLS DR	19		10/03/2023
		Comments1: SOLAR -- MARK 224-775-4729					
BF	_____ AM	002-FEL FINAL ELECTRIC					10/03/2023
BC	_____ AM	001-FTG FOOTING	20231515	983 S CARLY CIR	90		10/17/2023
		Comments1: howiek@coxconstructionllc.com					
BC	_____	002-FOU FOUNDATION					10/20/2023
		Comments1: PACO 630-536-4141					
GH	_____	003-BKF BACKFILL					10/27/2023
		Comments1: PACO 630-536-4171					
BC	_____	003-FIN FINAL INSPECTION	20231517	705 TERI LN			10/06/2023
		Comments1: POOL DECK -- KIM 630-336-2320					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231537	2451 EMERALD LN			10/10/2023
BC	_____	003-FIN FINAL INSPECTION	20231541	107 W CENTER ST			10/04/2023
		Comments1: DECK					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231542	2688 LILAC WAY	380		10/02/2023
		Comments1: PREMIUM 630-631-7556					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 41

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	-----	004-ELS ELECTRIC SERVICE	20231553	1011 GILLESPIE LN	242		10/03/2023
		Comments1: JENN@ABBYPROPERTIES.LLC -- SEE INSPECTIO					
		Comments2: N REPORT					
BC	-----	004-ELS ELECTRIC SERVICE	20231554	1013 GILLESPIE LN	241		10/03/2023
		Comments1: JENN@ABBYPROPERTIES.LLC -- SEE INSPECTIO					
		Comments2: N REPORT					
BC	-----	004-ELS ELECTRIC SERVICE	20231555	1015 GILLESPIE LN	240		10/03/2023
		Comments1: JENN@ABBYPROPERTIES.LLC -- SEE INSPECTIO					
		Comments2: N REPORT					
BC	-----	004-ELS ELECTRIC SERVICE	20231556	1017 GILLESPIE LN	239		10/03/2023
		Comments1: JENN@ABBYPROPERTIES.LLC -- SEE INSPECTIO					
		Comments2: N REPORT					
BC	-----	004-ELS ELECTRIC SERVICE	20231557	1019 GILLESPIE LN	238		10/03/2023
		Comments1: JENN@ABBYPROPERTIES.LLC -- SEE INSPECTIO					
		Comments2: N REPORT					
BC	-----	005-ELS ELECTRIC SERVICE	20231558	1021 GILLESPIE LN	237		10/03/2023
		Comments1: JENN@ABBYPROPERTIES.LLC - SEE INSPECTION					
		Comments2: REPORT					
BF	-----	AM 003-REI REINSPECTION	20231568	4854 W MILLBROOK CIR	7		10/06/2023
		Comments1: SOLAR -- DAVID 847-800-5139					
BF	-----	AM 001-FIN FINAL INSPECTION	20231569	2498 ANNA MARIA LN	598		10/17/2023
		Comments1: FRESH COAST SOLAR 630-709-4800 JOSH hann					
		Comments2: a@freshcoastsolar.com					
BF	-----	AM 002-FEL FINAL ELECTRIC					10/17/2023
		Comments1: FRESH COAST SOLAR 630-709-4800 JOSH hann					
		Comments2: a@freshcoastsolar.com					
JP	-----	001-PPS PRE-POUR, SLAB ON GRADE	20231574	3002 MCLELLAN BLVD	526		10/17/2023
		Comments1: PATIO -- KEITH 815-685-8234					
JP	-----	002-FIN FINAL INSPECTION	20231576	1303 WILLOW WAY			10/04/2023
		Comments1: FENCE					
BC	08:00	001-FTG FOOTING	20231592	1821 S BRIDGE ST	1		10/04/2023
		Comments1: REUBEN					
BC	-----	AM 002-FOU FOUNDATION					10/06/2023
		Comments1: REUBEN					
PR	08:00	003-BKF BACKFILL					10/09/2023
		Comments1: REUBEN					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 42

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	13:00	004-ESW ENGINEERING - SEWER / WAT Comments1: STOKES EXCAVATING 630-742-2940 DANNY Comments2: STOKES EXCAVATING@LIVE.COM					10/10/2023
PBF	13:00	005-ESS ENGINEERING - STORM Comments1: STOKES EXCAVATING 630-742-2940 DANNY Comments2: STOKES EXCAVATING@LIVE.COM					10/10/2023
PR	-----	006-ELS ELECTRIC SERVICE					10/09/2023
PR	-----	AM 007-SEW SEWER INSPECTION Comments1: STOKES -- FIRST THING					10/11/2023
BC	-----	AM 008-FTG FOOTING Comments1: RUEBEN -- TRASH ENC					10/24/2023
BC	-----	AM 009-PPS PRE-POUR, SLAB ON GRADE Comments1: CURB FOR PARKING LOT					10/24/2023
PR	-----	AM 010-PLU PLUMBING - UNDERSLAB Comments1: ADRIAN 630-885-8785				10/25/2023	
GH	-----	PM 011-FOU FOUNDATION Comments1: TRASH ENCLOSURE					10/25/2023
PBF	-----	PM 012-ESS ENGINEERING - STORM Comments1: DOWN SPOUT. LINDA - 630-742-1443					10/27/2023
PR	-----	AM 013-PPS PRE-POUR, SLAB ON GRADE Comments1: INTERIOR FLOOR -- REUBEN 847-833-6195					10/30/2023
BC	09:00	014-PPS PRE-POUR, SLAB ON GRADE Comments1: CURB-PARKING LOT -- REUBEN 847-833-6195				10/31/2023	
PR	-----	015-MIS MISCELLANEOUS Comments1: OIL SEPERATOR -- ADRIAN 630-885-8785				10/30/2023	
PR	-----	AM 016-PLU PLUMBING - UNDERSLAB Comments1: JOSE 630-272-0112				10/31/2023	
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20231593 808 S MAIN ST Comments1: CARMODY					10/20/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20231605 406 E MAIN ST Comments1: A&B					10/24/2023
JP	-----	001-ROF ROOF UNDERLAYMENT ICE & W 20231617 202 SPRUCE CT			25		10/06/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 43

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ AM	001-FTG FOOTING	20231619	2730 ELLORY CT	137		10/02/2023
		Comments1: MW					
GH	_____ AM	002-FOU FOUNDATION					10/04/2023
		Comments1: MW					
PBF	_____ PM	003-WAT WATER				10/06/2023	
		Comments1: LATE PM, PLEASE. FAMILYSEWEROFFICE@YA					
		Comments2: HOO.COM					
GH	_____ AM	004-BKF BACKFILL					10/10/2023
		Comments1: MW					
PBF	_____ PM	005-WAT WATER					10/16/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____ AM	006-GPL GREEN PLATE INSPECTION					10/19/2023
		Comments1: ANDREW					
PBF	_____ AM	007-PLU PLUMBING - UNDERSLAB					10/19/2023
		Comments1: AMEEKS@NVRINC.COM					
GH	_____ PM	008-BG BASEMENT AND GARAGE FLOOR					10/20/2023
		Comments1: MW					
GH	_____	001-FTG FOOTING	20231620	3025 GRANDE TR	533		10/04/2023
		Comments1: MW					
BF	_____ AM	002-FOU FOUNDATION					10/06/2023
		Comments1: ASSISTANT@MIDWESTERNCONCRETE.COM					
GH	_____	004-BKF BACKFILL					10/13/2023
		Comments1: MW					
GH	_____ AM	005-GAR GARAGE FLOOR					10/18/2023
		Comments1: MW					
GH	_____	006-GPL GREEN PLATE INSPECTION					10/19/2023
		Comments1: AUSTIN					
PBF	_____	007-PLU PLUMBING - UNDERSLAB					10/19/2023
		Comments1: ASUSONG@NVRINC.COM					
PBF	_____ PM	008-WAT WATER					10/20/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____ AM	009-BSM BASEMENT FLOOR					10/20/2023
		Comments1: MW					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 44

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	010-REI REINSPECTION Comments1: GREEN PLATE					10/19/2023
PBF	_____	PM 005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM	20231621	3065 CONSTITUTION WAY	513	10/03/2023	
GH	_____	AM 006-BGS BASEMENT GARAGE STOOPS Comments1: MW					10/04/2023
GH	_____	AM 007-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					10/06/2023
GH	_____	008-REI REINSPECTION Comments1: GREEN PLATE REINSPECTION					10/06/2023
BC	_____	AM 001-FTG FOOTING Comments1: MW	20231622	2651 GOULD CT	69		10/30/2023
GH	_____	001-FTG FOOTING	20231623	391 BISCAYNE LN	1968		10/16/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					10/18/2023
GH	_____	PM 003-BKF BACKFILL Comments1: MW					10/20/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/24/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM				10/31/2023	
BC	_____	007-GPL GREEN PLATE INSPECTION Comments1: JOE				10/31/2023	
GH	_____	001-FTG FOOTING Comments1: REPAIR SOCK, CLEAN DEBRIS	20231624	4443 TAMPA DR	1961		10/23/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: MW					10/25/2023
BC	_____	PM 003-BKF BACKFILL Comments1: MW				10/31/2023	
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: AL'S FAMILY 630-492-7635 familyseweroffi Comments2: ce@yahoo.com,				10/31/2023	

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 45

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:00	001-PHF POST HOLE - FENCE Comments1: MIKE -- PARAMOUNT	20231628	2054 KINGSMILL CT	155		10/10/2023
BC	-----	001-FIN FINAL INSPECTION Comments1: SIGNS	20231630	524 E KENDALL DR	2		10/18/2023
BC	-----	001-FIN FINAL INSPECTION Comments1: SIGNS - VINCE 630-999-1616	20231631	524 E KENDALL DR	2		10/18/2023
BF	10:00	004-REI REINSPECTION Comments1: REINSPECT SOLAR TECH WILL BE THERE 9-11 Comments2: DAVID 316-619-6483 shelbi.stause@bluesky Comments3: energysolutions.com	20231636	1810 COUNTRY HILLS DR	18		10/04/2023
BC	----- AM	001-FTG FOOTING Comments1: JUANCARLOS@COMEXCC.COM	20231641	301 ANDREW DR	198		10/13/2023
BC	----- AM	002-FOU FOUNDATION Comments1: COMEX					10/18/2023
BC	----- PM	003-BKF BACKFILL Comments1: COMEX					10/20/2023
GH	----- PM	001-FTG FOOTING Comments1: COMEX	20231642	307 ANDREW DR	199		10/06/2023
BF	----- AM	002-FOU FOUNDATION Comments1: JUANCARLOS@COMEXCC.COM					10/12/2023
BC	----- AM	003-BKF BACKFILL Comments1: COMEX					10/18/2023
BF	----- PM	001-FTG FOOTING Comments1: COMEX	20231643	311 ANDREW DR	200		10/12/2023
BF	----- AM	002-FOU FOUNDATION Comments1: JUANCARLOS@COMEXCC.COM					10/16/2023
BC	----- AM	003-BKF BACKFILL Comments1: COMEX					10/18/2023
PBF	----- PM	004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM	20231644	321 ANDREW DR	201		10/17/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					10/18/2023
GH	----- AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					10/19/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 46

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	-----	007-GPL GREEN PLATE INSPECTION Comments1: JEFF					10/25/2023
PBF	-----	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM	20231645	327 ANDREW DR	202		10/17/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					10/18/2023
GH	-----	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					10/19/2023
GH	-----	007-GPL GREEN PLATE INSPECTION Comments1: JEFF					10/24/2023
BC	-----	001-FIN FINAL INSPECTION Comments1: REAR OF HOUSE --	20231651	897 N CARLY CIR	131		10/18/2023
PR	-----	AM 005-PLU PLUMBING - UNDERSLAB Comments1: CLAYTON	20231653	803 FREEMONT ST	45		10/06/2023
GH	-----	AM 006-BSM BASEMENT FLOOR Comments1: JOHN CRAWL SPACE ALREADY POURED					10/09/2023
BF	-----	AM 001-FTG FOOTING Comments1: JUANCARLOS@COMEXCC.COM	20231663	3397 GABRIEL DR	169		10/16/2023
BC	-----	PM 002-FOU FOUNDATION Comments1: COMEX					10/20/2023
GH	-----	AM 003-BKF BACKFILL Comments1: COMEX					10/25/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ATLAS/OLIVER 618-975-1720	20231680	1182 SPRING ST	71		10/02/2023
BC	-----	PM 001-FIN FINAL INSPECTION Comments1: EV CHARGER DAVE 708-655-6432	20231683	312 E BLACKBERRY LN			10/23/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: SAVAGE 630 677 6206 815-630-4279	20231684	904 FAWN RIDGE CT	39		10/03/2023
BC	-----	AM 001-RFR ROUGH FRAMING Comments1: DAVE 630-608-8555	20231685	301 E MAIN ST			10/05/2023
BC	-----	AM 002-REL ROUGH ELECTRICAL					10/05/2023
BC	-----	AM 003-RMC ROUGH MECHANICAL					10/05/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 47

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 004-PLR PLUMBING - ROUGH					10/05/2023
		Comments1: DAVE 630-608-8555					
PBF	_____	PM 005-PLR PLUMBING - ROUGH					10/27/2023
		Comments1: DAVE 630-608-8555, DSCHULTZ7020@COMCAST.					
		Comments2: NET -- APPROVED AS NOTED					
BC	_____	PM 006-REI REINSPECTION					10/30/2023
		Comments1: ROUGH FRAMING -- DAVE					
GH	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231689	1049 HAMPTON LN			10/16/2023
		Comments1: J JAMES					
BC	_____	AM 003-FIN FINAL INSPECTION	20231693	1072 E SPRING ST	81		10/23/2023
		Comments1: ANDY					
JP	08:00	AM 001-PHF POST HOLE - FENCE	20231694	3105 JUSTICE DR	683	10/19/2023	
GH	_____	AM 001-PHF POST HOLE - FENCE	20231697	218 HILLCREST AVE - A	13		10/03/2023
		Comments1: LATE MORNING -- CLASSIC					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231706	4443 E MILLBROOK CIR	225		10/11/2023
		Comments1: A&B					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231708	214 DICKSON CT	15		10/10/2023
		Comments1: VIVI 815-630-4279					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231727	809 TERI LN			10/11/2023
		Comments1: FRONT LEFT AND REAR ROOF PASS					
BC	12:00	002-ROF ROOF UNDERLAYMENT ICE & W					10/13/2023
JP	13:00	001-PHF POST HOLE - FENCE	20231730	524 E KENDALL DR	2		10/10/2023
		Comments1: NETWORK					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231737	802 E SPRING ST			10/23/2023
		Comments1: VIVI -- SAVAGE RE-DECK ROOF WAS NECESSAR					
		Comments2: Y AND CAUSED TO DELAY ICE AND WATER. PHO					
		Comments3: TOS SENT AND VIEWED ON 10/23-PASS					
GH	_____	AM 002-FOU FOUNDATION	20231750	2742 BERRYWOOD LN	762		10/05/2023
		Comments1: UPLAND					
PBF	_____	PM 003-WAT WATER					10/12/2023
		Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					
GH	_____	004-GPL GREEN PLATE INSPECTION					10/16/2023
		Comments1: CWTTHOMPSON@DRHORTON.COM					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 48

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					10/19/2023
GH	-----	006-PPS PRE-POUR, SLAB ON GRADE Comments1: SLAB -- CHRIS					10/25/2023
GH	-----	007-GAR GARAGE FLOOR					10/25/2023
GH	-----	008-STP STOOPS Comments1: FRONT					10/25/2023
GH	-----	AM 002-FOU FOUNDATION Comments1: UPLAND - OFF FOOTING IN 2 PLACES. TRENCH Comments2: FOOTING, ADD REBAR FOR MONOLITHIC POUR Comments3: AT GARAGE AND BACK LEFT CORNER	20231751	3221 LEHMAN CROSSING	758		10/04/2023
PBF	-----	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					10/11/2023
GH	-----	004-GPL GREEN PLATE INSPECTION Comments1: CWTOMPSON@DRHORTON.COM					10/16/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPON@DRHORTON.COM					10/17/2023
GH	-----	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: SLAB -- CHRIS					10/24/2023
GH	-----	AM 007-GAR GARAGE FLOOR					10/24/2023
GH	-----	AM 008-STP STOOPS Comments1: FRONT ONLY					10/24/2023
GH	-----	002-FOU FOUNDATION	20231752	3229 LEHMAN CROSSING	760		10/04/2023
PBF	-----	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					10/12/2023
GH	-----	004-GPL GREEN PLATE INSPECTION Comments1: CWTOMPSON@DRHORTON.COM					10/16/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					10/18/2023
GH	-----	006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					10/24/2023
GH	-----	007-GAR GARAGE FLOOR					10/24/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 49

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	008-STP STOOPS Comments1: FRONT ONLY					10/24/2023
GH	-----	AM 002-FOU FOUNDATION Comments1: UPLAND - OFF FOOTING, TRENCH BACK RIGHT Comments2: CORNER AND PIN FOR MONOLITHIC POUR	20231753	3225 LEHMAN CROSSING	759		10/04/2023
PBF	-----	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					10/12/2023
GH	-----	004-GPL GREEN PLATE INSPECTION Comments1: CWTHOMPSON@DRHORTON.COM					10/16/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: CWTHOMPON@DRHORTON.COM					10/17/2023
PBF	-----	006-REI REINSPECTION Comments1: UNDERGROUND PLUMBING -- CWTHOMPSON@DRHOR Comments2: TON.COM					10/18/2023
GH	-----	AM 007-PPS PRE-POUR, SLAB ON GRADE Comments1: SLAB -- CHRIS					10/24/2023
GH	-----	AM 008-GAR GARAGE FLOOR					10/24/2023
GH	-----	AM 009-STP STOOPS Comments1: FRONT ONLY					10/24/2023
GH	-----	002-FOU FOUNDATION	20231754	3233 LEHMAN CROSSING	761		10/04/2023
PBF	-----	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					10/12/2023
GH	-----	004-GPL GREEN PLATE INSPECTION Comments1: CWTHOMPSON@DRHORTON.COM					10/16/2023
PBF	-----	005-PLU PLUMBING - UNDERSLAB Comments1: CWTHOMPSON@DRHORTON.COM					10/18/2023
GH	-----	006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					10/24/2023
GH	-----	007-GAR GARAGE FLOOR					10/24/2023
GH	-----	008-STP STOOPS Comments1: FRONT ONLY					10/24/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOSEPH JAMES	20231757	1075 HAMPTON LN	226		10/06/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 50

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	-----	001-FTG FOOTING	20231758	3057 CONSTITUTION WAY	514		10/17/2023
		Comments1: MW					
GH	-----	002-FOU FOUNDATION					10/18/2023
		Comments1: MW					
GH	-----	PM 003-BKF BACKFILL					10/20/2023
		Comments1: MW					
PBF	-----	PM 004-WAT WATER					10/24/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	14:00	001-FTG FOOTING	20231760	3072 JETER ST	568		10/27/2023
		Comments1: NEED TO PUMP ANY WATER BEFORE POURING					
GH	-----	PM 002-FOU FOUNDATION					10/31/2023
		Comments1: MW					
BC	-----	AM 001-GAR GARAGE FLOOR	20231762	70 TRILLIUM CT			10/24/2023
		Comments1: RICH 630-273-5932					
BF	-----	PM 001-FIN FINAL INSPECTION	20231766	312 DRAYTON CT	51		10/04/2023
		Comments1: SOLAR JUAN 619-459-2201 SUNRUN					
BF	-----	PM 002-FEL FINAL ELECTRIC					10/04/2023
		Comments1: SOLAR JUAN 619-459-2201 SUNRUN					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231769	203 E CENTER ST			10/17/2023
		Comments1: J JAMES					
GH	-----	001-PHD POST HOLE - DECK	20231770	2621 FAIRFAX WAY	252		10/03/2023
		Comments1: 5 NEW HOLES (+ 2 EXISTING POSTHOLES)					
BC	-----	AM 002-RFR ROUGH FRAMING					10/19/2023
		Comments1: DECK-- JARED 309-620-1952					
BC	-----	AM 001-PPS PRE-POUR, SLAB ON GRADE	20231772	3138 JUSTICE DR	611		10/02/2023
		Comments1: PATIO -- VICTOR					
GH	14:30	001-PHF POST HOLE - FENCE	20231774	2780 BERRYWOOD LN	833		10/27/2023
		Comments1: MONICA					
BC	-----	PM 002-RFR ROUGH FRAMING	20231775	301-308 MULHERN CT			10/18/2023
		Comments1: BALCOMY -- AHRON 201-527-0223					
JP	11:00	004-ROF ROOF UNDERLAYMENT ICE & W	20231789	507 W WASHINGTON ST			10/09/2023
		Comments1: J JAMES					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 51

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	-----	001-ROF ROOF UNDERLAYMENT ICE & W	20231804	903 S CARLY CIR	98		10/09/2023
BC	-----	AM 001-FTG FOOTING	20231813	4444 SARASOTA AVE	2005		10/30/2023
		Comments1: MW					
BC	-----	AM 002-FOU FOUNDATION				10/31/2023	
		Comments1: MW					
BC	-----	001-FIN FINAL INSPECTION	20231826	321 W KENDALL DR			10/18/2023
		Comments1: AWNING OVER SHED ENTRANCE -- ERIC 630-29					
		Comments2: 6-7663 EX 3					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231829	2004 PRAIRIE GRASS LN	50		10/03/2023
		Comments1: REMY					
GH	-----	002-FIN FINAL INSPECTION	20231830	2869 MCLELLAN BLVD	486		10/10/2023
		Comments1: SHED					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231834	418 E SOMONAUK ST			10/24/2023
		Comments1: DIRK 630-899-9030 PARTIAL-PASS-LEFT SIDE					
		Comments2: AND REAR					
JP	09:00	002-ROF ROOF UNDERLAYMENT ICE & W					10/30/2023
		Comments1: DIRK 630-899-9030 -- PARTIAL- WEST SIDE					
		Comments2: GARAGE					
JP	-----	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20231840	TOWNHOMES OF MILL CROSSIN			10/03/2023
		Comments1: 2283 BERESFORD					
JP	-----	AM 002-ROF ROOF UNDERLAYMENT ICE & W					10/03/2023
		Comments1: 2273 BERESFORD					
JP	09:00	003-ROF ROOF UNDERLAYMENT ICE & W					10/10/2023
		Comments1: 3827 BAILEY RD					
JP	-----	004-ROF ROOF UNDERLAYMENT ICE & W					10/17/2023
		Comments1: 2253 BERESFORD PASS					
JP	-----	006-FIN FINAL INSPECTION					10/23/2023
		Comments1: 2283 BERESFORD					
JP	-----	007-FIN FINAL INSPECTION					10/23/2023
		Comments1: 2273 BERESFORD					
JP	-----	008-FIN FINAL INSPECTION					10/23/2023
		Comments1: 2253 BERESFORD					
JP	-----	009-FIN FINAL INSPECTION					10/23/2023
		Comments1: 3827 BAILEY					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 52

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 010-ROF ROOF UNDERLAYMENT ICE & W					10/31/2023
		Comments1: 2233 BERESFORD PARTIAL-MAIN ROOF-PASS WI					
		Comments2: TH PHOTOS 10/30, PARTIAL-FRONT ROOF-PASS					
		Comments3: INSPECTED					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231849	119 PALMER CT	35		10/03/2023
		Comments1: FRANK 630-640-8992					
PR	_____	001-ESW ENGINEERING - SEWER / WAT	20231850	1203 N BRIDGE ST	0	10/05/2023	
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231853	634 WHITE OAK WAY	57		10/03/2023
		Comments1: ANNA					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231855	410 PARK ST			10/10/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231856	408 E MAIN ST			10/04/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231857	204 W KENDALL DR			10/04/2023
		Comments1: PAUL -- 224-563-8556					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20231858	569 SUTTON ST	215		10/03/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231862	301 DRAYTON CT	52		10/09/2023
		Comments1: KIM -- ADVANCED					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231865	2278 EMERALD LN	44		10/06/2023
		Comments1: REUBEN					
JP	08:00	001-FIN FINAL INSPECTION	20231867	936 HAYDEN DR	44		10/04/2023
		Comments1: PAVER PATIO					
JP	15:00	AM 001-ROF ROOF UNDERLAYMENT ICE & W	20231868	807 E MAIN ST			10/03/2023
		Comments1: JUSTIN 331-203-3914					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231873	2073 INGEMUNSON LN	149		10/03/2023
		Comments1: EXTREME					
BC	_____	AM 001-GAR GARAGE FLOOR	20231875	412 PARK ST	54		10/25/2023
		Comments1: SEE INSPECTION REPORT					
BC	_____	AM 002-FTG FOOTING					10/25/2023
		Comments1: TRENCH FOOTINGS FOR GARAGE -- GUS 331-71					
		Comments2: 7-8254					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231877	209-219 S BRIDGE ST			10/24/2023
		Comments1: 630-551-5466					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231878	101-107 W VAN EMMON ST			10/25/2023
		Comments1: CAPA					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 53

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231881	1128 GRACE DR	101		10/03/2023
		Comments1: TOM --					
GH	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231883	1047 HAMPTON LN	2291		10/16/2023
		Comments1: J JAMES					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231888	1619 COTTONWOOD TR	9		10/03/2023
		Comments1: AIDAN -- 773-681-2443					
JP	-----	001-ROF ROOF UNDERLAYMENT ICE & W	20231892	741 OMAHA DR	15		10/30/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231893	416 ELM ST			10/03/2023
		Comments1: ANGEL					
JP	----- AM	001-PHF POST HOLE - FENCE	20231903	605 N BRIDGE ST			10/06/2023
		Comments1: CLASSIC					
BC	----- PM	001-PHF POST HOLE - FENCE	20231904	226 HILLCREST AVE	17		10/04/2023
		Comments1: EARLY PM -- CLASSIC					
JP	-----	001-ROF ROOF UNDERLAYMENT ICE & W	20231905	407 E PARK ST			10/10/2023
JP	11:00	001-PHF POST HOLE - FENCE	20231910	1644 SHETLAND LN	46		10/11/2023
		Comments1: IL FENCE					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231911	1012 INDEPENDENCE BLVD	7		10/04/2023
		Comments1: ANGEL					
JP	-----	002-FIN FINAL INSPECTION					10/31/2023
		Comments1: ROOF AND SIDING					
JP	11:30	001-PHF POST HOLE - FENCE	20231912	1282 HAWK HOLLOW DR	268		10/11/2023
		Comments1: JAZLYN					
JP	11:30	001-PHF POST HOLE - FENCE	20231913	1284 HAWK HOLLOW DR	268		10/11/2023
		Comments1: JAZLYN					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231915	344 BERTRAM DR	1155		10/20/2023
		Comments1: GAMBINO					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231916	211 DICKSON CT	20		10/05/2023
		Comments1: J&E					
JP	-----	002-FIN FINAL INSPECTION					10/11/2023
		Comments1: ROOF					
BF	----- AM	001-FIN FINAL INSPECTION	20231917	2451 EMERALD LN			10/23/2023
		Comments1: SOLAR -- PRESTON 773-5071735					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 54

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	-----	AM 002-FEL FINAL ELECTRIC					10/23/2023
JP	-----	PM 001-PHF POST HOLE - FENCE Comments1: EARLY PM -- CLASSIC	20231923	3038 GRANDE TR	539		10/11/2023
BC	-----	001-FTG FOOTING Comments1: PERGOLA CLEAN EDGE 630-364-0224	20231924	2861 CRYDER WAY	475		10/18/2023
BC	14:00	001-PHF POST HOLE - FENCE Comments1: MONICA 630-327-7066	20231925	2501 ANNA MARIA LN	712		10/16/2023
JP	-----	002-FIN FINAL INSPECTION Comments1: FENCE -- MONICA					10/23/2023
PR	10:00	001-ESW ENGINEERING - SEWER / WAT Comments1: BRAD	20231926	1105 GRACE DR	59		10/04/2023
BC	10:30	002-FTG FOOTING Comments1: KEN 630-546-0735					10/06/2023
GH	-----	AM 003-FOU FOUNDATION Comments1: ROCHELLE 630-546-0642					10/10/2023
BC	-----	AM 004-BKF BACKFILL Comments1: RSS CONCRETE					10/13/2023
BC	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ABE 773-425-8449	20231929	941 OMAHA DR	25		10/16/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN	20231930	511 REDHORSE LN	131		10/20/2023
BF	-----	PM 001-FIN FINAL INSPECTION Comments1: SOLAR DAVE 413-435-9240	20231936	210 E MAIN ST			10/19/2023
BF	-----	PM 002-FEL FINAL ELECTRIC Comments1: SOLAR DAVE 413-435-9240					10/19/2023
GH	-----	AM 001-FTG FOOTING Comments1: UPLAND	20231939	2712 BERRYWOOD LN	769		10/24/2023
GH	-----	AM 001-FTG FOOTING Comments1: UPLAND	20231940	2708 BERRYWOOD LN	770		10/24/2023
BC	-----	AM 002-FOU FOUNDATION Comments1: UPLAND					10/26/2023
GH	-----	AM 001-FTG FOOTING Comments1: UPLAND	20231941	2704 BERRYWOOD LN	771		10/24/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 55

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 002-FOU FOUNDATION Comments1: UPLAND					10/26/2023
GH	_____	AM 001-FTG FOOTING Comments1: UPLAND	20231942	2702 BERRYWOOD LN	772		10/24/2023
GH	_____	AM 001-FTG FOOTING Comments1: UPLAND	20231943	2701 BERRYWOOD LN	773		10/24/2023
GH	_____	AM 001-FTG FOOTING Comments1: UPLAND	20231944	2705 BERRYWOOD LN	774		10/24/2023
GH	_____	AM 001-FTG FOOTING Comments1: UPLAND	20231945	2709 BERRYWOOD LN	775		10/24/2023
GH	_____	AM 001-FTG FOOTING Comments1: UPLAND	20231946	2713 BERRYWOOD LN	776		10/24/2023
JP	14:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PARTIAL-BACK HALF OF ROOF-PASS	20231949	608 HEUSTIS ST			10/24/2023
JP	13:00	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE 773-647-0299				10/27/2023	
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TKO	20231950	1094 HOMESTEAD DR	38		10/10/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN	20231951	1315 SPRING ST	166		10/09/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TTLIC	20231952	1149 HOMESTEAD DR	138		10/09/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN	20231953	1142 CLEARWATER DR	246		10/09/2023
JP	12:00	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: REUBEN					10/10/2023
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- ZACH 708-738-4094	20231955	462 KELLY AVE			10/24/2023
BF	_____	002-FEL FINAL ELECTRIC					10/24/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: EDGAR PARTIAL INSPECTION ON SITE - PASS; Comments2: REMAINDER VIA PHOTOS- PASS	20231957	906 FAWN RIDGE CT	38		10/10/2023

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 56

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231958	206 E KENDALL DR		10/02/2023	
		Comments1: ANNA					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231959	312 PIERPOINT LN	1091	10/20/2023	
		Comments1: AAA ROOFING					
JP	_____ AM	001-PHD POST HOLE - DECK	20231960	906 S CARLY CIR	99		10/10/2023
		Comments1: DAVE 815-981-6679					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231962	307 A MILL ST			10/17/2023
		Comments1: EXTREME					
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231964	206 E WASHINGTON ST			10/16/2023
		Comments1: CONNIE 815-735-8182					
JP	14:00	001-PHF POST HOLE - FENCE	20231966	435 SHADOW WOOD DR	50		10/10/2023
		Comments1: CLASSIC					
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231967	2521 LYMAN LOOP	19		10/18/2023
		Comments1: KYLIE 708-889-1390					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231969	532 BUCKTHORN CT	82		10/06/2023
		Comments1: LILY -- 630-398-4600					
JP	11:30	001-PHF POST HOLE - FENCE	20231971	2374 SUMAC DR	16		10/20/2023
		Comments1: JAZLYN 224-220-1042					
JP	_____	001-PHD POST HOLE - DECK	20231972	344 POPLAR DR	95		10/11/2023
		Comments1: READY EARLY, INSPECTED TWO HOLES - PASS					
PR	_____ AM	002-RFR ROUGH FRAMING					10/25/2023
		Comments1: DECK -- MANDMOUTDOORDESIGN@GMAIL.COM					
JP	_____	001-FIN FINAL INSPECTION	20231973	2739 ELLORY CT	132		10/25/2023
		Comments1: JEAN 630-774-8447 -- PAVER PATIO					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231975	421 NORWAY CIR	90		10/18/2023
		Comments1: ROBERT 815-582-1089					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231976	1386 CORALBERRY CT	115		10/11/2023
		Comments1: YUN 630-391-3270					
BC	_____ AM	001-FIN FINAL INSPECTION	20231981	1129 HEARTLAND DR	57		10/17/2023
		Comments1: WATER HEATER -- ELIZABETH 630-777-7952					
JP	13:00	001-PHF POST HOLE - FENCE	20231983	1151 KATE DR	241		10/27/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231985	3436 RYAN DR	69		10/24/2023
		Comments1: REUBEN					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 57

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20231986	1131 GRACE DR	62		10/24/2023
		Comments1: PATIO -- GUS 331-717-8254					
BC	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231987	1324 SPRING ST	181		10/16/2023
		Comments1: REUBEN					
JP	12:00	002-ROF ROOF UNDERLAYMENT ICE & W					10/17/2023
		Comments1: REUBEN					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231994	222 DICKSON CT			10/23/2023
		Comments1: O'DANNY BOY					
JP	_____ PM	001-PHD POST HOLE - DECK	20231995	2352 WINTERTHUR GREEN	181		10/20/2023
		Comments1: 12-2 -- JAZMINE 630-354-8887					
JP	13:00	001-PHF POST HOLE - FENCE	20232004	2068 WHITEKIRK LN	96		10/27/2023
		Comments1: AMERIDREAM					
GH	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232008	2061 COUNTRY HILLS DR	339		10/12/2023
		Comments1: REUBEN					
PR	_____ PM	001-RFR ROUGH FRAMING	20232014	2259 FAIRFIELD AVE	371		10/30/2023
		Comments1: CLEAN EDGE					
PR	_____ PM	002-REL ROUGH ELECTRICAL					10/30/2023
PR	_____ PM	003-RMC ROUGH MECHANICAL					10/30/2023
PR	_____ PM	004-PLR PLUMBING - ROUGH					10/30/2023
BC	_____ PM	005-INS INSULATION				10/31/2023	
JP	_____ AM	001-PHF POST HOLE - FENCE	20232017	575 KELLY AVE	5		10/19/2023
		Comments1: LATE AM -- CLASSIC 630-551-3400					
BC	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232019	904 MORGAN ST			10/16/2023
		Comments1: EXTREME					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232020	2036 DEERPOINT LN	159		10/23/2023
		Comments1: DANA -- EXTREME					
JP	13:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232053	809 BEHRENS			10/23/2023
		Comments1: JUSTIN ABC					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232054	116 NADEN CT	69		10/20/2023
		Comments1: PEDRO 630-724-7109					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232061	481 BIRCHWOOD DR	129	10/27/2023	
		Comments1: MACHELE					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 58

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	11:30	001-PHF POST HOLE - FENCE	20232064	4453 TAMPA DR	1963		10/30/2023
		Comments1: PERLS 708-316-9740 ARRIVED 1140 AND 1/2					
		Comments2: OF THE YARD HAD ALREADY HAD POSTS SET IN					
		Comments3: CONCRETE W/O INSPECTION. REMAINDER OF H					
		Comments4: OLES INSPECTED AT 36"					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232065	402 E PARK ST	59		10/31/2023
		Comments1: ANNA GAL					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232066	417 PARK ST			10/23/2023
		Comments1: ANGEL 630-882-9111					
JP	-----	002-FIN FINAL INSPECTION					10/31/2023
		Comments1: ROOF					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232084	2972 ELLSWORTH DR	356	10/25/2023	
		Comments1: 630-781-4656					
BC	13:00	001-OCC OCCUPANCY INSPECTION	20232090	1579 SYCAMORE RD		10/30/2023	
		Comments1: 779-707-9964					
FM	13:00	002-OCC OCCUPANCY INSPECTION				10/30/2023	
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232101	803 N BRIDGE ST			10/30/2023
JP	11:00	002-ROF ROOF UNDERLAYMENT ICE & W					10/31/2023
		Comments1: 2ND INSPECTION (PD) 847-401-8411 GUILLER					
		Comments2: MO					

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 59

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

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

PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING			1		
		ADD ADDITION			2		
		BDO COMMERCIAL BUILD-OUT			4		
		BSM BASEMENT REMODEL			7		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		COM COMMERCIAL BUILDING			17		
		DCK DECK			12		
		DML DEMOLITION			1		
		DRV DRIVEWAY			1		
		ESN ELECTRIC SIGN			4		
		EVS ELECTRIC VEHICLE CHARGING STAT			1		
		FNC FENCE			21		
		FOU FOUNDATION			5		
		GAR GARAGE			2		
		HVC HVAC UNIT/S			1		
		MSC MISCELLANEOUS			10		
		PTO PATIO / PAVERS			4		
		PVR PAVER			4		
		REM REMODEL			8		
		ROF ROOFING			98		
		RS ROOFING & SIDING			6		
		SFA SINGLE-FAMILY ATTACHED			147		
		SFD SINGLE-FAMILY DETACHED			626		
		SHD SHED/ACCESSORY BUILDING			1		
		SOL SOLAR PANELS			18		
		WHR WATER HEATER REPLACEMENT			1		
		WIN WINDOW REPLACEMENT			4		
INSPECTION SUMMARY:		ADA ADA ACCESSIBLE WALK WAY			23		
		BG BASEMENT AND GARAGE FLOOR			10		
		BGS BASEMENT GARAGE STOOPS			1		
		BKF BACKFILL			19		
		BSM BASEMENT FLOOR			5		
		EDA ENGINEERING - DRIVEWAY, APRON			2		
		EFL ENGINEERING - FINAL INSPECTION			39		
		ELS ELECTRIC SERVICE			12		
		ELU ELECTRICAL - UNDERSLAB			1		
		EPW ENGINEERING- PUBLIC WALK			39		
		ESS ENGINEERING - STORM			2		
		ESW ENGINEERING - SEWER / WATER			15		
		FEL FINAL ELECTRIC			50		
		FIN FINAL INSPECTION			84		
		FMC FINAL MECHANICAL			42		
		FOU FOUNDATION			29		
		FTG FOOTING			38		
		GAR GARAGE FLOOR			12		
		GPL GREEN PLATE INSPECTION			21		

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 60

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		INS		INSULATION		33	
		MIS		MISCELLANEOUS		3	
		OCC		OCCUPANCY INSPECTION		2	
		PHD		POST HOLE - DECK		7	
		PHF		POST HOLE - FENCE		18	
		PLF		PLUMBING - FINAL OSR READY		50	
		PLR		PLUMBING - ROUGH		39	
		PLU		PLUMBING - UNDERSLAB		25	
		PPS		PRE-POUR, SLAB ON GRADE		45	
		REI		REINSPECTION		30	
		REL		ROUGH ELECTRICAL		33	
		RFR		ROUGH FRAMING		39	
		RMC		ROUGH MECHANICAL		32	
		ROF		ROOF UNDERLAYMENT ICE & WATER		99	
		SEW		SEWER INSPECTION		1	
		STP		STOOPS		31	
		SUM		SUMP		7	
		WAT		WATER		10	
		WK		SERVICE WALK		41	
		WKS		PUBLIC & SERVICE WALKS		19	
INSPECTOR SUMMARY:						1	
		BC		BOB CREADEUR		165	
		BF		B&F INSPECTOR CODE SERVICE		75	
		ED		ERIC DHUSE		57	
		FM		FIRE MARSHAL BKFD		1	
		GH		GINA HASTINGS		334	
		JP		JOHN PETRAGALLO		168	
		PBF		PLUMBER		135	
		PR		PETER RATOS		67	
		PW				5	
STATUS SUMMARY:	A	PR				9	
	C	BC				39	
	C	BF				10	
	C	ED				37	
	C	GH				52	
	C	JP				11	
	C	PBF				28	
	C	PR				10	
	C	PW				4	
	I					1	
	I	BC				126	
	I	BF				65	
	I	ED				17	
	I	FM				1	

DATE: 11/01/2023
TIME: 08:37:58
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 10/01/2023 TO 10/31/2023

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

		I	GH		279			
		I	JP		157			
		I	PBF		106			
		I	PR		43			
		I	PW		1			
		T	ED		3			
		T	GH		3			
		T	PBF		1			
		T	PR		5			

REPORT SUMMARY: 1,008

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		102-RFR ROUGH FRAMING Comments1: 5883 CHAMPIONSHIP COURT	10000001	COUNTY INSPECTIONS	0		11/01/2023
PR		103-INS INSULATION Comments1: 7178 FAIRWAY DR					11/01/2023
PR		104-RFR ROUGH FRAMING Comments1: 10 RIVERWOOD DR					11/01/2023
BF		PM 002-FIN FINAL INSPECTION Comments1: TIMOTHY 815-587-5020 TIMOTHY.HENSLEY@NOV Comments2: ASOURCEPOWER.COM	20200428	3426 RYAN DR	68		11/16/2023
ED		023-REI REINSPECTION Comments1: EFL	20211121	2466 JUSTICE CT	621		11/08/2023
PR	09:00	035-PPS PRE-POUR, SLAB ON GRADE Comments1: ALAN 630-640-9301	20220474	1555 W CORNEILS RD			11/01/2023
PR	09:00	036-PPS PRE-POUR, SLAB ON GRADE Comments1: ALAN					11/02/2023
PR	09:00	037-PPS PRE-POUR, SLAB ON GRADE Comments1: ALAN					11/03/2023
PR	09:30	038-STP STOOPS Comments1: ALAN					11/20/2023
PR	09:30	039-PLR PLUMBING - ROUGH Comments1: TRENCH DRAINS -- ALAN					11/20/2023
BF		PM 007-FIN FINAL INSPECTION Comments1: BASEMENT FINISH 708-274-3175 GAIL/BASEME Comments2: NT 2 FINISH	20220505	1141 KATE DR	38		11/06/2023
BF		PM 008-FEL FINAL ELECTRIC Comments1: BASEMENT FINISH 708-274-3175 GAIL/BASEME Comments2: NT 2 FINISH					11/06/2023
BF		PM 009-FME FINAL MECHANICAL Comments1: BASEMENT FINISH 708-274-3175 GAIL/BASEME Comments2: NT 2 FINISH					11/06/2023
PBF		PM 010-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT FINISH 708-274-3175 GAIL/BASEME Comments2: NT 2 FINISH					11/06/2023
ED		025-EFL ENGINEERING - FINAL INSPE	20220784	2732 ELLORY CT	136		11/30/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	022-RMC ROUGH MECHANICAL	20221207	2286 CRYDER CT	437		11/23/2023
PR	_____	005-FIN FINAL INSPECTION	20221376	220 S BRIDGE ST			11/03/2023
PR	_____	006-FEL FINAL ELECTRIC					11/03/2023
PR	_____	007-FMC FINAL MECHANICAL					11/03/2023
PR	_____	008-PLF PLUMBING - FINAL OSR READ					11/03/2023
PR	_____	009-OCC OCCUPANCY INSPECTION					11/03/2023
BF	_____ PM	002-FOU FOUNDATION Comments1: JENN@ABBYPROPERTIES.LLC	20221493	1020 GILLESPIE LN	243		11/01/2023
BF	_____ AM	003-BKF BACKFILL Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023
PBF	_____ AM	004-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC					11/17/2023
BF	_____ PM	005-BSM BASEMENT FLOOR Comments1: LATE AS POSSIBLE -- JENN@ABBYPROPERTIES. Comments2: LLC					11/17/2023
BF	_____ PM	006-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____ PM	002-FOU FOUNDATION Comments1: JENN@ABBYPROPERTIES.LLC	20221494	1018 GILLESPIE LN	244		11/01/2023
BF	_____ AM	003-BKF BACKFILL Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023
PBF	_____ AM	004-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC					11/17/2023
BF	_____ PM	005-BSM BASEMENT FLOOR Comments1: LATE AS POSSIBLE -- JENN@ABBYPROPERTIES. Comments2: LLC					11/17/2023
BF	_____ PM	006-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____ PM	002-FOU FOUNDATION Comments1: JENN@ABBYPROPERTIES.LLC	20221495	1016 GILLESPIE LN	245		11/01/2023
BF	_____ AM	003-BKF BACKFILL Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC					11/17/2023
BF	_____	PM 005-BSM BASEMENT FLOOR Comments1: LATE AS POSSIBLE -- JENN@ABBYPROPERTIES. Comments2: LLC					11/17/2023
BF	_____	PM 006-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 002-FOU FOUNDATION Comments1: JENN@ABBYPROPERTIES.LLC	20221496	1014 GILLESPIE LN	246		11/01/2023
BF	_____	AM 003-BKF BACKFILL Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC					11/17/2023
BF	_____	PM 005-BSM BASEMENT FLOOR Comments1: LATE AS POSSIBLE -- JENN@ABBYPROPERTIES. Comments2: LLC					11/17/2023
BF	_____	PM 006-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 002-FOU FOUNDATION Comments1: JENN@ABBYPROPERTIES.LLC	20221497	1012 GILLESPIE LN	247		11/01/2023
BF	_____	AM 003-BKF BACKFILL Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC					11/17/2023
BF	_____	PM 005-BSM BASEMENT FLOOR Comments1: LATE AS POSSIBLE -- JENN@ABBYPROPERTIES. Comments2: LLC					11/17/2023
BF	_____	PM 006-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 002-FOU FOUNDATION Comments1: JENN@ABBYPROPERTIES.LLC	20221498	1010 GILLESPIE LN	248		11/01/2023
BF	_____	AM 003-BKF BACKFILL Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023							
INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC					11/17/2023
BF	_____	PM 005-BSM BASEMENT FLOOR Comments1: LATE AS POSSIBLE -- JENN@ABBYPROPERTIES. Comments2: LLC					11/17/2023
BF	_____	PM 006-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221546	398 SANTA MONICA ST	127		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221547	396 SANTA MONICA ST	128		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221548	394 SANTA MONICA ST	129		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221549	392 SANTA MONICA ST	130		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221550	390 SANTA MONICA ST	131		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221551	386 SANTA MONICA ST	132		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221552	384 SANTA MONICA ST	133		11/02/2023
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
JP	_____	AM 010-WK SERVICE WALK Comments1: COMEX	20221553	382 SANTA MONICA ST	134		11/02/2023

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023							
INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 011-EPW ENGINEERING- PUBLIC WALK					11/06/2023
BC	_____	AM 019-RFR ROUGH FRAMING	20221554	423 SAN DIEGO LN	135		11/16/2023
		Comments1: NORM -- SEE INSPECTION REPORT					
BC	_____	AM 020-REI REINSPECTION					11/16/2023
		Comments1: ROUGH ELECTRIC					
BC	_____	AM 019-RFR ROUGH FRAMING	20221555	425 SAN DIEGO LN	136		11/16/2023
		Comments1: NORM SEE INSPECTION REPORT					
BC	_____	AM 020-REI REINSPECTION					11/16/2023
		Comments1: ROUGH ELECTRICAL					
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20230029	313 SANTA MONICA ST	174		11/14/2023
		Comments1: SANDY@WEGETINTOOURWORK.COM					
GH	_____	005-ELU ELECTRICAL - UNDERSLAB					11/20/2023
		Comments1: NORM					
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20230030	311 SANTA MONICA ST	175		11/14/2023
		Comments1: SANDY@WEGETINTOOURWORK.COM					
GH	_____	005-ELU ELECTRICAL - UNDERSLAB					11/20/2023
		Comments1: NORM					
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20230031	309 SANTA MONICA ST	176		11/14/2023
		Comments1: SANDY@WEGETINTOOURWORK.COM					
GH	_____	005-ELU ELECTRICAL - UNDERSLAB					11/20/2023
		Comments1: NORM					
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20230032	307 SANTA MONICA ST	177		11/14/2023
		Comments1: SANDY@WEGETINTOOURWORK.COM					
GH	_____	005-ELU ELECTRICAL - UNDERSLAB					11/20/2023
		Comments1: NORM					
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20230033	305 SANTA MONICA ST	178		11/14/2023
		Comments1: SANDY@WEGETINTOOURWORK.COM					
GH	_____	005-ELU ELECTRICAL - UNDERSLAB					11/20/2023
		Comments1: NORM					
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB	20230034	321 SANTA MONICA ST	216		11/08/2023
		Comments1: SANDY@WEGETINTOOURWORK.COM					
GH	_____	005-ELU ELECTRICAL - UNDERSLAB					11/20/2023
		Comments1: NORM					

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230035	319 SANTA MONICA ST	217		11/08/2023
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230036	317 SANTA MONICA ST	218		11/08/2023
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230037	315 SANTA MONICA ST	219		11/08/2023
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230038	333 SANTA MONICA ST	212		11/08/2023
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230039	331 SANTA MONICA ST	213		11/08/2023
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230040	329 SANTA MONICA ST	214		11/08/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
PBF	_____	AM 004-PLU PLUMBING - UNDERSLAB Comments1: SANDY@WEGETINTOOURWORK.COM	20230041	327 SANTA MONICA ST	215		11/08/2023
GH	_____	005-ELU ELECTRICAL - UNDERSLAB Comments1: NORM					11/20/2023
GH	_____	PM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX					11/30/2023
BF	_____	003-RFR ROUGH FRAMING Comments1: GARAGE -- TERRY 630-809-8240	20230048	110 E PARK ST	19		11/08/2023
BF	_____	022-FIN FINAL INSPECTION Comments1: JJACOBS@RALLYHOMES.NET **** APPROVED AS Comments2: NOTED****	20230100	721 ASH CT	12		11/16/2023
BF	_____	023-FEL FINAL ELECTRIC					11/16/2023
BF	_____	024-FMC FINAL MECHANICAL					11/16/2023
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					11/16/2023
ED	_____	026-EFL ENGINEERING - FINAL INSPE					11/17/2023
BF	_____	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230155	2110 TREMONT AVE	461		11/06/2023
BF	_____	018-FEL FINAL ELECTRIC Comments1: DARREN.OHANLON@LENNAR.COM					11/06/2023
BF	_____	019-FMC FINAL MECHANICAL Comments1: DARREN.OHANLON@LENNAR.COM					11/06/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/06/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					11/08/2023
BF	_____	015-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230159	2124 TREMONT AVE	462		11/07/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	016-FEL FINAL ELECTRIC Comments1: DARREN.OHANLON@LENNAR.COM					11/07/2023
BF	_____	017-FMC FINAL MECHANICAL Comments1: DARREN.OHANLON@LENNAR.COM					11/07/2023
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/07/2023
PBF	_____	019-REI REINSPECTION Comments1: FINAL PLUMBING - DARREN.OHANLON@LENNAR.C Comments2: OM					11/09/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/15/2023
BF	_____	019-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230160	2104 TREMONT AVE	460		11/06/2023
BF	_____	020-FEL FINAL ELECTRIC Comments1: DARREN.OHANLON@LENNAR.COM					11/06/2023
BF	_____	021-FMC FINAL MECHANICAL Comments1: DARREN.OHANLON@LENNAR.COM					11/06/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/06/2023
ED	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: MANHOLE					11/08/2023
JB	_____	024-REI REINSPECTION Comments1: EFL					11/09/2023
GH	_____	PM 020-EPW ENGINEERING- PUBLIC WALK Comments1: JENN@ABBYPROPERTIES.LLC	20230170	3944 HAVENHILL CT	7		11/02/2023
GH	_____	PM 019-EPW ENGINEERING- PUBLIC WALK Comments1: JENN@ABBYPROPERTIES.LLC	20230171	3946 HAVENHILL CT			11/02/2023
GH	_____	PM 019-EPW ENGINEERING- PUBLIC WALK Comments1: JENN@ABBYPROPERTIES.LLC	20230172	3948 HAVENHILL CT			11/02/2023
GH	_____	PM 020-EPW ENGINEERING- PUBLIC WALK Comments1: JENN@ABBYPROPERTIES.LLC	20230177	3942 HAVENHILL CT			11/02/2023
BF	_____	AM 012-FIN FINAL INSPECTION Comments1: JENN@ABBYPROPERTIES.LLC	20230178	3938 PRESTON DR	12		11/27/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 013-FEL FINAL ELECTRIC					11/27/2023
BF	_____	AM 014-FMC FINAL MECHANICAL					11/27/2023
PBF	_____	AM 015-PLF PLUMBING - FINAL OSR READ					11/27/2023
BF	_____	AM 012-FIN FINAL INSPECTION Comments1: JENN@ABBYPROPERTIES.LLC	20230179	3942 PRESTON DR	12		11/27/2023
BF	_____	AM 013-FEL FINAL ELECTRIC					11/27/2023
BF	_____	AM 014-FMC FINAL MECHANICAL					11/27/2023
PBF	_____	AM 015-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
BF	_____	AM 012-FIN FINAL INSPECTION Comments1: FINAL FRAMING ONLY***** JENN@ABBYPROPE Comments2: RTIES.LLC	20230180	3944 PRESTON DR	12		11/28/2023
BF	_____	AM 013-FEL FINAL ELECTRIC					11/22/2023
BF	_____	AM 014-FMC FINAL MECHANICAL					11/22/2023
PBF	_____	AM 015-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC					11/22/2023
BF	_____	013-FIN FINAL INSPECTION Comments1: JENN@ABBYPROPERTIES.LLC	20230181	3946 PRESTON DR	12		11/21/2023
BF	_____	014-FEL FINAL ELECTRIC					11/21/2023
BF	_____	015-FMC FINAL MECHANICAL					11/21/2023
PBF	_____	016-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 014-INS INSULATION Comments1: JENN@ABBYPROPERTIES.LLC	20230208	3961 HAVENHILL CT	3029		11/02/2023
JP	_____	PM 015-WK SERVICE WALK Comments1: ABBY SVC AND PUB WALK					11/09/2023
JP	_____	016-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C PAD					11/09/2023
JP	_____	017-PPS PRE-POUR, SLAB ON GRADE Comments1: REAR					11/09/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 010-RFR ROUGH FRAMING Comments1: JENN@ABBYPROPERTIES.LLC	20230209	3963 HAVENHILL CT	3029		11/02/2023
BF	_____	PM 011-REL ROUGH ELECTRICAL					11/02/2023
BF	_____	PM 012-RMC ROUGH MECHANICAL					11/02/2023
PBF	_____	PM 013-PLR PLUMBING - ROUGH Comments1: JENN@ABBYPROPERTIES.LLC					11/02/2023
BF	_____	PM 014-INS INSULATION Comments1: JENN@ABBYPROPERTIES.LLC					11/06/2023
JP	_____	PM 015-WK SERVICE WALK Comments1: ABBY SVC AND PUB WALK					11/09/2023
JP	_____	016-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C					11/09/2023
JP	_____	017-PPS PRE-POUR, SLAB ON GRADE Comments1: REAR					11/09/2023
BF	_____	009-RFR ROUGH FRAMING Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC	20230210	3965 HAVENHILL CT	3029		11/08/2023
BF	_____	010-REL ROUGH ELECTRICAL					11/08/2023
BF	_____	011-RMC ROUGH MECHANICAL					11/08/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/08/2023
BF	_____	013-INS INSULATION Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/09/2023
JP	_____	PM 014-WK SERVICE WALK Comments1: ABBY SVC AND PUB WALK					11/09/2023
JP	_____	015-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C					11/09/2023
JP	_____	016-PPS PRE-POUR, SLAB ON GRADE Comments1: REAR					11/09/2023
BF	_____	009-RFR ROUGH FRAMING Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC	20230211	3967 HAVENHILL CT	3029		11/13/2023
BF	_____	010-REL ROUGH ELECTRICAL					11/13/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	011-RMC ROUGH MECHANICAL					11/13/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/13/2023
BF	_____	013-INS INSULATION Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC					11/14/2023
JP	_____	PM 014-WK SERVICE WALK Comments1: ABBY, SVC AND PUB WLK					11/09/2023
JP	_____	015-PPS PRE-POUR, SLAB ON GRADE Comments1: A/C					11/09/2023
JP	_____	016-PPS PRE-POUR, SLAB ON GRADE Comments1: REAR					11/09/2023
GH	_____	014-FIN FINAL INSPECTION Comments1: AUSTIN	20230244	3082 JETER ST	570		11/01/2023
GH	_____	015-FEL FINAL ELECTRIC					11/01/2023
GH	_____	016-FMC FINAL MECHANICAL					11/01/2023
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					11/01/2023
ED	_____	018-EFL ENGINEERING - FINAL INSPE					11/03/2023
GH	_____	PM 017-FIN FINAL INSPECTION Comments1: JEFF	20230246	881 WINDETT RIDGE RD	97		11/15/2023
GH	_____	PM 018-FEL FINAL ELECTRIC					11/15/2023
GH	_____	PM 019-FMC FINAL MECHANICAL					11/15/2023
PBF	_____	PM 020-PLF PLUMBING - FINAL OSR READ					11/15/2023
GH	_____	PM 021-REI REINSPECTION Comments1: ELECTRICAL					11/16/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230248	871 WINDETT RIDGE RD	96		11/16/2023
GH	_____	018-FEL FINAL ELECTRIC					11/16/2023
GH	_____	019-FMC FINAL MECHANICAL					11/16/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					11/16/2023
BC	_____	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230250	802 WINDETT RIDGE RD	102		11/02/2023
BC	_____	018-FEL FINAL ELECTRIC					11/02/2023
BC	_____	019-FMC FINAL MECHANICAL					11/02/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/02/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: SIDEWALK SQUARE					11/02/2023
PBF	_____	022-REI REINSPECTION Comments1: FINAL PLUMBING - DARREN.OHANLON@LENNAR.C Comments2: OM					11/06/2023
BC	_____	AM 015-RFR ROUGH FRAMING Comments1: RYAN -- KITCHEN ONLY	20230275	503 GAME FARM RD			11/17/2023
BC	_____	016-REL ROUGH ELECTRICAL					11/17/2023
BC	_____	017-INS INSULATION Comments1: KITCHEN ONLY					11/17/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230312	1920 RAINTREE RD	4		11/21/2023
GH	_____	018-FEL FINAL ELECTRIC					11/21/2023
GH	_____	019-FMC FINAL MECHANICAL					11/21/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/21/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230313	2093 INGEMUNSON LN	147		11/21/2023
GH	_____	018-FEL FINAL ELECTRIC					11/21/2023
GH	_____	019-FMC FINAL MECHANICAL					11/21/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/21/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: PARTIAL- -- COMEX	20230314	511 COACH RD	411		11/03/2023
GH	_____	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					11/22/2023
PR	_____	AM 017-ADA ADA ACCESSIBLE WALK WAY					11/22/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM					11/27/2023
GH	_____	019-FEL FINAL ELECTRIC					11/27/2023
GH	_____	020-FMC FINAL MECHANICAL					11/27/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/27/2023
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: PARTIAL -- COMEX	20230315	502 WARBLER LN	360		11/03/2023
GH	_____	AM 016-EPW ENGINEERING- PUBLIC WALK Comments1: COMEX					11/22/2023
PR	_____	AM 017-ADA ADA ACCESSIBLE WALK WAY					11/22/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM					11/27/2023
GH	_____	019-FEL FINAL ELECTRIC					11/27/2023
GH	_____	020-FMC FINAL MECHANICAL					11/27/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/27/2023
BF	_____	018-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230316	2212 COUNTRY HILLS DR	455		11/13/2023
BF	_____	019-FEL FINAL ELECTRIC					11/13/2023
BF	_____	020-FMC FINAL MECHANICAL					11/13/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/13/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: SIDEWALK SQUARES - 2					11/15/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	023-REI REINSPECTION Comments1: FINAL ELECTRICAL					11/17/2023
BC	_____	017-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230317	2131 TREMONT AVE	456		11/20/2023
BC	_____	018-FEL FINAL ELECTRIC					11/20/2023
BC	_____	019-FMC FINAL MECHANICAL					11/20/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/20/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230345	2647 SEELEY ST	820		11/02/2023
GH	_____	017-FEL FINAL ELECTRIC					11/02/2023
GH	_____	018-FMC FINAL MECHANICAL					11/02/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					11/02/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: SIDEWALK SQUARE					11/15/2023
BC	_____	PM 013-GAR GARAGE FLOOR Comments1: CHRISTINE 773-230-5728	20230388	1477 WOODSAGE AVE	19		11/15/2023
BC	_____	PM 014-STP STOOPS Comments1: FR & R					11/15/2023
BC	_____	015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO AND SERVICE WALK					11/15/2023
BC	_____	PM 016-EPW ENGINEERING- PUBLIC WALK Comments1: CHRISTINE -- EARLY PM					11/17/2023
BC	_____	PM 017-EDA ENGINEERING - DRIVEWAY, A Comments1: EARLY					11/17/2023
BC	_____	AM 018-INS INSULATION Comments1: CHRISTINE					11/30/2023
PR	_____	017-FIN FINAL INSPECTION Comments1: TIM	20230408	384 FONTANA DR	52		11/29/2023
PR	_____	018-FEL FINAL ELECTRIC					11/29/2023

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	019-FMC FINAL MECHANICAL					11/29/2023
PR	_____	020-PLF PLUMBING - FINAL OSR READ					11/29/2023
PR	_____	021-EFL ENGINEERING - FINAL INSPE					11/29/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: DARREN.OHANLON@LENNAR.COM	20230438	891 WINDETT RIDGE RD	98		11/27/2023
GH	_____	019-FEL FINAL ELECTRIC					11/27/2023
GH	_____	020-FMC FINAL MECHANICAL					11/27/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/27/2023
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: AGP -- DAN 815-258-8068	20230461	853 CANYON TR	117		11/27/2023
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: FENCE	20230462	853 CANYON TR	117		11/27/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230585	2642 SEELEY ST	742		11/07/2023
GH	_____	017-FEL FINAL ELECTRIC					11/07/2023
GH	_____	018-FMC FINAL MECHANICAL					11/07/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					11/07/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/08/2023
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230625	2744 CURTIS ST	124		11/22/2023
PBF	_____	015-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230653	2661 GOULD CT	64		11/22/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE	20230655	432 TIMBER OAK LN	38		11/02/2023
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM	20230763	2648 GOULD CT	59		11/22/2023
BF	_____	017-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230810	3383 CALEDONIA DR	185		11/13/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	018-FEL FINAL ELECTRIC					11/13/2023
BF	_____	019-FMC FINAL MECHANICAL					11/13/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					11/13/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					11/16/2023
ED	_____	AM 021-EFL ENGINEERING - FINAL INSPE	20230811	3393 CALEDONIA DR	187		11/02/2023
BF	_____	016-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230812	3387 CALEDONIA DR	186		11/13/2023
BF	_____	017-FEL FINAL ELECTRIC					11/13/2023
BF	_____	018-FMC FINAL MECHANICAL					11/13/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					11/13/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/16/2023
BF	_____	016-FIN FINAL INSPECTION Comments1: JEFFREY.LEADER@LENNAR.COM	20230813	3377 CALEDONIA DR	184		11/14/2023
BF	_____	017-FEL FINAL ELECTRIC					11/14/2023
BF	_____	018-FMC FINAL MECHANICAL					11/14/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					11/14/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/16/2023
GH	_____	AM 017-EPW ENGINEERING- PUBLIC WALK Comments1: MW	20230817	462 TIMBER OAK LN	39		11/07/2023
BF	_____	PM 006-ELS ELECTRIC SERVICE Comments1: CHRIS.DANIEL@MBHOMES.COM	20230818	2853 ROOD ST	317		11/07/2023
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR - ERIK 708-441-6311	20230835	2658 LILAC WAY	377		11/17/2023
BF	_____	PM 002-FEL FINAL ELECTRIC					11/17/2023
BC	_____	017-FIN FINAL INSPECTION	20230838	3357 CALEDONIA DR	180		11/27/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	018-FEL FINAL ELECTRIC					11/22/2023
BF	_____	019-FMC FINAL MECHANICAL					11/22/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					11/22/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: OUTSIDE READER NOT INSTALLED --PM -- OU Comments2: TSIDE READER INSTALLED					11/21/2023
BC	_____	016-FIN FINAL INSPECTION	20230839	3363 CALEDONIA DR	181		11/27/2023
BF	_____	017-FEL FINAL ELECTRIC					11/22/2023
BF	_____	018-FMC FINAL MECHANICAL					11/22/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					11/22/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: OUTSIDE READER NOT INSTALLED -- PM - OUT Comments2: SIDE READER INSTALLED					11/21/2023
BF	_____	017-FIN FINAL INSPECTION	20230840	3367 CALEDONIA DR	182		11/17/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
BF	_____	018-FEL FINAL ELECTRIC					11/17/2023
BF	_____	019-FMC FINAL MECHANICAL					11/17/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/17/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					11/17/2023
GH	_____	016-FIN FINAL INSPECTION	20230841	3373 CALEDONIA DR	183		11/16/2023
		Comments1: DARREN.OHANLON@LENNAR.COM					
GH	_____	017-FEL FINAL ELECTRIC					11/16/2023
GH	_____	018-FMC FINAL MECHANICAL					11/16/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: DARREN.OHANLON@LENNAR.COM					11/16/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/17/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	020-PLF PLUMBING - FINAL OSR READ	20230923	342 BISCAYNE LN	1982		11/06/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	021-FIN FINAL INSPECTION					11/09/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	022-FEL FINAL ELECTRIC					11/09/2023
GH	_____	023-FMC FINAL MECHANICAL					11/09/2023
ED	_____	024-EFL ENGINEERING - FINAL INSPE					11/08/2023
GH	_____	025-REI REINSPECTION					11/13/2023
		Comments1: FINAL					
PBF	_____	016-PLF PLUMBING - FINAL OSR READ	20230924	2656 GOULD CT	63		11/22/2023
		Comments1: NLAPORTA@NVRINC.COM					
PR	13:00 PM	007-FIN FINAL INSPECTION	20230929	101 W CENTER ST			11/30/2023
		Comments1: CLEAN EDGE					
PR	13:00	008-FEL FINAL ELECTRIC					11/30/2023
PR	13:00	009-FMC FINAL MECHANICAL					11/30/2023
PR	13:00	010-PLF PLUMBING - FINAL OSR READ					11/30/2023
PR	13:00	011-OCC OCCUPANCY INSPECTION					11/30/2023
BKF	_____	012-FIN FINAL INSPECTION					11/30/2023
BC	_____	004-FIN FINAL INSPECTION	20230944	88 CROOKED CREEK DR	10		11/17/2023
		Comments1: DECK -- CLEAN EDGE					
BC	_____	005-FEL FINAL ELECTRIC					11/17/2023
		Comments1: OUTSIDE ELECTRICAL					
GH	_____	016-FIN FINAL INSPECTION	20230988	2638 SEELEY ST	743		11/08/2023
		Comments1: MTFOY@DRHORTON.COM					
GH	_____	017-FEL FINAL ELECTRIC					11/08/2023
GH	_____	018-FMC FINAL MECHANICAL					11/08/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					11/08/2023
		Comments1: MTFOY@DRHORTON.COM					
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/08/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20230989	2634 SEELEY ST	744		11/09/2023
GH	_____	017-FEL FINAL ELECTRIC					11/09/2023
GH	_____	018-FMC FINAL MECHANICAL					11/09/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					11/09/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: SIDEWALK SQUARE					11/15/2023
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W 20231055 1342 SPRING ST Comments1: REROOF COMPLETED W/O I&W INSP, CONTRACTO Comments2: R CAME TO BZ DEPT AND PROVIDED PHOTOS OF Comments3: I&W INSTALLED - PASS			176		11/28/2023
BF	_____	018-FIN FINAL INSPECTION Comments1: ASUSONG@NVRINC.COM	20231078	3128 JETER CT	499		11/13/2023
BF	_____	019-FEL FINAL ELECTRIC					11/13/2023
BF	_____	020-FMC FINAL MECHANICAL					11/13/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					11/13/2023
BC	_____	AM 022-REI REINSPECTION Comments1: FINAL FRAMING					11/14/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM	20231079	424 MONTEREY ST	2021		11/09/2023
GH	_____	018-FMC FINAL MECHANICAL Comments1: JOEMANUE@NVRINC.COM					11/09/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUA@NVRINC.COM					11/01/2023
GH	_____	020-FEL FINAL ELECTRIC Comments1: JOEMANUE@NVRINC.COM					11/09/2023
GH	_____	021-REI REINSPECTION Comments1: FINAL					11/13/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE					11/16/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	017-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM	20231081	381 BISCAYNE LN	1985		11/16/2023
GH	_____	018-FEL FINAL ELECTRIC					11/16/2023
GH	_____	019-FMC FINAL MECHANICAL					11/16/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					11/16/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM	20231082	4472 TAMPA DR	1967		11/09/2023
BF	_____	021-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM					11/09/2023
BF	_____	022-FEL FINAL ELECTRIC					11/09/2023
BF	_____	023-FMC FINAL MECHANICAL					11/09/2023
ED	_____	024-EFL ENGINEERING - FINAL INSPE Comments1: BBOX					11/08/2023
ED	_____	025-REI REINSPECTION Comments1: EFL					11/08/2023
JP	_____	AM 003-REI REINSPECTION Comments1: SIDING	20231085	2285 CRYDER CT	435		11/14/2023
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR - ERIK 708-441-6311 *****PLEASE Comments2: DO THIS ONE FIRST*****	20231093	806 MORGAN ST			11/17/2023
BF	_____	PM 002-FEL FINAL ELECTRIC					11/17/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: ROOF	20231140	509 BLAINE ST			11/06/2023
JP	_____	015-EPW ENGINEERING- PUBLIC WALK Comments1: PARTIAL -- CHRIS	20231155	2607 SEELEY ST	814		11/14/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: MIKE					11/29/2023
GH	_____	017-FEL FINAL ELECTRIC					11/29/2023
GH	_____	018-FMC FINAL MECHANICAL					11/29/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 21

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					11/29/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					11/30/2023
JP	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS	20231156	2630 SEELEY ST	745		11/14/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20231158	2631 SEELEY ST	816		11/17/2023
GH	_____	018-FEL FINAL ELECTRIC					11/17/2023
GH	_____	019-FMC FINAL MECHANICAL					11/17/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					11/17/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: 2 SIDEWALK SQUARES					11/21/2023
GH	_____	AM 012-RFR ROUGH FRAMING Comments1: JESSICA 630-973-6699	20231166	826 HAYDEN DR	61		11/07/2023
GH	_____	AM 013-REL ROUGH ELECTRICAL					11/07/2023
GH	_____	AM 014-RMC ROUGH MECHANICAL					11/07/2023
PBF	_____	AM 015-PLR PLUMBING - ROUGH Comments1: CONSTRUCTIONRMT@GMAIL.COM					11/07/2023
BC	_____	AM 016-INS INSULATION Comments1: REMY/JESSICA					11/13/2023
BC	_____	004-FIN FINAL INSPECTION Comments1: AGP	20231183	2332 WINTERTHUR GREEN	179		11/02/2023
BC	_____	005-REI REINSPECTION Comments1: FINAL POOL -- MIKE 630-864-7786					11/15/2023
BC	_____	PM 001-FTG FOOTING Comments1: MW	20231190	3069 CONSTITUTION WAY	512		11/21/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					11/27/2023
GH	_____	PM 003-BKF BACKFILL Comments1: MW					11/30/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 22

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: COMEX	20231192	3392 CALEDONIA DR	179		11/03/2023
ED	_____	015-ADA ADA ACCESSIBLE WALK WAY					11/03/2023
PBF	_____	AM 016-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					11/03/2023
PBF	_____	AM 014-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20231193	3386 CALEDONIA DR	178		11/03/2023
GH	_____	015-EPW ENGINEERING- PUBLIC WALK Comments1: PARTIAL PUBLIC WALK					11/03/2023
PBF	_____	AM 008-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20231198	3366 CALEDONIA DR	174		11/03/2023
BC	_____	009-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM					11/27/2023
BC	_____	010-REL ROUGH ELECTRICAL					11/27/2023
BC	_____	011-RMC ROUGH MECHANICAL					11/27/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					11/27/2023
GH	_____	013-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					11/30/2023
PBF	_____	AM 010-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20231199	3372 CALEDONIA DR	175		11/03/2023
BC	_____	011-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM					11/16/2023
BC	_____	012-REL ROUGH ELECTRICAL					11/16/2023
BC	_____	013-RMC ROUGH MECHANICAL					11/16/2023
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					11/16/2023
JP	_____	015-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					11/21/2023
PBF	_____	AM 009-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM	20231200	3376 CALEDONIA DR	176		11/03/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 23

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		010-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM ***approved as Comments2: noted***					11/09/2023
BF		011-REL ROUGH ELECTRICAL					11/09/2023
BF		012-RMC ROUGH MECHANICAL					11/09/2023
PBF		013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					11/09/2023
BC		014-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM					11/14/2023
JP		AM 015-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					11/15/2023
GH		009-RFR ROUGH FRAMING Comments1: JEFFREY.LEADER@LENNAR.COM	20231201	3382 CALEDONIA DR	177		11/02/2023
GH		010-REL ROUGH ELECTRICAL					11/02/2023
GH		011-RMC ROUGH MECHANICAL					11/02/2023
PBF		012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					11/02/2023
GH		013-INS INSULATION Comments1: JEFFREY.LEADER@LENNAR.COM NO INSULATION Comments2: IN BASEMENT NORTH WALL RIM JOIST DUE TO Comments3: LACK OF ACCESS BECAUSE OF FLOOR JOIST PL Comments4: ACEMENT					11/07/2023
PBF		AM 014-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					11/03/2023
JP		AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/15/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CAPA -- HERITAGE	20231295	510 W KENDALL DR			11/01/2023
JP		AM 008-PHD POST HOLE - DECK Comments1: MW	20231313	2745 CURTIS CT	117		11/17/2023
JP		AM 009-STP STOOPS Comments1: FRONT -- MW					11/21/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 24

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	010-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM					11/27/2023
BC	_____	011-REL ROUGH ELECTRICAL					11/27/2023
BC	_____	012-RMC ROUGH MECHANICAL					11/27/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					11/27/2023
GH	_____	014-INS INSULATION Comments1: ANDREW					11/29/2023
BF	_____	AM 017-RFR ROUGH FRAMING Comments1: DECK -- NLAPORTA@NVRINC.COM	20231315	2659 GOULD CT	65		11/07/2023
JP	_____	AM 018-PHD POST HOLE - DECK Comments1: MW					11/17/2023
BF	_____	012-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM --APPROVED AS NOTED	20231318	401 BISCAYNE LN	1987		11/07/2023
BF	_____	013-REL ROUGH ELECTRICAL					11/07/2023
BF	_____	014-RMC ROUGH MECHANICAL					11/07/2023
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					11/07/2023
GH	_____	016-INS INSULATION Comments1: JOE					11/09/2023
GH	_____	017-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/09/2023
GH	_____	014-INS INSULATION Comments1: JOE	20231319	4469 TAMPA DR	1966		11/02/2023
GH	_____	AM 015-EPW ENGINEERING- PUBLIC WALK Comments1: MW					11/07/2023
JP	_____	AM 013-WKS PUBLIC & SERVICE WALKS Comments1: PARTIAL PUBLIC -- MW	20231320	428 MONTEREY ST	2020		11/02/2023
GH	_____	AM 014-EPW ENGINEERING- PUBLIC WALK Comments1: PARTIAL -- MW					11/07/2023
ED	_____	AM 015-ADA ADA ACCESSIBLE WALK WAY					11/08/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 25

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	016-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM					11/27/2023
BC	_____	017-FEL FINAL ELECTRIC					11/27/2023
BC	_____	018-FMC FINAL MECHANICAL					11/27/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					11/27/2023
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: AHMED.QUADRI@GTCONSTRUCTION.SOLAR	20231326	345 SHADOW WOOD DR	124		11/08/2023
BF	_____	PM 002-FEL FINAL ELECTRIC Comments1: AHMED.QUADRI@GTCONSTRUCTION.SOLAR					11/08/2023
JP	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS	20231329	2622 SEELEY ST	747		11/14/2023
JP	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: CHRIS	20231330	2626 SEELEY ST	746		11/14/2023
BC	_____	009-STP STOOPS Comments1: F&R	20231338	363 BISCAYNE LN	1983		11/02/2023
BF	_____	010-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM *****APPROVED AS NO Comments2: TED					11/09/2023
BF	_____	011-REL ROUGH ELECTRICAL					11/09/2023
BF	_____	012-RMC ROUGH MECHANICAL					11/09/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					11/09/2023
JP	_____	014-INS INSULATION Comments1: JOEMANUE@NVRINC.COM					11/13/2023
GH	_____	015-WK SERVICE WALK Comments1: MW					11/09/2023
JP	_____	PM 016-EPW ENGINEERING- PUBLIC WALK Comments1: MW					11/15/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ETHAN	20231348	448 WINTERBERRY DR	96		11/15/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	010-RFR ROUGH FRAMING Comments1: CWTOMPSON@DRHORTON.COM DAMAGED I-JOIST, Comments2: ANCHOR BOLTS, JOIST HANGERS	20231360	2614 SEELEY ST	749		11/06/2023
GH	_____	011-REL ROUGH ELECTRICAL					11/06/2023
GH	_____	012-RMC ROUGH MECHANICAL					11/06/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					11/06/2023
GH	_____	014-REI REINSPECTION Comments1: RFR -					11/08/2023
BC	_____	015-INS INSULATION Comments1: CHRIS					11/13/2023
JP	_____	016-STP STOOPS Comments1: CHRIS				11/14/2023	
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW	20231363	572 TIMBER OAK LN	44		11/22/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: CHRIS	20231420	2606 SEELEY ST	751		11/22/2023
GH	_____	010-REL ROUGH ELECTRICAL					11/22/2023
GH	_____	011-RMC ROUGH MECHANICAL					11/22/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					11/22/2023
GH	_____	013-INS INSULATION Comments1: CHRIS					11/28/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: CHRIS	20231421	2610 SEELEY ST	750		11/16/2023
GH	_____	010-REL ROUGH ELECTRICAL					11/16/2023
GH	_____	011-RMC ROUGH MECHANICAL					11/16/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					11/16/2023
GH	_____	013-INS INSULATION Comments1: CHRIS					11/20/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	016-EPW ENGINEERING- PUBLIC WALK	20231425	4449 TAMPA DR	1962		11/02/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM					11/20/2023
GH	_____	018-FEL FINAL ELECTRIC					11/20/2023
GH	_____	019-FMC FINAL MECHANICAL					11/20/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					11/20/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: TEMP PUBLIC WALK					11/29/2023
BC	_____	007-ELS ELECTRIC SERVICE Comments1: JOE	20231426	372 BISCAYNE LN	1978		11/01/2023
GH	_____	AM 008-STP STOOPS Comments1: FRONT & REAR - MW					11/09/2023
BC	_____	PM 010-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/16/2023
BC	_____	011-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM					11/16/2023
BC	_____	012-REL ROUGH ELECTRICAL					11/16/2023
BC	_____	013-RMC ROUGH MECHANICAL					11/16/2023
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					11/16/2023
GH	_____	015-INS INSULATION Comments1: JOE					11/20/2023
BC	_____	009-ELS ELECTRIC SERVICE Comments1: JOE	20231427	362 BISCAYNE LN	1980		11/01/2023
BC	_____	010-STP STOOPS					11/16/2023
BC	_____	011-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM					11/22/2023
BC	_____	012-REL ROUGH ELECTRICAL					11/22/2023
BC	_____	013-RMC ROUGH MECHANICAL					11/22/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 28

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					11/22/2023
JP		AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/21/2023
GH		016-INS INSULATION Comments1: JOE					11/28/2023
GH		017-REI REINSPECTION Comments1: INSULATION					11/28/2023
JP		AM 013-INS INSULATION Comments1: ANDREW	20231428	2654 GOULD CT	62		11/01/2023
JP		AM 014-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/17/2023
BC		AM 001-RFR ROUGH FRAMING Comments1: RUSS 630-863-4927	20231452	3283 PINWOOD DR	21		11/03/2023
BC		AM 002-REL ROUGH ELECTRICAL					11/03/2023
BC		PM 004-GPL GREEN PLATE INSPECTION Comments1: JASON	20231462	395 TIMBER OAK LN	32		11/03/2023
PBF		PM 005-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET					11/03/2023
GH		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MDW 815-839-8175					11/06/2023
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: JJACOBS@RALLYHOMES.NET	20231463	552 TIMBER OAK CT	43		11/08/2023
PBF		PM 004-ESW ENGINEERING - SEWER / WAT Comments1: WINNINGER 630-364-8785 jwinninger@winnin Comments2: gerexcavating.com					11/08/2023
BF		AM 005-BG BASEMENT AND GARAGE FLOOR Comments1: assistant@midwesternconcrete.co					11/13/2023
BC	11:00	006-GPL GREEN PLATE INSPECTION Comments1: JASON 630-632-7433					11/15/2023
GH		AM 007-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/22/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 29

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		005-RFR ROUGH FRAMING Comments1: MATT -- SEE INSPECTION REPORT	20231486	408 SANDERS CT			11/03/2023
BC		006-RFR ROUGH FRAMING Comments1: GARAGE --					11/22/2023
GH		AM 013-GAR GARAGE FLOOR Comments1: JOHN 630-549-6-8057	20231491	804 BRISTOL AVE	3		11/03/2023
GH		AM 014-STP STOOPS Comments1: JOHN 630-546-8057 FRONT ONLY					11/03/2023
GH		015-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO					11/03/2023
BC		016-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY/PATIO					11/17/2023
BC		017-WKS PUBLIC & SERVICE WALKS					11/17/2023
BF		AM 001-FIN FINAL INSPECTION Comments1: SOLAR MORGAN 630-689-8464	20231497	2668 LILAC WAY	378		11/08/2023
BF		AM 002-FEL FINAL ELECTRIC Comments1: *****NEED TO PAY REI FE Comments2: E BEFORE RESCHEDULING***** Comments3: *					11/08/2023
BF		AM 003-REI REINSPECTION Comments1: SOLAR REINSPECT -- MORGAN 630-689-8464					11/14/2023
JP		001-ROF ROOF UNDERLAYMENT ICE & W	20231508	2402 SAGE CT	34		11/17/2023
PBF		AM 004-PLU PLUMBING - UNDERSLAB Comments1: CHRISDANIEL@MBHOMES.COM	20231515	983 S CARLY CIR	90		11/30/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231523	338 TIMBALIER ST	1007		11/20/2023
BC		AM 003-FIN FINAL INSPECTION Comments1: LATE AM -- JEFF 630-750-3602	20231533	1997 SWITCHGRASS LN	142		11/17/2023
BC		AM 004-FEL FINAL ELECTRIC					11/17/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE	20231579	2444 SAGE CT	27		11/01/2023
BC		AM 017-PPS PRE-POUR, SLAB ON GRADE Comments1: INT FLOOR -- REUBEN 847-833-6195	20231592	1821 S BRIDGE ST	1		11/03/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 018-WKS PUBLIC & SERVICE WALKS Comments1: SIDEWALKS AND LIGHT POSTS -- RUEBEN 847- Comments2: 833-6195					11/09/2023
BF	_____	009-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM	20231619	2730 ELLORY CT	137		11/16/2023
BF	_____	010-REL ROUGH ELECTRICAL					11/16/2023
BF	_____	011-RMC ROUGH MECHANICAL					11/16/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					11/16/2023
GH	_____	013-INS INSULATION Comments1: ANDREW					11/20/2023
GH	_____	PM 014-STP STOOPS Comments1: FR AND R FRONT STOOP FAILED, MISSING FLA Comments2: SHING/MEMBRANE. REAR STOOP PASSED					11/20/2023
GH	_____	PM 015-EPW ENGINEERING- PUBLIC WALK					11/20/2023
GH	_____	PM 016-REI REINSPECTION Comments1: FRONT STOOP					11/20/2023
JP	_____	AM 011-STP STOOPS Comments1: MW	20231620	3025 GRANDE TR	533		11/14/2023
JP	_____	AM 012-PHD POST HOLE - DECK Comments1: MW					11/14/2023
BF	_____	013-RFR ROUGH FRAMING Comments1: ASUSONG@NVRINC.COM *****APPROVED AS NOTED Comments2: *****					11/17/2023
BF	_____	014-REL ROUGH ELECTRICAL					11/17/2023
BF	_____	015-RMC ROUGH MECHANICAL					11/17/2023
PBF	_____	016-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM					11/17/2023
BC	_____	017-INS INSULATION Comments1: AUSTIN					11/21/2023
GH	_____	AM 018-WKS PUBLIC & SERVICE WALKS					11/17/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 31

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	009-RFR ROUGH FRAMING Comments1: AUSTIN	20231621	3065 CONSTITUTION WAY	513		11/01/2023
BC	_____	010-REL ROUGH ELECTRICAL					11/01/2023
BC	_____	011-RMC ROUGH MECHANICAL					11/01/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM					11/01/2023
GH	_____	013-INS INSULATION Comments1: AUSTIN					11/03/2023
BC	_____	PM 014-REI REINSPECTION Comments1: ROUGH MECHANICAL					11/02/2023
JP	_____	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/14/2023
JP	_____	016-STP STOOPS					11/14/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: MW	20231622	2651 GOULD CT	69		11/01/2023
PBF	_____	PM 003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/03/2023
GH	_____	AM 004-BKF BACKFILL Comments1: MW					11/07/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					11/09/2023
JP	_____	006-GPL GREEN PLATE INSPECTION Comments1: ANDREW					11/09/2023
GH	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/20/2023
GH	_____	PM 008-STP STOOPS					11/20/2023
BC	_____	006-ELS ELECTRIC SERVICE Comments1: JOE	20231623	391 BISCAYNE LN	1986		11/01/2023
BC	_____	AM 008-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/01/2023
JP	_____	AM 009-EPW ENGINEERING- PUBLIC WALK Comments1: MW					11/21/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 32

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 010-STP STOOPS Comments1: FRONT & REAR					11/21/2023
BC	_____	011-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM					11/30/2023
BC	_____	012-REL ROUGH ELECTRICAL					11/30/2023
BC	_____	013-RMC ROUGH MECHANICAL					11/30/2023
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					11/30/2023
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: JOEMANUE@NVRINC.COM	20231624	4443 TAMPA DR	1961		11/13/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					11/07/2023
BC	_____	007-ELS ELECTRIC SERVICE Comments1: JOE					11/30/2023
BC	_____	AM 001-FTG FOOTING Comments1: MW	20231633	576 ALDER CT	41		11/02/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: MW					11/03/2023
BF	_____	AM 003-BKF BACKFILL Comments1: MW					11/13/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/20/2023
BC	_____	AM 005-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/21/2023
BC	11:00	006-GPL GREEN PLATE INSPECTION Comments1: JASON					11/29/2023
GH	_____	AM 001-FTG FOOTING Comments1: MW	20231634	492 TIMBER OAK LN	40		11/06/2023
BF	_____	AM 002-FOU FOUNDATION Comments1: assistant@midwesternconcrete.co					11/13/2023
BC	_____	AM 003-BKF BACKFILL Comments1: MW					11/20/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 33

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/20/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM	20231641	301 ANDREW DR	198		11/01/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					11/13/2023
BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					11/14/2023
BC	_____	007-GPL GREEN PLATE INSPECTION Comments1: JEFF					11/22/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM	20231642	307 ANDREW DR	199		11/01/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFERY.LEADER@LENNAR.COM					11/13/2023
BC	_____	006-GPL GREEN PLATE INSPECTION Comments1: JEFF					11/14/2023
BC	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					11/14/2023
PBF	_____	AM 008-SUM SUMP Comments1: cathyhmdconst@gmail.com					11/27/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM	20231643	311 ANDREW DR	200		11/01/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					11/13/2023
BC	_____	006-GPL GREEN PLATE INSPECTION Comments1: JEFF					11/14/2023
BC	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					11/14/2023
JP	_____	AM 008-STP STOOPS Comments1: FR AND R -- COMEX	20231644	321 ANDREW DR	201		11/15/2023
PBF	_____	009-SUM SUMP Comments1: cathyhmdconst@gmail.com					11/27/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 34

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 008-STP STOOPS Comments1: FR AND BACK -- COMEX	20231645	327 ANDREW DR	202		11/15/2023
PBF	_____	AM 009-SUM SUMP Comments1: cathyhmdconst@gmail.com					11/27/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM	20231663	3397 GABRIEL DR	169		11/02/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					11/13/2023
BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					11/14/2023
GH	_____	AM 008-GPL GREEN PLATE INSPECTION Comments1: COMEX					11/30/2023
BC	_____	AM 001-FTG FOOTING Comments1: COMEX	20231664	3388 GABRIEL DR	168		11/22/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: COMEX					11/27/2023
GH	_____	AM 001-FTG FOOTING Comments1: COMEX	20231665	3377 GABRIEL DR	170		11/03/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: MW					11/13/2023
GH	_____	AM 003-BKF BACKFILL Comments1: COMEX					11/20/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					11/30/2023
GH	_____	AM 001-FTG FOOTING Comments1: COMEX	20231667	3357 GABRIEL DR	171		11/03/2023
GH	_____	AM 002-FOU FOUNDATION					11/06/2023
BC	_____	AM 003-BKF BACKFILL Comments1: COMEX -- SEE INSPECTION REPORT					11/13/2023
BC	_____	AM 004-REI REINSPECTION Comments1: BACKFILL -- COMEX					11/15/2023
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					11/30/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 35

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 001-FTG FOOTING Comments1: COMEX	20231668	3328 GABRIEL DR	164		11/22/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: COMEX					11/27/2023
BC	_____	PM 007-REI REINSPECTION Comments1: ROUGH ELECTRICAL -- DAVE 630-608-8555	20231685	301 E MAIN ST			11/03/2023
BF	_____	AM 008-INS INSULATION Comments1: DAVE 630-608-8555 DSCHULTZ7020@COMCAST. Comments2: NET					11/13/2023
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- LONNIE 815-325-3892	20231692	3093 GRANDE TR	550		11/09/2023
BF	_____	AM 002-FEL FINAL ELECTRIC					11/09/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20231725	2666 SEELEY ST	736		11/07/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM	20231758	3057 CONSTITUTION WAY	514		11/01/2023
GH	_____	006-BSM BASEMENT FLOOR Comments1: MW					11/01/2023
GH	_____	007-GAR GARAGE FLOOR Comments1: MW					11/01/2023
GH	_____	008-STP STOOPS Comments1: FRONT ONLY					11/01/2023
GH	_____	009-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					11/06/2023
GH	_____	010-RFR ROUGH FRAMING Comments1: AUSTIN					11/30/2023
GH	_____	011-REL ROUGH ELECTRICAL					11/30/2023
GH	_____	012-RMC ROUGH MECHANICAL					11/30/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM					11/30/2023
BF	_____	AM 001-FTG FOOTING Comments1: MW	20231759	3059 JETER ST	577		11/14/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 36

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		PM 002-FOU FOUNDATION Comments1: MW					11/15/2023
PBF		PM 003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/20/2023
GH		PM 004-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					11/30/2023
PBF		PM 003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20231760	3072 JETER ST	568		11/03/2023
GH		004-BKF BACKFILL Comments1: MW					11/03/2023
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					11/09/2023
BC		AM 006-BGS BASEMENT GARAGE STOOPS Comments1: MW FRONT STOOP					11/13/2023
GH		AM 007-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					11/16/2023
BC	09:00	003-REI REINSPECTION Comments1: FINAL DECK -- ALL FAILED ITEMS FROM ROUG Comments2: H INSPECTION HAVE BEEN CORRECTED	20231770	2621 FAIRFAX WAY	252		11/21/2023
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20231774	2780 BERRYWOOD LN	833		11/16/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE LEFT/FRONT SIDE AND REAR ROOF SLO Comments2: PES-PASS	20231782	1388 SLATE DR	383		11/08/2023
JP		002-ROF ROOF UNDERLAYMENT ICE & W Comments1: RIGHT SIDE ROOF PASS					11/09/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: KEVIN 630-272-4143	20231785	4288 E MILLBROOK CIR	278		11/09/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: SAVAGE	20231793	2384 TITUS DR	246		11/07/2023
BC		001-FIN FINAL INSPECTION Comments1: GAZEBO -- DEB 630-553-1773	20231794	341 DRAYTON CT	56		11/13/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B	20231802	214 LIESURE ST	104		11/09/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 37

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 001-FIN FINAL INSPECTION	20231805	1828 WALSH DR	65		11/09/2023
		Comments1: SOLAR -- PLEASE DO THIS ONE FIRST LONNI					
		Comments2: E - 815-325-3892					
BF	_____	AM 002-FEL FINAL ELECTRIC					11/09/2023
BF	_____	PM 001-RFR ROUGH FRAMING	20231810	971 S CARLY CIR	91		11/07/2023
		Comments1: FREDO 630-420-1940 sabina@warnersdeckin					
		Comments2: g.com					
BC	_____	AM 002-FIN FINAL INSPECTION					11/27/2023
		Comments1: DECK -- CHRIS					
GH	_____	001-FTG FOOTING	20231812	4459 TAMPA DR	1964		11/06/2023
		Comments1: MW					
GH	_____	PM 002-FOU FOUNDATION					11/08/2023
		Comments1: MW					
BC	_____	AM 003-BKF BACKFILL					11/14/2023
		Comments1: MW					
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT				11/14/2023	
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM --- reschedu					
		Comments2: led -- emailed b&f					
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT					11/15/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					11/21/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	AM 008-BG BASEMENT AND GARAGE FLOOR					11/21/2023
		Comments1: MW NEED TO INSTALL SUMP PIT BEFORE POURI					
		Comments2: NG BASEMENT					
BC	_____	009-GPL GREEN PLATE INSPECTION					11/30/2023
		Comments1: JOE					
BC	_____	010-ELS ELECTRIC SERVICE					11/30/2023
		Comments1: JOE					
GH	_____	PM 003-BKF BACKFILL	20231813	4444 SARASOTA AVE	2005		11/03/2023
		Comments1: MW					
PBF	_____	AM 004-ESW ENGINEERING - SEWER / WAT					11/08/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 38

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					11/14/2023
BC		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/14/2023
BF		007-GPL GREEN PLATE INSPECTION Comments1: JOEMANUE@NVRINC.COM					11/17/2023
BC		008-ELS ELECTRIC SERVICE Comments1: JOE					11/30/2023
BF		AM 003-FIN FINAL INSPECTION Comments1: SOLAR ERIC 708-441-6311	20231824	2425 FAIRFIELD AVE	490		11/09/2023
BF		AM 004-FEL FINAL ELECTRIC					11/09/2023
JP		AM 011-ROF ROOF UNDERLAYMENT ICE & W Comments1: 2243 BERESFORD DR- MARK		20231840 TOWNHOMES OF MILL CROSSIN			11/03/2023
JP		AM 012-ROF ROOF UNDERLAYMENT ICE & W Comments1: 2263 BERESFORD					11/07/2023
JP		013-FIN FINAL INSPECTION Comments1: 2233 BERESFORD					11/07/2023
JP		014-FIN FINAL INSPECTION Comments1: 2243 BERESFORD					11/07/2023
JP		015-FIN FINAL INSPECTION Comments1: 3742 BAILEY					11/07/2023
JP	08:00	016-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3877 BAILEY PASSED WITH PHOTOS					11/13/2023
JP	10:00	017-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3867 BAILEY RD-INSP ON SIDES AND REAR RO Comments2: OF ON 11/17 - PASS; PHOTOS SENT FOR FRON Comments3: T 11/20 - PASS					11/20/2023
JP		021-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3847-3841 BAILEY RD				11/29/2023	
JP		AM 022-ROF ROOF UNDERLAYMENT ICE & W Comments1: MARK				11/30/2023	
JP		002-FIN FINAL INSPECTION Comments1: ROOF	20231849	119 PALMER CT	35		11/20/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 39

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		002-FIN FINAL INSPECTION Comments1: SIDING	20231863	707 TERI LN			11/20/2023
JP	10:30	001-PHF POST HOLE - FENCE Comments1: MIKE 630-406-8410 EX 208	20231864	1121 CLEARWATER DR	196		11/06/2023
JP		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO -- BRIAN 815-321-9673	20231871	510 COACH RD	410		11/01/2023
GH		003-REL ROUGH ELECTRICAL Comments1: MUST HAVE 20AMP CIRCUIT FOR GARAGE & OUT Comments2: LETS GFI PROTECTED, ELECTRICAL PLAN NOT Comments3: SUBMITTED	20231875	412 PARK ST	54		11/06/2023
GH		AM 004-RFR ROUGH FRAMING Comments1: MIKE 630-207-2366					11/06/2023
BC		AM 005-FIN FINAL INSPECTION Comments1: ROBYN 630-207-2366					11/20/2023
BC		AM 006-FEL FINAL ELECTRIC					11/20/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRAD 847-865-3069, FRONT/RIGHT AND BACK Comments2: 2ND STORY PASS, REMAINDER PHOTOS SENT-VI Comments3: EWED 11/7-PASS	20231894	620 WHITE OAK WAY	63		11/07/2023
GH		AM 001-FTG FOOTING Comments1: MW	20231897	772 ASH CT	19		11/09/2023
BF		AM 002-FOU FOUNDATION Comments1: assistant@midwesternconcrete.co					11/13/2023
BC		AM 003-BKF BACKFILL Comments1: MW					11/20/2023
GH		AM 003-FTG FOOTING Comments1: MW	20231898	2653 GOULD CT	68		11/17/2023
GH		004-FOU FOUNDATION					11/20/2023
GH		005-BKF BACKFILL					11/30/2023
BC		AM 001-FTG FOOTING Comments1: MW	20231899	2655 GOULD CT	67		11/13/2023
BF		AM 002-FOU FOUNDATION Comments1: MW					11/14/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 40

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 003-WAT WATER				11/17/2023	
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM	LOUISE 630				
		Comments2: -492-7635 -- canceled					
GH	_____	AM 004-BKF BACKFILL					11/17/2023
		Comments1: MW					
PBF	_____	PM 005-WAT WATER					11/20/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF	_____	AM 006-PLU PLUMBING - UNDERSLAB					11/27/2023
		Comments1: AMEEKS@NVRINC.COM					
JP	_____	AM 007-GPL GREEN PLATE INSPECTION					11/27/2023
		Comments1: ANDREW					
BC	_____	AM 001-FTG FOOTING	20231901	420 MONTEREY ST	2022		11/14/2023
		Comments1: MW					
GH	_____	AM 002-FOU FOUNDATION					11/15/2023
		Comments1: MW					
PBF	_____	PM 003-ESW ENGINEERING - SEWER / WAT					11/20/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____	AM 004-BKF BACKFILL					11/21/2023
		Comments1: JOE					
BC	_____	007-ELS ELECTRIC SERVICE					11/30/2023
		Comments1: JOE					
BF	_____	PM 001-FIN FINAL INSPECTION	20231907	597 ARROWHEAD DR	87		11/22/2023
		Comments1: SOLAR -- PLEASE GIVE A 30 MINUTE NOTICE-					
		Comments2: - JAMES 618-267-5103					
BF	_____	PM 002-FEL FINAL ELECTRIC					11/22/2023
JP	08:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231908	201 W VAN EMMON ST		11/30/2023	
		Comments1: REUBEN					
JP	10:30	001-PHF POST HOLE - FENCE	20231918	1953 SUNNY DELL CT	89		11/02/2023
		Comments1: MIKE 630-406-8410 EXT 208					
BC	_____	AM 002-FIN FINAL INSPECTION	20231924	2861 CRYDER WAY	475		11/28/2023
		Comments1: PERGOLA -- CLEAN EDGE					
BF	_____	PM 001-FIN FINAL INSPECTION	20231928	103 E SOMONAUK ST			11/17/2023
		Comments1: SOLAR - ERIK 708-441-6311					

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 41

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	PM 002-FEL FINAL ELECTRIC					11/17/2023
JP	10:00	001-PHF POST HOLE - FENCE Comments1: CANDICE	20231931	206 FAIRHAVEN DR			11/16/2023
JP	_____	AM 001-PHF POST HOLE - FENCE Comments1: 10:00-12:00 CANDICE	20231933	576 MANCHESTER LN	385		11/15/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CARMODY	20231934	204 LEISURE ST	109		11/16/2023
JP	11:00	001-PHF POST HOLE - FENCE Comments1: WISE GUYS	20231935	2785 BERRYWOOD LN	793		11/07/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: KAREN	20231938	302 OLSEN ST			11/14/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: UPLAND	20231939	2712 BERRYWOOD LN	769		11/08/2023
PBF	_____	AM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/13/2023
GH	_____	004-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/17/2023
PBF	_____	PM 003-SEW SEWER INSPECTION Comments1: TERRI@HOLIDAYCONSTRUCTION.COM	20231940	2708 BERRYWOOD LN	770		11/01/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/06/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
GH	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					11/17/2023
GH	_____	008-STP STOOPS Comments1: FRONT					11/17/2023
PBF	_____	PM 003-SEW SEWER INSPECTION Comments1: TERRI@HOLIDAYCONSTRUCTION.COM	20231941	2704 BERRYWOOD LN	771		11/01/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/06/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 42

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
GH	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					11/17/2023
GH	_____	008-STP STOOPS Comments1: FRONT					11/17/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS	20231942	2702 BERRYWOOD LN	772		11/01/2023
PBF	_____	PM 003-SEW SEWER INSPECTION Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/01/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/06/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND					11/21/2023
BC	_____	AM 007-STP STOOPS					11/21/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS	20231943	2701 BERRYWOOD LN	773		11/01/2023
PBF	_____	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/08/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/14/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
BC	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND					11/21/2023
BC	_____	AM 007-STP STOOPS					11/21/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: JESUS	20231944	2705 BERRYWOOD LN	774		11/01/2023
PBF	_____	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/08/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 43

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM					11/14/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND					11/29/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: UPLAND	20231945	2709 BERRYWOOD LN	775		11/08/2023
PBF	_____	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM					11/15/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE					11/29/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: LATER PM -- JENN	20231946	2713 BERRYWOOD LN	776		11/08/2023
PBF	_____	PM 003-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM					11/15/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS					11/15/2023
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: UPLAND					11/29/2023
JP	_____	AM 001-PHF POST HOLE - FENCE Comments1: 10:00-12:00	20231947	584 MANCHESTER LN	384		11/15/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE PHOTOS SENT FOR INSP	20231956	2365 TITUS DR	252		11/17/2023
BC	_____	002-FIN FINAL INSPECTION Comments1: DECK -- DAVE 815-981-6679 -- SEE INSPEC Comments2: TION REPORT	20231960	906 S CARLY CIR	99		11/03/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 44

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		003-FIN FINAL INSPECTION Comments1: PATIO					11/03/2023
JP		001-FIN FINAL INSPECTION Comments1: WINDOWS	20231961	363 PENSACOLA ST	1147		11/14/2023
BF		AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- LONNIE 815-325-3892	20231963	3131 JUSTICE DR	688		11/09/2023
BF		AM 002-FEL FINAL ELECTRIC					11/09/2023
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: TOM -- TKO	20231965	2543 MADDEN CT	6		11/13/2023
BF		AM 002-FIN FINAL INSPECTION Comments1: SOLAR -- MORGAN 630-689-8464	20231968	621 SUTTON ST	162		11/14/2023
BF		AM 003-FEL FINAL ELECTRIC					11/14/2023
JP	12:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE	20231970	1464 VIOLET CT	367		11/01/2023
BF		003-FIN FINAL INSPECTION Comments1: DECK -- ELIE 331-223-1977	20231972	344 POPLAR DR	95		11/17/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: RONNIE	20231988	2777 CRANSTON CIR	137	11/29/2023	
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B	20231989	1282 CLEARWATER DR	250		11/09/2023
BF		AM 002-RFR ROUGH FRAMING Comments1: DECK - JAZLYN 630-354-8887	20231995	2352 WINTERTHUR GREEN	181		11/07/2023
BF		AM 003-FIN FINAL INSPECTION Comments1: FINAL PATIO					11/07/2023
BC		AM 004-FIN FINAL INSPECTION Comments1: DECK -- JAZMINE 630-354-8887					11/15/2023
JP		001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PHOTOS RECIEVED 11-27 PASS	20232005	1093 HAMPTON LN	224		11/27/2023
JP	14:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GONZALO -- 773-939-6860	20232009	820 PARKSIDE LN	183		11/06/2023
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN	20232016	851 WINDETT RIDGE RD	94		11/13/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 45

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: MITCH 630-222-9175	20232018	748 FIR CT	91		11/07/2023
JP	11:00	001-PHF POST HOLE - FENCE Comments1: MIKE 630-406-8410 X 208	20232021	2903 CRYDER WAY	470	11/29/2023	
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JASON 331-575-7705	20232025	2642 LILAC WAY	376		11/16/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232026	1030 GILLESPIE LN	230		11/13/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/13/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232027	1032 GILLESPIE LN	229		11/13/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/13/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232028	1034 GILLESPIE LN	228		11/13/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/13/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232029	1036 GILLESPIE LN	227		11/13/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC				11/13/2023	
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232030	1038 GILLESPIE LN	226		11/13/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 46

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

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					11/13/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232031	1040 GILLESPIE LN	225		11/13/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/13/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232032	1031 GILLESPIE LN	236		11/09/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/09/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232033	1033 GILLESPIE LN	235		11/09/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/09/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232034	1035 GILLESPIE LN	234		11/09/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/09/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232035	1037 GILLESPIE LN	233		11/09/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/09/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 47

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232036	1039 GILLESPIE LN	232		11/09/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/09/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232037	1041 GILLESPIE LN	231		11/09/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/09/2023
BF	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/15/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232038	1050 GILLESPIE LN	218		11/27/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232039	1052 GILLESPIE LN	217		11/27/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232040	1054 GILLESPIE LN	216		11/27/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232041	1056 GILLESPIE LN	215		11/27/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232042	1058 GILLESPIE LN	214		11/27/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 48

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

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					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232043	1060 GILLESPIE LN	213		11/27/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232044	1051 GILLESPIE LN	224		11/21/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232045	1053 GILLESPIE LN	223		11/21/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232046	1055 GILLESPIE LN	222		11/21/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232047	1057 GILLESPIE LN	221		11/01/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232048	1059 GILLESPIE LN	220		11/21/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 49

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

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					11/21/2023
BF	_____	PM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232049	1061 GILLESPIE LN	219		11/21/2023
BF	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					11/21/2023
BF	_____	PM 003-GAR GARAGE FLOOR Comments1: JENN@ABBYPROPERTIES.LLC					11/27/2023
BC	_____	AM 001-BND POOL BONDING Comments1: BILL 630-639-8506	20232051	467 NORWAY CIR	79		11/03/2023
JP	12:00	001-PHF POST HOLE - FENCE Comments1: NETWORK 630-554-0385	20232052	841 WINDETT RIDGE RD	93		11/02/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE					11/20/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GREG 847-921-4275	20232055	1854 COLUMBINE DR	78		11/03/2023
BC	_____	PM 001-FTG FOOTING Comments1: MARCO 630-742-5673	20232057	2929 ALDEN AVE	301		11/13/2023
GH	_____	002-FOU FOUNDATION Comments1: MARCO					11/27/2023
GH	_____	AM 001-FTG FOOTING Comments1: MW	20232058	602 ASH CT	18		11/22/2023
GH	_____	002-FOU FOUNDATION Comments1: MW					11/29/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MACHELE	20232061	481 BIRCHWOOD DR	129		11/03/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: ROOF					11/07/2023
GH	_____	AM 001-FTG FOOTING Comments1: CHRIS	20232070	2717 BERRYWOOD LN	777		11/02/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 50

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
BF	_____	AM 003-FOU FOUNDATION Comments1: JESUS					11/14/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/20/2023
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					11/30/2023
GH	_____	AM 001-FTG FOOTING Comments1: CHRIS	20232071	2721 BERRYWOOD LN	778		11/02/2023
PBF	_____	PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
BF	_____	AM 003-FOU FOUNDATION Comments1: JESUS					11/14/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/20/2023
GH	_____	AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					11/30/2023
GH	_____	AM 001-FTG FOOTING Comments1: CHRIS	20232072	2725 BERRYWOOD LN	779		11/02/2023
PBF	_____	PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
BF	_____	AM 003-FOU FOUNDATION Comments1: JESUS					11/14/2023
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM					11/21/2023
GH	_____	AM 001-FTG FOOTING Comments1: CHRIS	20232073	2729 BERRYWOOD LN	780		11/02/2023
PBF	_____	PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
GH	_____	AM 003-FOU FOUNDATION Comments1: JESUS					11/17/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 51

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM					11/29/2023
GH		AM 001-FTG FOOTING Comments1: CHRIS	20232074	2716 BERRYWOOD LN	768		11/03/2023
PBF		PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
GH		AM 003-FOU FOUNDATION Comments1: JESUS					11/17/2023
PBF		AM 004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM -- LATE AM					11/30/2023
GH		AM 001-FTG FOOTING Comments1: CHRIS	20232075	2720 BERRYWOOD LN	767		11/03/2023
PBF		PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
GH		AM 003-FOU FOUNDATION Comments1: JESUS					11/17/2023
PBF		AM 004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM -- LATE AM					11/30/2023
GH		AM 001-FTG FOOTING Comments1: CHRIS	20232076	2726 BERRYWOOD LN	766		11/03/2023
PBF		PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
BC		AM 003-FOU FOUNDATION Comments1: UPLAND					11/21/2023
PBF		AM 004-PLU PLUMBING - UNDERSLAB Comments1: CWTTHOMPSON@DRHORTON.COM -- LATE AM					11/30/2023
GH		AM 001-FTG FOOTING Comments1: CHRIS	20232077	2730 BERRYWOOD LN	765		11/03/2023
PBF		PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					11/09/2023
BC		AM 003-FOU FOUNDATION Comments1: UPLAND					11/21/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 52

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- ERIK 708-441-6311	20232080	821 WINDETT RIDGE RD	91		11/28/2023
BF	_____	AM 002-FEL FINAL ELECTRIC					11/28/2023
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN	20232081	3141 LAUREN DR	89		11/06/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE					11/20/2023
JP	_____	AM 001-FIN FINAL INSPECTION Comments1: WINDOWS	20232082	104 STRAWBERRY LANE			11/20/2023
JP	_____	001-PHD POST HOLE - DECK Comments1: EDGAR 847-809-1939	20232083	1941 WREN RD	17		11/06/2023
BF	_____	PM 002-RFR ROUGH FRAMING Comments1: DECK - EDGAR 847-809-1939					11/09/2023
BC	_____	AM 003-FIN FINAL INSPECTION Comments1: EARLY AM -- EDGAR 847-809-1939					11/16/2023
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: SOLAR -- WILLIAM 314-474-1277	20232089	582 BURNING BUSH DR	96		11/21/2023
BF	_____	AM 002-FEL FINAL ELECTRIC					11/21/2023
BC	13:00	001-OCC OCCUPANCY INSPECTION Comments1: 779-707-9964	20232090	1579 SYCAMORE RD			11/13/2023
FM	13:00	002-OCC OCCUPANCY INSPECTION Comments1: CALL FROM FM -- PASSED					11/13/2023
JP	11:00	001-PHF POST HOLE - FENCE Comments1: MARIA	20232091	3088 JETER ST	571		11/14/2023
JP	11:30	001-PHF POST HOLE - FENCE Comments1: PERLA 708-316-9740	20232092	104 E PARK ST			11/09/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DANIELLE 630-463-4663	20232093	4355 E MILLBROOK CIR	210		11/03/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DANIELLE	20232094	109 CLAREMONT CT	32		11/02/2023
JP	08:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CLEAN EDGE	20232095	2861 CRYDER WAY	475		11/03/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 53

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232097	1141	KATE DR	38		11/06/2023
		Comments1: JJAMES, PARTIAL 11/3 REAR AND LEFT SIDE					
		Comments2: PASS; REMAINDER WITH PHOTOS VIEWED ON 11					
		Comments3: /6					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20232099	3178	BOOMBAH BLVD	131		11/08/2023
		Comments1: JJAMES					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W 20232100	1091	HAMPTON LN	224		11/27/2023
		Comments1: PHOTOS RECEIVED 11-27 PASS					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20232102	1321	CORALBERRY CT	106		11/08/2023
		Comments1: MAJOR RESTORATION-BEN 847-481-9969					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20232107	1133	HOMESTEAD DR	137		11/06/2023
		Comments1: ALL STORM KENNY 630-885-1028					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232109	420	ELM ST			11/06/2023
		Comments1: 630-631-7556					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232110	415	ELM ST			11/03/2023
		Comments1: LIZ PREMIUM 630-631-7556					
JP	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE 20232114	3345	SEELEY ST	801		11/07/2023
		Comments1: PTO - JOHN CEMENTRIX 630-862-8053					
BC	12:00	001-PHF POST HOLE - FENCE 20232117	204	W ORANGE ST			11/22/2023
		Comments1: PAULETTE					
JP	_____	PM 001-PHD POST HOLE - DECK 20232119	4838	W MILLBROOK CIR	9		11/06/2023
		Comments1: CHRIS 630-921-0869					
BC	_____	002-FIN FINAL INSPECTION					11/28/2023
		Comments1: DECK -- CHRIS					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232122	803	BEHRENS ST	26	11/30/2023	
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232123	1921	WESTON AVE	42		11/03/2023
		Comments1: JUSTIN					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232126	2602	MCLELLAN BLVD	61		11/03/2023
		Comments1: IVAN/EVERLAST 847-235-0207					
BF	_____	AM 001-RFR ROUGH FRAMING 20232127	851	HAMPTON LN	131		11/08/2023
		Comments1: JIM 219-407-2422 -- BASEMENT REMODEL --					
		Comments2: SEE INSPECT REPORT					
BF	_____	AM 002-REL ROUGH ELECTRICAL					11/08/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 54

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	08:30	003-REI REINSPECTION Comments1: FRAMING AND ELECTRICAL					11/13/2023
BC	13:00	001-OCC OCCUPANCY INSPECTION	20232128	101 E CENTER ST			11/15/2023
BKF	_____	002-OCC OCCUPANCY INSPECTION					11/15/2023
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232129	103 E SOMONAUK ST			11/09/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ARIANNA 773-812-3447	20232132	2284 OLIVE LN	278	11/07/2023	
JP	_____ PM	001-PHF POST HOLE - FENCE Comments1: CLASSIC	20232135	3129 REHBEHN CT	642		11/15/2023
JP	_____ AM	001-PHF POST HOLE - FENCE Comments1: CLASSIC	20232136	104 W MAIN ST			11/17/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CRUZ	20232138	3158 BOOMBAH BLVD	129		11/13/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LILI 630-398-4600	20232142	504 W DOLPH ST	17		11/13/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JAY LOPEZ	20232145	201 E SOMONAUK ST			11/01/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: ROOF					11/13/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PABLO 708-945-1375	20232146	646 BLUESTEM DR	91		11/03/2023
BC	_____ AM	001-RFR ROUGH FRAMING Comments1: TYRELL 630-608-9688	20232149	997 N CARLY CIR	121		11/15/2023
BC	_____	AM 002-REL ROUGH ELECTRICAL					11/15/2023
PBF	_____	AM 003-PLR PLUMBING - ROUGH Comments1: TYRELL 630-608-9688					11/15/2023
BC	_____	AM 004-INS INSULATION Comments1: TYRELL -					11/17/2023
BC	_____	005-RMC ROUGH MECHANICAL					11/15/2023
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JEREMY	20232151	4294 E MILLBROOK CIR	277		11/03/2023

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 55

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20232152	4262 E MILLBROOK CIR	282			11/07/2023
		Comments1: JEREMY					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W 20232153	4352 E MILLBROOK CIR	271			11/03/2023
		Comments1: JEREMY					
JP		001-ROF ROOF UNDERLAYMENT ICE & W 20232154	602 BIRCHWOOD DR				11/08/2023
		Comments1: SATURDAY BUILD PHOTOS SENT					
JP	11:30	001-PHF POST HOLE - FENCE	20232155	645 BRAEMORE LN	529		11/20/2023
		Comments1: NORTHWEST					
JP		001-PHF POST HOLE - FENCE	20232157	2120 COUNTRY HILLS DR	452		11/09/2023
JP		002-FIN FINAL INSPECTION					11/17/2023
		Comments1: FENCE					
JP	11:30	001-PHF POST HOLE - FENCE	20232159	665 BRAEMORE LN	528		11/20/2023
		Comments1: NORTHWEST FENCE					
JP		PM 001-PHF POST HOLE - FENCE	20232160	1212 EVERGREEN LN	152		11/14/2023
		Comments1: CLASSIC					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232161	1141 MIDNIGHT PL	274		11/30/2023	
		Comments1: LIZ					
JP		001-ROF ROOF UNDERLAYMENT ICE & W 20232162	1951 BANBURY DR	24			11/06/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232163	2071 COUNTRY HILLS DR	340			11/06/2023
		Comments1: REUBEN 815-630-7005					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232169	3347 CALEDONIA DR	17			11/06/2023
		Comments1: JOE 773-617-1707					
GH		AM 001-FTG FOOTING	20232171	4461 SARASOTA AVE	2400		11/21/2023
		Comments1: MW					
BC		AM 002-FOU FOUNDATION					11/22/2023
		Comments1: MW					
BC		PM 003-BKF BACKFILL					11/30/2023
		Comments1: MW					
JP	11:30	001-PHF POST HOLE - FENCE	20232174	3109 JUSTICE DR	684		11/28/2023
		Comments1: IL FENCE					
JP		001-ROF ROOF UNDERLAYMENT ICE & W 20232175	642 BIRCHWOOD DR	149			11/13/2023

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023							
INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232179	238 WINDHAM CIR	58		11/15/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232186	4638 PLYMOUTH AVE	990		11/13/2023
	Comments1: AIDAN						
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20232197	1071 GILLESPIE LN	212		11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20232198	1073 GILLEPIE LN	211		11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20232199	1075 GILLESPIE LN	210		11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20232200	1077 GILLESPIE LN	209		11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20232201	1079 GILLESPIE LN	208		11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB	20232202	1081 GILLESPIE LN	207		11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
BC	_____ PM	002-PPS PRE-POUR, SLAB ON GRADE					11/28/2023
	Comments1: JENN@ABBYPROPERTIES.LLC						
GH	_____ PM	001-PHF POST HOLE - FENCE	20232227	2469 WYTHE PL	11		11/22/2023
	Comments1: NETWORK						
JP	10:00 AM	001-ROF ROOF UNDERLAYMENT ICE & W	20232230	309 W KENDALL DR	9		11/17/2023
	Comments1: KAREN						
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232232	3175 LONGVIEW DR	49		11/17/2023
	Comments1: MAGGIE						

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023							
INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232233	1571 CORAL DR	165		11/22/2023
		Comments1: ADVANCED					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232238	1089 CANARY AVE	250		11/14/2023
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232239	1091 CANARY AVE	250		11/14/2023
PR	_____ PM	001-ESW ENGINEERING - SEWER / WAT	20232240	811 ALEXANDRA LN	13		11/29/2023
		Comments1: JOHN 815-414-8100					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232243	2835 SILVER SPRINGS CT	249		11/17/2023
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232250	4504 MARQUETTE ST	1224		11/17/2023
		Comments1: AIDAN					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232251	883 PRAIRE CROSSING DR	170		11/16/2023
		Comments1: AIDEN					
GH	_____ PM	001-PHD POST HOLE - DECK	20232260	665 BRAEMORE LN	528		11/22/2023
		Comments1: GAZEBO -- ISRAEL 630-551-2561					
GH	_____ PM	001-PHF POST HOLE - FENCE	20232262	2105 TREMONT AVE	459		11/30/2023
		Comments1: CLASSIC					
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE	20232265	1596 WALSH DR	21		11/21/2023
		Comments1: SHED -- DONNA 630-859-8423					
JP	13:00 AM	001-PHF POST HOLE - FENCE	20232270	103 STRAWBERRY LN	22	11/29/2023	
		Comments1: CLSSIC					
JP	_____ PM	001-PHF POST HOLE - FENCE	20232271	707 MORGAN ST			11/27/2023
		Comments1: JENNY					
BC	08:30 AM	001-PHD POST HOLE - DECK	20232273	2294 RICHMOND AVE	476		11/29/2023
		Comments1: JOSHUA					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232282	223A HILLCREST AVE	4	11/29/2023	
		Comments1: TY					
JP	10:30	002-ROF ROOF UNDERLAYMENT ICE & W				11/30/2023	
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232283	223B HILLCREST AVE	4	11/29/2023	
		Comments1: TY					
JP	10:30	002-ROF ROOF UNDERLAYMENT ICE & W				11/30/2023	
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232284	522 W BARBERRY CIR	73		11/28/2023
		Comments1: SENDING PICS PICS EMAILED TODAY, VIEWED					
		Comments2: AND PASSED					

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 58

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232289 1077 CANARY AVE Comments1: ALPHA STORM			251	11/30/2023	
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W 20232290 1079 CANARY AVE Comments1: ALPHA STORM			251	11/30/2023	

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 59

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

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

PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING			2		
		ADD ADDITION			4		
		AGP ABOVE-GROUND POOL			3		
		BDO COMMERCIAL BUILD-OUT			6		
		BSM BASEMENT REMODEL			14		
		CCO COMMERCIAL OCCUPANCY PERMIT			4		
		COM COMMERCIAL BUILDING			2		
		CON CONCRETE PAD			2		
		CRM COMMERCIAL REMODEL			5		
		DCK DECK			17		
		ESS BATTERY ENERGY STORAGE SYSTEMS			2		
		FNC FENCE			30		
		FOU FOUNDATION			5		
		GAR GARAGE			4		
		GAZ GAZEBO			1		
		IGP IN-GROUND POOL			1		
		MSC MISCELLANEOUS			3		
		P&W PATIO AND SERVICE WALK			1		
		PTO PATIO / PAVERS			2		
		PVR PAVER			1		
		REM REMODEL			4		
		ROF ROOFING			83		
		RS ROOFING & SIDING			1		
		SFA SINGLE-FAMILY ATTACHED			210		
		SFD SINGLE-FAMILY DETACHED			543		
		SID SIDING			1		
		SOL SOLAR PANELS			26		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:		ADA ADA ACCESSIBLE WALK WAY			4		
		BG BASEMENT AND GARAGE FLOOR			11		
		BGS BASEMENT GARAGE STOOPS			1		
		BKF BACKFILL			20		
		BND POOL BONDING			1		
		BSM BASEMENT FLOOR			7		
		EDA ENGINEERING - DRIVEWAY, APRON			1		
		EFL ENGINEERING - FINAL INSPECTION			28		
		ELS ELECTRIC SERVICE			8		
		ELU ELECTRICAL - UNDERSLAB			13		
		EPW ENGINEERING- PUBLIC WALK			24		
		ESW ENGINEERING - SEWER / WATER			14		
		FEL FINAL ELECTRIC			59		
		FIN FINAL INSPECTION			89		
		FMC FINAL MECHANICAL			42		
		FME FINAL MECHANICAL			1		
		FOU FOUNDATION			37		
		FTG FOOTING			24		

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 60

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		GAR		GARAGE FLOOR		27	
		GPL		GREEN PLATE INSPECTION		23	
		INS		INSULATION		27	
		OCC		OCCUPANCY INSPECTION		6	
		PHD		POST HOLE - DECK		7	
		PHF		POST HOLE - FENCE		24	
		PLF		PLUMBING - FINAL OSR READY		47	
		PLR		PLUMBING - ROUGH		23	
		PLU		PLUMBING - UNDERSLAB		78	
		PPS		PRE-POUR, SLAB ON GRADE		66	
		REI		REINSPECTION		23	
		REL		ROUGH ELECTRICAL		26	
		RFR		ROUGH FRAMING		37	
		RMC		ROUGH MECHANICAL		23	
		ROF		ROOF UNDERLAYMENT ICE & WATER		76	
		SEW		SEWER INSPECTION		3	
		STP		STOOPS		20	
		SUM		SUMP		9	
		WAT		WATER		18	
		WK		SERVICE WALK		13	
		WKS		PUBLIC & SERVICE WALKS		19	
INSPECTOR SUMMARY:		BC		BOB CREADEUR		145	
		BF		B&F INSPECTOR CODE SERVICE		196	
		BKF		BRISTOL KENDALL FIRE DEPT		2	
		ED		ERIC DHUSE		31	
		FM		FIRE MARSHAL BKFD		1	
		GH		GINA HASTINGS		221	
		JB		JON BAUER		1	
		JP		JOHN PETRAGALLO		166	
		PBF		PLUMBER		189	
		PR		PETER RATOS		27	
STATUS SUMMARY:	A	BC				1	
	A	BKF				1	
	A	JP				1	
	A	PR				3	
	C	BC				11	
	C	BF				49	
	C	BKF				1	
	C	ED				24	
	C	GH				33	
	C	JB				1	
	C	JP				18	
	C	PBF				30	
	C	PR				6	

DATE: 12/01/2023
TIME: 09:55:09
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 61

INSPECTIONS SCHEDULED FROM 11/01/2023 TO 11/30/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		I	BC		133		
		I	BF		147		
		I	ED		5		
		I	FM		1		
		I	GH		162		
		I	JP		146		
		I	PBF		152		
		I	PR		16		
		T	ED		2		
		T	GH		26		
		T	PBF		7		
		T	PR		2		
		V	JP		1		

REPORT SUMMARY: 979



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 2024-03

Agenda Item Summary Memo

Title: Property Maintenance Reports for October and November 2023

Meeting and Date: Economic Development Committee – January 2, 2024

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: October 31, 2023
Subject: October Property Maintenance

Property Maintenance Report October 2023

There were 2 cases heard in October 2023.

10/02/2023

N 5830	1652 N Beecher Rd	Damage/Tampering to System	Liabe \$250
N 5833	212 Windham Cir	Certain Weeds	Liabe \$750



Case Report

10/1/2023 - 10/31/2023

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20230277	10/30/2023	1461 Orchid St	Unlicensed Vehicle Parked On Private Property	TO BE INSPECTED							
20230276	10/30/2023	111 E Van Emmon	Grass/Weeds Height	TO BE INSPECTED							
20230275	10/20/2023	119 Strawberry	Refuse/Fence Maintenance	CLOSED		COMPLIANT					
20230274	10/25/2023	215 Pleasure	Grass/Weeds Height	CLOSED							
20230273	10/24/2023	146B Bertram	Refuse/Debris	CLOSED		COMPLIANT					
20230272	10/23/2023	1115 S Bridge St	Grass/Weeds Height	IN VIOLATION							
20230271	10/19/2023	983 S Carly Cir	Erosion Control	CLOSED		COMPLIANT					
20230270	10/19/2023	Rt 47/Corneils	Snipe Signs	CLOSED		COMPLIANT					
20230269	10/18/2023	300 Pensacola St	Construction Noise	PENDING							
20230268	10/11/2023	703 Clover	Grass/Weeds Height	IN VIOLATION							
20230267	10/11/2023	207 Elizabeth	Parking on Unapproved Surface	IN VIOLATION							
20230266	10/5/2023	169 Commercial	Zoning Requirements	TO BE INSPECTED							
20230265	10/5/2023	2601 Fairfax Way	Permit Required	IN VIOLATION							
20230264	10/4/2023	407 Adams	Site-Line Obstruction	CLOSED							
20230263	10/4/2023	998 White Plains	Grass/Weeds Height	IN VIOLATION							
20230262	10/3/2023	1101 McHugh	Rubbish/Garbage	CLOSED							
20230261	10/2/2023	2692 PATRIOT CT	GRASS	CLOSED		COMPLIANT					
20230259	10/2/2023	500 Block Windett	Littering	CLOSED		COMPLIANT					

Total Records: 18

10/31/2023



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date November 28, 2023
Subject: November Property Maintenance

Property Maintenance Report November 2023

There were 0 cases heard in November 2023.



Case Report

11/01/2023 - 11/30/2023

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
20230287	11/30/2023	9211 Rt. 126	Dumping	CLOSED							
20230286	11/16/2023	611 Windett Ridge	Permit Required	IN VIOLATION							
20230285	11/16/2023	591 Windett Ridge	Fencing Standards	IN VIOLATION							
20230284	11/16/2023	742 Kentshire	Permit Required	COMPLIANT							
20230283	11/15/2023	Rt 47/Galena Ave	Snipe Signs	CLOSED		COMPLIANT					
20230282	11/8/2023	513 W Washington	Off Street Parking	CLOSED		COMPLIANT					
20230281	11/7/2023	2761 Cranston Cir	Drainage	CLOSED		COMPLIANT					
20230280	11/7/2023	1145 N Bridge St	Offensive Conditions	CLOSED		COMPLIANT					
20230279	11/2/2023	200 Block Greenbriar	Fluid Leak on Roadway	CLOSED						NO VIOLATION	
20230278	11/2/2023	336 Poplar	Drainage/Property Line Dispute	CLOSED							

Total Records: 10

12/1/2023



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 2024-04

Agenda Item Summary Memo

Title: Economic Development Reports for November and December 2023

Meeting and Date: Economic Development Committee – January 2, 2024

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 630-209-7151

Monthly Report – January 2024 EDC Meeting of the United City of Yorkville

November & December 2023 Activity New Development:

- **iBoba “The Bubble Shop” – 928 N Bridge Street – Walnut Plaza Center:** Smeed Khan and his partners are very excited to bring this popular boba tea drink shop to Yorkville. It is their fourth location in Chicagoland. Their passion for crafting exceptional bubble tea is also matched by their dedication to their customers. They source top-notch ingredients, and serve up an array of flavors to satisfy all cravings. They plan to be open in late January 2024. You can learn more by visiting their website <https://www.ibobausa.com>
- **Images Med Spa – 942 N. Bridge Street – Walnut Plaza Center:** Jeff Glazer and his team are preparing to open their 7th Chicagoland location in Yorkville. Images Med Spa is largest provider of Botox in the State of Illinois. They are a full-service med spa with focus on skin and body services. They plan to open in March of 2024. You can learn more by visiting their website <https://imagesmedspa.com>
- **Primary Maintenance – 1304 Game Farm Road:** Yorkville resident Jon Beushausen has located an office for his fully licensed, bonded & insured residential/commercial maintenance & plumbing company. They offer 24 hour/ 365 service and service the Chicagoland & Indiana area.
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing:** AID has purchased a bigger building in Yorkville, and are moving all of their services to the new location in Stagecoach Crossing. The organization has outgrown their existing building, which is located at 708 N. Bridge Street. The new location was formerly the Morris Hospital Yorkville campus. There are some minor adjustments which be made to the new location, and it should be fully operational in January 2024. AID will be adding child and adolescent services in the new location.
- **Children’s Courtyard – 708 E Veterans Parkway – Heartland Center:** Children’s Courtyard is owned by the Learning Care Group, which is the second largest early education and childcare operator in the US. They have a total of 11 childcare center brands. Yorkville will be a Children’s Courtyard, which specializes in offering an active learning experience. This building was formerly, The Heartland School. The new school will create 30 new jobs and serve approximately 170 students. The building will undergo a complete interior renovation, adding state of the art equipment, and upgrading of the playground. It will be open in the fall of 2024. You can learn more by visiting their website <https://www.childrencourtyard.com>

November and December 2023 Previously Reported Updates:

- **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. Business opened on Wednesday, 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. Business opened for doggie daycare on Wednesday, December 27th. Lynn is hopeful that the second phase (boarding) will be open soon after the new year.
- **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. 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. Business opened on Thursday, November 2nd.
- **Little Loaf Bakehouse – 101 Center Street:** Yorkville resident and 2014 YHS Graduate Bailey Knapp, has opened Little Loaf Bakehouse at 101 W. Center Street. 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. Business opened on Sunday, Dec 17th.
- **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, have developed a new concept at the location. Business opened on Monday, December 4th.
- **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 in late January 2024. 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 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 2024. **Special thank you to “Gerber” for working with both BKFD (fire), and the Kendall County SRT Team (police). Both have been able to utilized 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@dlklc.com
630-209-7151 cell



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-05

Agenda Item Summary Memo

Title: PZC 2024-02 – 703 South Main Street – Variance

Meeting and Date: Economic Development Committee – January 2, 2024

Synopsis: Proposed residential rear yard variance for the construction of a shed.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Name

Department

Agenda Item Notes:

See attached memorandum.



Memorandum

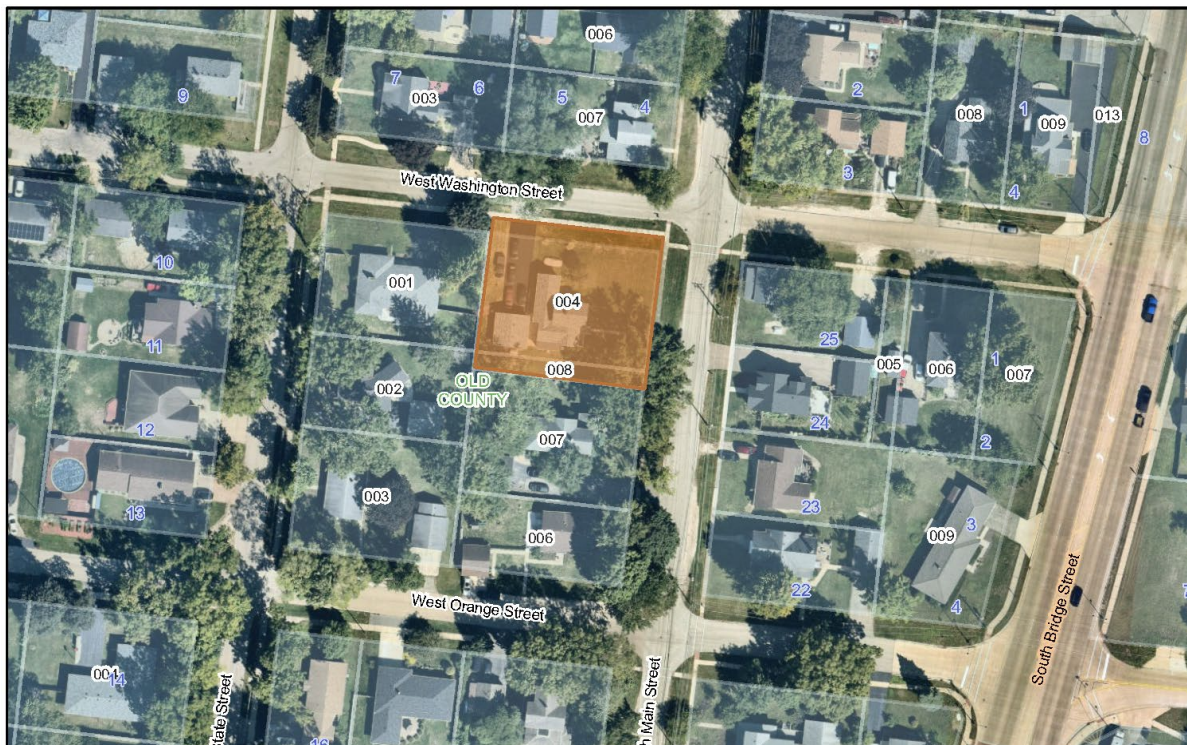
To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: December 7, 2023
Subject: **PZC 2024-02 703 South Main Street – Variance**
Detached Accessory Structure (Shed) Location

SUMMARY:

The petitioner, Steve Greenblatt, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting an accessory structure location variance for 703 South Main Street. The purpose of this request is to allow a detached shed to be placed closer than five (5) feet to a rear property line and closer than ten (10) feet to the residential home. This memorandum summarizes the submitted materials which will be reviewed by the Planning and Zoning Commission.

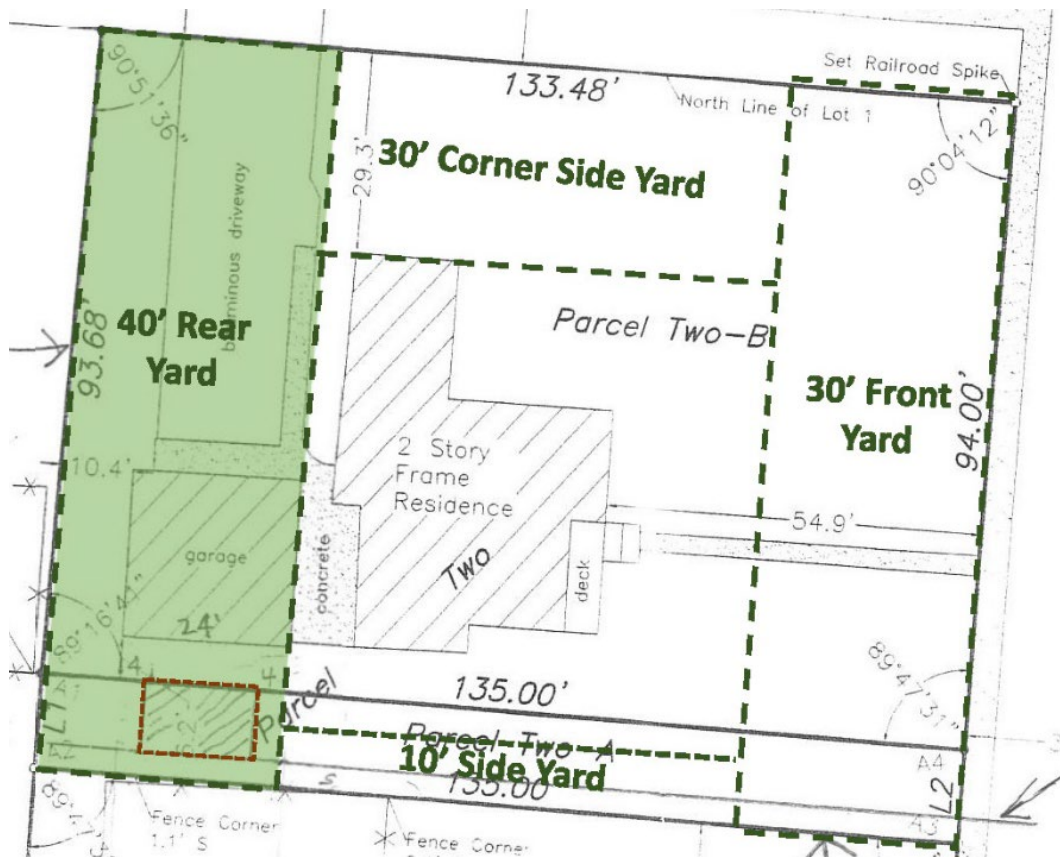
PROPERTY BACKGROUND:

The property is zoned R-2 Traditional Family Residence District and located at the southwest corner of W Washington and South Main Streets. The property is also comprised of two (2) contiguous parcels owned by the petitioner and surrounded by other R-2 zoned single family homes, most of which have detached accessory structures such as garages and sheds. The principal residential structure is situated on the northern, larger parcel (PIN#02-32-436-004) and the proposed detached shed will be located on the smaller, southern parcel (PIN#02-32-436-008). While the northern subject parcel meets the minimum bulk regulations for the R-2 District, this area of the City was developed before any modern zoning regulations existed and therefore the structures and parcels in the area are uniquely placed and shaped.



PROJECT DESCRIPTION:

As proposed, the petitioner is seeking to construct a 160 square foot detached shed on the property. The placement of the existing house has created uncommon required yards and limits the location of any detached accessory structure. The exhibit below illustrates where the house is located on the parcel and the yards that are created. The rear yard is shaded and shows the location of the proposed shed.



Section 10-3-5 of the City's Zoning Ordinance states that accessory structures must be a minimum distance of five (5) feet from any rear property line and requires at least ten (10) feet to the main building on the parcel. The petitioner is requesting to vary this part of the ordinance to construct a shed on his property as shown in the above plat.

The petitioner initially applied for a building permit seeking to construct the detached shed but was denied due the setback and distance non-compliance as a result of the parcel composition (two contiguous parcels). Additionally, the limitation that sheds are only permitted in the rear yard and the situation of an existing detached garage impairs the petitioner's options for locating a detached shed on the property. Responses to the standards of variations, submitted by the petitioner, explains the hardship created by the property and the reason he is requesting to vary from the Zoning Ordinance.

Due to the heavily vegetated portion of the property along South Main Street and the existing garage facing West Washington Street, the view of the proposed shed would be significantly obscured, if not completely blocked. The adjacent parcel to the south also has a dense tree canopy and will not be negatively impacted by the location of the proposed shed. After considering these facts, the petitioner felt this location was the most appropriate option on the property to place the shed. Further, the location of the house and garage limits the possibilities of where a detached shed may be accessible. Finally, the properties to the south have similarly located detached structures on their parcels and the petitioner's proposed shed would generally align with these structures (see example on next page).



STAFF COMMENTS

Staff is seeking comments from the Economic Development Committee in regard to this proposed variance. A public hearing for the variance will be held at the Planning and Zoning Commission meeting on January 10, 2024.

ATTACHMENTS:

1. Petitioner Application (with attachments)
2. Public Hearing Notice



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 703 S. Main St. Yorkville, IL
-----------------	-------------------------	----------------------------------------------------

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: Steve Greenblatt	COMPANY:
MAILING ADDRESS: 703 S. Main St.	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: [REDACTED]
EMAIL: [REDACTED]	FAX: na

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.

Steve Greenblatt	
PRINT NAME	TITLE
[Signature]	
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		



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Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres <i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i> _____ - 5 = _____ x \$10 = _____ + \$200 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres _____ - 5 = _____ x \$10 = _____ + \$250 = \$ _____ # of Acres Acres over 5 Amount for Extra Acres Total Amount		Total: \$
ZONING VARIANCE	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$ 585.00
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT <i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres			Total: \$
TOTAL AMOUNT DUE:			585.00



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

APPLICATION FOR VARIANCE

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Steve Greenblatt	COMPANY:	
MAILING ADDRESS: 703 S. Main St.		
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: <input type="radio"/> BUSINESS <input type="radio"/> HOME [REDACTED]	
EMAIL: [REDACTED]	FAX: na	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Steven and Sandra Greenblatt		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:		
PROPERTY STREET ADDRESS: 703 South Main Street		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Southwest corner of West Washington and South Main Street		
CURRENT ZONING CLASSIFICATION: R-2		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: R-2		
EAST: R-2		
SOUTH: R-2		
WEST: R-2		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
02-32-436-004		
02-32-436-008		



United City of Yorkville
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Yorkville, Illinois, 60560
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APPLICATION FOR VARIANCE

ATTORNEY INFORMATION <i>na</i>	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION <i>na</i>	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
LAND PLANNER/SURVEYOR INFORMATION <i>na</i>	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>Petitioner must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".</p>	
VARIANCE STANDARDS	
<p>PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.</p> <p><i>This proposed variation is consistent with the traditional neighborhood residential future land use designation in the comprehensive plan.</i></p>	



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE THE VARIANCE REQUESTED AND THE CITY ORDINANCE INCLUDING THE SECTION NUMBERS TO BE VARIED:

Requesting a reduction from minimum 10ft

SideYard Setback in R2 District: Section 10-7-1

PLEASE STATE HOW THE PARTICULAR SURROUNDINGS, SHAPE OR TOPOGRAPHICAL CONDITIONS OF THE SPECIFIC PROPERTY INVOLVED, A PARTICULAR HARDSHIP TO THE OWNER WOULD RESULT, AS DISTINGUISHED FROM A MERE INCONVENIENCE, IF THE STRICT LETTER OF REGULATIONS WAS CARRIED OUT:

The current parcel predated the zoning regulations adopted in 2014, therefore creating a non conforming lot with regards to minimum lot size and setbacks.

PLEASE STATE HOW THE CONDITIONS UPON WHICH THE APPLICATION FOR A VARIATION IS BASED ARE UNIQUE TO THE PROPERTY FOR WHICH THE VARIATION IS SOUGHT AND ARE NOT APPLICABLE, GENERALLY, TO OTHER PROPERTY WITHIN THE SAME ZONING CLASSIFICATION:

The orientation of the home on the lot that is nonconforming restricts the owner from placing a detached accessory structure on the property.

PLEASE STATE HOW THE ALLEGED DIFFICULTY OR HARDSHIP IS CAUSED BY THIS TITLE AND HAS NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN INTEREST IN THE PROPERTY:

The property was originally subdivided and the home was built in 1870s/1920s which pre dates the current zoning ordinance.



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APPLICATION FOR VARIANCE

VARIANCE STANDARDS

PLEASE STATE HOW THE GRANTING OF THE VARIATION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD IN WHICH THE PROPERTY IS LOCATED:

The proposed structure is permitted within the district and similar in size and height to other accessory structures within the area.

PLEASE STATE HOW THE PROPOSED VARIATION WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY, OR SUBSTANTIALLY INCREASE THE CONGESTION IN THE PUBLIC STREETS, OR INCREASE THE DANGER TO THE PUBLIC SAFETY, OR SUBSTANTIALLY DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD:

The proposed structure is appropriately scaled for residential use.

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

DATE

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



OWNER SIGNATURE

DATE

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

WEST
PROPERTY
LINE

2.	ANGLE
1	89°47'31"
2	90°12'29"
3	89°47'31"
4	90°12'29"

1	LINE DISTANCE
1	13.70'
2	13.70'

10x16 Shed will be installed by Heartland Sheds, INC.



703 South Main
includes
Parcel Two-B
and
Parcel Two-A

SOUTH
PROPERTY
LINE

5ft from
S. Prop Line

6.2
13.7 L1
19.9 between
garage and
South Prop Line

10.4 + 4 =
14.4 feet
from W. Prop. Line

5.0 feet
from S. Prop Line

FRED & ROBERT A GATES
8813 HOPKINS ROAD
YORKVILLE, IL, 60560

WALTER E III & KATHLEEN SCHNEITER
144 BRAMSWELL RD
POOLER, GA, 31322

MARTHA L GREEN TRUST
P O BOX 116
WAYNE, IL, 60184

MOHLER AMANDA C ASSELL CHAD R &
702 S MAIN ST
YORKVILLE, IL, 60560

STEVEN & SANDRA GREENBLATT
703 S MAIN ST
YORKVILLE, IL, 60560

CINTHYA CASTELO
701 STATE ST
YORKVILLE, IL, 60560

WILEY FAMILY TRUST
& JOAN M DAMRON
2288 N 30TH RD
MARSEILLES, IL, 61341

AMANDA JOAN ROBB IRREVOC TR
806 ADRIAN ST
YORKVILLE, IL, 60560

JEREMIAH & ADDISON FARRELL
707 STATE ST
YORKVILLE, IL, 60560

HARVEST PROPERTY MANAGEMENT LLC
PO BOX 51
YORKVILLE, IL, 60560

MARAMA LEIFHEIT TRUST
802 S MAIN ST
YORKVILLE, IL, 60560

CRAIG LEIFHEIT
9993 PENMAN RD
YORKVILLE, IL, 60560

MANTHEI REVOCABLE LIVING TRUST
% ANDREW C MANTHEI TRUSTEE
2656 LEYLAND LN
AURORA, IL, 60504

GREEN FAMILY TRUST
% MICHELE MOLZAHN GREEN TTEE
501 W MADISON ST
YORKVILLE, IL, 60560

LARRY GREITER
PO BOX 663
YORKVILLE, IL, 60560

STEVEN & SANDRA GREENBLATT
703 S MAIN ST
YORKVILLE, IL, 60560

MCGANN WENDY RIES GAIL &
807 STATE ST
YORKVILLE, IL, 60560

MICHAEL J RUSS
44 S CYPRESS DR
BRISTOL, IL, 60512

LYNNE M HARRIS
705 S MAIN ST
YORKVILLE, IL, 60560

KEVIN HEFFERNAN
4600 DOUGLAS RD
OSWEGO, IL, 60543

BANK OF PONTIAC TR 2853
PO BOX 710
PONTIAC, IL, 61764

WILLIAM C & LAURA J MOLITOR
601 S MAIN ST
YORKVILLE, IL, 60560

MARK P & PRISCILLA LACOCO
103 W WASHINGTON ST
YORKVILLE, IL, 60560

VALERIE MOSER
305 W WASHINGTON ST
YORKVILLE, IL, 60560

DEAN E & NANCY C SOMMERS
307 W ORANGE ST
YORKVILLE, IL, 60560

ALFARO EDGAR RUIZ & GARCIA SUGEN PEREZ ALFARO DE RUIZ DARIA & CAMARGO MARTIN RUIZ
706 STATE ST
YORKVILLE, IL, 60560

GREGORY A HUBER
105 E ORANGE ST
YORKVILLE, IL, 60560

ALEJANDRO ALFARO
604 STATE ST
YORKVILLE, IL, 60560

DAHL MANAGEMENT LLC
4N558 HIDDEN OAKS RD
SAINT CHARLES, IL, 60175

RICHARD A SAUNDERS
609 S MAIN ST
YORKVILLE, IL, 60560

KIM CROWE
P O BOX 395
YORKVILLE, IL, 60560

DAHL MANAGEMENT LLC
4N558 HIDDEN OAKS RD
SAINT CHARLES, IL, 60175

DONALD A & GAYLE SCHOENFIELDER
606 S MAIN ST
YORKVILLE, IL, 60560

SHAWN J & ALIED R BEYER
306 W WASHINGTON ST
YORKVILLE, IL, 60560

MARTHA L GREEN TRUST
P O BOX 116
WAYNE, IL, 60184

NELION & KATHRYN NELSON
802 ADRIAN ST
YORKVILLE, IL, 60560

DAHL MANAGEMENT LLC
4N558 HIDDEN OAKS RD
SAINT CHARLES, IL, 60175

STEPHANIE S GESFORD
801 S BRIDGE ST
YORKVILLE, IL, 60560

ROBERT C & JILL M SANTORO
808 STATE ST
YORKVILLE, IL, 60560

RYAN C & ABBEY VATH
3805 WHEELER RD
YORKVILLE, IL, 60560

LARRY D & DIANE C KOT
607 STATE ST
YORKVILLE, IL, 60560

JAESON & DAYSI COLON
610 STATE ST
YORKVILLE, IL, 60560

ROBERT M HARTMAN
608 STATE ST
YORKVILLE, IL, 60560

WENDLING LIVING TRUST
204 W ORANGE ST
YORKVILLE, IL, 60560

JOHANNA L BYRAM
605 STATE ST
YORKVILLE, IL, 60560

EUGENE R & HOLLY A MITCHELL
607 S MAIN ST
YORKVILLE, IL, 60560

JOSEPH & CORA FIALCO
208 W WASHINGTON ST
YORKVILLE, IL, 60560

COUNTY OF KENDALL
COUNTY OFFICE BLDG & ANNEX BLDG
111 W FOX ST
YORKVILLE, IL, 60560

DIANGIKES SALES LLC
% THEODORE DIANGIKES
605 S BRIDGE ST
YORKVILLE, IL, 60560

ROBERTS BRADY HANAGAN REBEKAH &
804 S MAIN ST
YORKVILLE, IL, 60560

DANIEL WILLIAM ARNOLD
808 S MAIN ST
YORKVILLE, IL, 60560

JBNM ASSOCIATES LLC
12651 YORKSHIRE DR
HOMER GLEN, IL, 60491

THOMJOHN PROPERTIES INC
971 CANYON TRAIL CT
YORKVILLE, IL, 60560

DALE HENDRICKSEN
464 BURR OAK DR
OSWEGO, IL, 60543

SANTIAGO & COLLEEN RIVERA
704 ADRIAN ST
YORKVILLE, IL, 60560

THOMJOHN PROPERTIES INC
971 CANYON TRAIL CT
YORKVILLE, IL, 60560

KIM CROWE
P O BOX 395
YORKVILLE, IL, 60560

KEVIN R GENENBACHER
705 STATE ST
YORKVILLE, IL, 60560

RYAN J & BECKY L RANDALL
304 W FOX RD
YORKVILLE, IL, 60560

WV STEEL LLC
404 E MAIN ST
YORKVILLE, IL, 60560

STEVE & KIMBERLY XOAKOS
505 S MAIN ST
YORKVILLE, IL, 60560

ANTHONY & J'NAE NUTONI
709 STATE ST
YORKVILLE, IL, 60560

THEODORE DIANGIKES TRUST
7520 RT 34
OSWEGO, IL, 60543

ADAM & SUSAN ESCALONA SAURO
704 S MAIN ST
YORKVILLE, IL, 60560

SANTOS & SARA DENOVA
608 S MAIN ST
YORKVILLE, IL, 60560

JOHN M & JUDITH MARSH
106 W WASHINGTON ST
YORKVILLE, IL, 60560

GOLDIE BEHRENS LIV TR
708 STATE ST
YORKVILLE, IL, 60560

STATE OF ILLINOIS
% LAND ACQUISITION
700 E NORRIS DR
OTTAWA, IL, 61350

MICHAEL RUSS
10 MAPLE RIDGE LN
YORKVILLE, IL, 60560

CHRISTOPHER KOERBER
604 S MAIN ST
YORKVILLE, IL, 60560

RONALD D & CAROL BENNINGER
402 W FOX ST
YORKVILLE, IL, 60560

JOHN M & JUDITH MARSH
106 W WASHINGTON ST
YORKVILLE, IL, 60560

MARCO GROLESKE
707 S BRIDGE ST
YORKVILLE, IL, 60560

RONALD & VIRGINIA STIBBE
605 S MAIN ST
YORKVILLE, IL, 60560

NOLAN LEE
805 S BRIDGE ST
YORKVILLE, IL, 60560

ELIZABETH A HUNT
706 S MAIN ST
YORKVILLE, IL, 60560

NOLAN LEE
805 S BRIDGE ST
YORKVILLE, IL, 60560



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2024-06

Agenda Item Summary Memo

Title: PZC 2024-03 – Kendall County Petition 23-32 & 23-33 (A.B. Schwartz, LLC.)

Meeting and Date: Economic Development Committee – January 2, 2024

Synopsis: 1.5-Mile Review of a proposed rezoning and future land use amendment.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: December 8, 2023
Subject: **PZC 2024-03 – Kendall Co. Petition 23-32 & 23-33 (Rezone)**
1.5 Mile Review (Grainco FS, Inc. & A.B. Schwartz)

SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the city the opportunity to review and provide comments to Kendall County. The petitioners, Grainco FS, Inc. (owner) and A.B. Schwartz, LLC. (contract purchaser), are requesting approval of a map amendment (rezoning) and an amendment to Kendall County's Future Land Use Map. The purpose of the request is to rezone the property located at 8115 IL Route 47 from A-1 Agricultural District to M-1 Limited Manufacturing District. Additionally, the petitioners are requesting to amend the Kendall County Future Land Use Map from "Transportation Corridor" to "Mixed Use Business". The real property and is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

PROPERTY BACKGROUND:

The property is located at 8115 IL Route 47 in unincorporate Kendall County and consists of five (5) parcels totaling ~20-acres. Currently owned by Grainco FS, Inc., the site has a total of seven (7) agricultural style buildings as well as various diesel fuel/propane structures situated across two (2) parcels. The property is immediately southwest of Yorkville's corporate boundary, approximately 0.30 miles (~1,600 feet) from the Windett Ridge residential subdivision.

In 1966, the property was rezoned to M-1 by Kendall County but was subsequently zoned back to A-1 in 1974 and granted a special use as part of a County-wide rezoning approval. The parcel has operated as Grainco F.S. (formerly Kendall-Grundy F.S), a provider of agronomic grain and energy products, since at least the 1970's.

Ceasing its retail, farm equipment, and truck repair operations over 5 years ago, Grainco F.S. will continue its gas and fuel storage business a tenant of the new owner, A.B. Schwartz.



REQUEST SUMMARY:

A.B. Schwartz is under contract to purchase the ~20-acre property from Grainco F.S. for the purpose of operating a tile business, offices, warehouses, fuel storage, and other light industrial uses within existing structures (see images of the structures on the following page). Due to the change in use from agriculture in nature to industrial, the petitioners are requesting rezoning from A-1 to M-1. This will also necessitate an amendment to the Kendall County Future Land Use Map contained in the Land Resource Management Plan from Transportation Corridor to Mixed Use Business. Grainco FS utilized the property for fuel and ammonia storage, retail and wholesale agricultural feed, agricultural supply sales, and repair of farm equipment, semi-tractors/trailers, and automobiles. As proposed, A.B. Schwartz, LLC, will utilize the main structures for a tile business, but intends to lease out some of the remaining buildings to Grainco F.S. and other construction related businesses.



YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential (ECR) and Agricultural Zone (AZ). The ECR future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The AZ future land use designation is primarily intended for lands expected to remain for agricultural uses, both general farming and restricted forms such as pastures, gardening, kennel, riding stables, nurseries, and greenhouses.

The current land use and A-1 zoning is consistent with Yorkville's Comprehensive Plan, however, the proposed industrial land use is not. If approved, the proposed map amendment to M-1 and change to the Kendall County future land use designation from Transportation Corridor to Mixed Use Business would necessitate a review and potential amendment to Yorkville's Comprehensive Plan's future land use plans for this area. An appropriate future land use designation would be General Industrial (GI) which is intended for a broad range of warehousing and manufacturing activities.

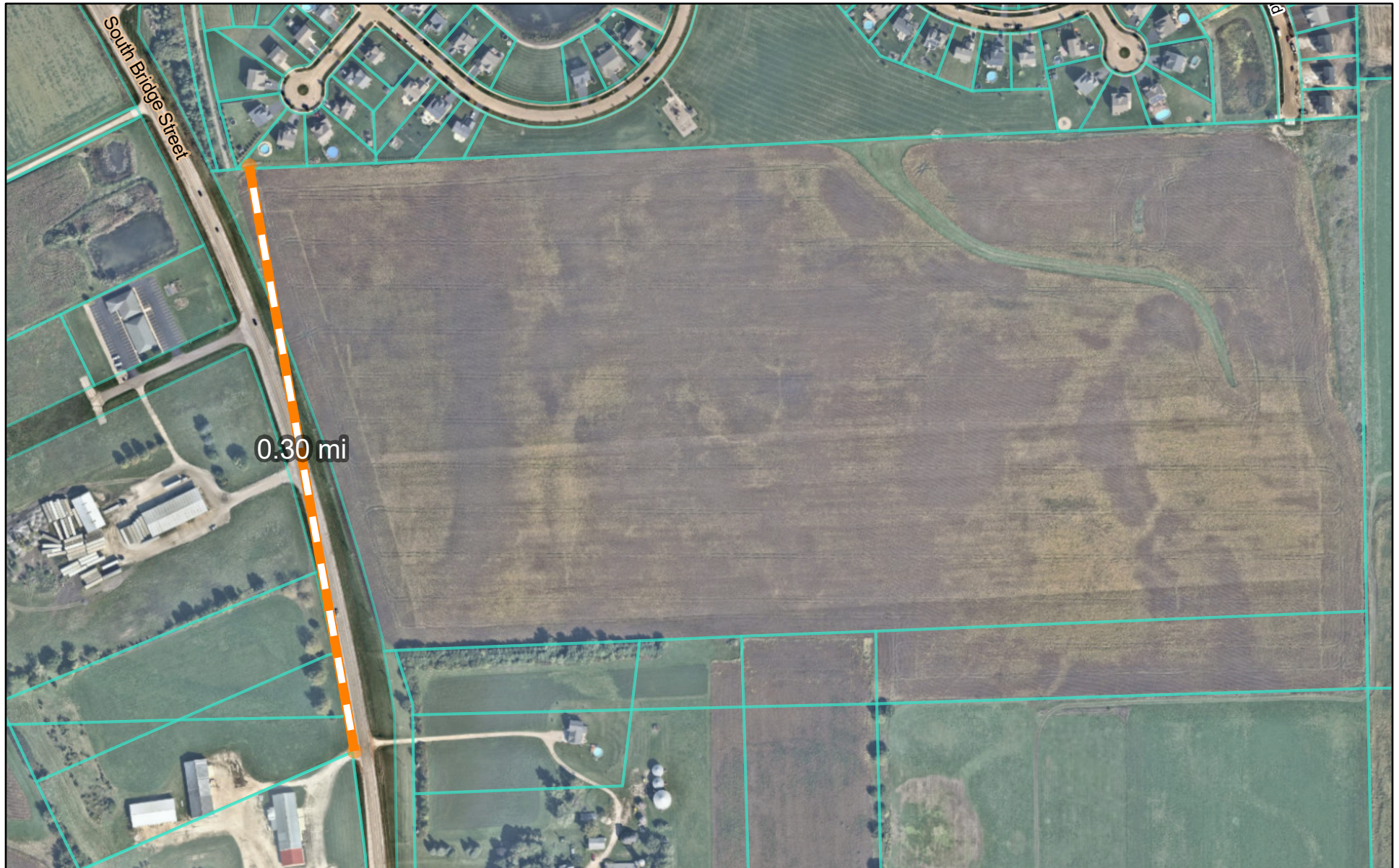
STAFF COMMENTS

Staff is seeking input from the Economic Development Committee as the one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the Planning and Zoning Commission on January 10, 2024 and City Council at the January 23, 2024 meeting. This item was delivered to the City on November 17, 2023.

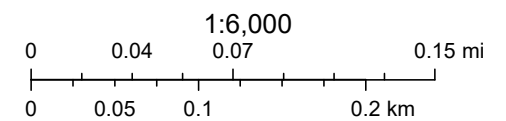
ATTACHMENTS

1. Application with Attachments

Distance from 8115 Rte. 47 to Nearest Residential Parcel in Windett Ridge



12/11/2023, 1:04:31 PM





DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-32

**Alan Drake on Behalf of Grainco FS, Inc. (Current Owner) and
Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC
(Contract Purchaser)**

**Amendment to Future Land Use Map in Land Resource
Management Plan**

Transportation Corridor to Mixed Use Business

INTRODUCTION

A.B. Schwartz, LLC would like an amendment to the Future Land Use Map contained in the Land Resource Management Plan for approximately nineteen point eight more or less (19.8 +/-) acres located on the west side of Route 47 addressed as 8115 Route 47. If the change to the Future Land Use Map is approved, the Petitioner would like to rezone the property to M-1 in order to operate a tile business, offices, warehouses, fuel storage, and other light industrial uses.

The application letter is included as Attachment 1. Pictures of the property are included as Attachments 2-8.

The map amendment request is a separate petition (Petition 23-33).

SITE INFORMATION

PETITIONERS: Alan Drake on Behalf of Grainco FS, Inc. and Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC

ADDRESS: 8115 Route 47, Yorkville

LOCATION: West Side of Route 47 Approximately 0.33 Miles North of Ament Road



TOWNSHIP: Kendall

PARCEL #s: 05-09-300-006
 05-09-300-007
 05-16-100-003
 05-16-100-004
 05-16-100-020

LOT SIZE: 19.8 +/- Acres

EXISTING LAND USE: Vacant and Improved Commercial

ZONING: 05-09-300-006 A-1 Agricultural
 05-09-300-007 A-1 Agricultural with Special Use Permits
 05-16-100-003 A-1 Agricultural
 05-16-100-004 A-1 Agricultural with Special Use Permits
 05-16-100-020 A-1 Agricultural with Special Use Permits

LRMP:	Future Land Use	Transportation Corridor (Petitioner is requesting a change to Mixed Use Business) Yorkville's Plan calls for the property to be Agricultural.
	Roads	Route 47 is a State maintained arterial road.
	Trails	There are no trails planned in this area.
	Floodplain/Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Amendment to Future Land Use Map from Transportation Corridor to Mixed Use Business
 Map Amendment Rezoning Property from A-1 Agricultural and A-1 Agricultural with Special Use Permits to M-1 Limited Manufacturing District

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Improved Commercial and Agricultural	B-3	Transportation Corridor (County) Estate/Conservation Residential (Yorkville)	A-1, R-1, B-3 (County) R-2, R-3, B-1, and B-3 (Yorkville)
South	Transportation/Community/Utility (IDOT Yard) and Agricultural	A-1	Transportation Corridor and Commercial (County) Agricultural (Yorkville)	A-1, A-1 SU, R-3, and B-3

East	Agricultural/Farmstead	A-1 (County) R-2 and R-3 (Yorkville)	Transportation Corridor and Commercial (County) Agricultural (Yorkville)	A-1 (County) R-2 and R-3 (Yorkville)
West	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre (County) Agricultural (Yorkville)	A-1

The A-1 special use permits to the south are for a church, an illuminated sign, and a cemetery.

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on November 17, 2023.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on November 17, 2023.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on November 17, 2023.

ANALYSIS

The portions of the property identified by parcel identification numbers 05-09-300-007, 05-16-100-004, and 05-16-100-020 were originally rezoned to M-1 in 1966 by Ordinance 1966-08. These properties were rezoned back to A-1 and granted a special use permit during the County-wide rezoning in 1974. A special use permit was granted at these properties to expand the gas facilities in 1979 by Ordinance 1979-20. A special use permit for an illuminated sign was granted at the property in 1998 by Ordinance 1998-09. Ordinances 1966-08, 1979-20, and 1998-09 are included as Attachments 9-11.

In addition to the various zoning actions previously mentioned, the portion of the property identified by parcel identification number 05-16-100-020 was granted variances in 1997 for a reduction of the front yard setback by twenty feet (20') for a canopy and fuel pumps and a ten foot (10') front yard setback reduction for post placement. The information for this variance is included as Attachment 12.

Those portions of the property identified by parcel identification numbers 05-16-100-003 and 05-09-300-006 appear to have always been zoned A-1.

According to the definition of Transportation Corridor found on page 7-36 of the Land Resource Management Plan, this type of land use would be associated with the B-5 Business Planned Development District, B-6 Office and Research Park District, and limited B-3 Highway Business District.

The proposed tile business, offices, warehouses, fuel storage, and other light industrial uses would more applicably fit on properties zoned M-1, which more closely corresponds to the Mixed Use Business classification.

If the request is granted, the adjacent properties on the west side of Route 47 (the former Aux Sable Building and the Illinois Department of Transportation yard) could the submit the same reclassification request in the future. The types of uses of those building and properties could also fit into the Mixed Use Business classification.

RECOMMENDATION

Staff recommends approval of the requested amendment.

ATTACHMENTS

1. Application Letter
2. Picture of Main Building
3. Picture of Looking South by Main Building
4. Picture of South Side of Main Building and South Outbuildings
5. Picture South Outbuildings and Tanks
6. Picture Facing East
7. Picture Facing North
8. Picture of North Outbuilding
9. Ordinance 1966-08
10. Ordinance 1979-20
11. Ordinance 1998-09
12. Variance 1997-17

LAW OFFICES
OF

Daniel J. Kramer

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

November 15, 2023

Matt Asselmeier, Senior Planner
Kendall County Building & Zoning

Seth Wormley
Chairman of PB & Z Committee

Via E-mail: Masselmeier@co.kendall.il.us

RE: Grainco FS Owner Contract Purchaser A.B. Schwartz, LLC M-1 Zoning

Dear Gentlemen:

Let this letter stand as our Application and Request that we modify the existing Kendall County Land Resource Management Plan for tax parcels 05-16-100-004, 05-09-300-006, 05-16-100-003, 05-09-300-007, and 05-16-100-020 address 8115 Route 47, Yorkville, Illinois to be reclassified on the Future Land Use Map contained in the Kendall County Land Resource Management Plan from Transportation Corridor to Mixed Use Business for the purposes of the rezoning the properties to M-1 to allow for the operation of offices, warehouses, fuel storage and light industrial type uses.

Very truly yours,

Daniel J. Kramer

Daniel J. Kramer
Attorney at Law

DJK:cth

Attachment 2 Main Building



11/15/2023 15:27



11/15/2023 15:27



11/15/2023 15:28



11/15/2023 15:28



11/15/2023 15:27

Attachment 7 Looking North



11/15/2023 15:27

Attachment 8 North Outbuilding



11/15/2023 15:27

05-16-100-004

005

05-09-300-007

Rezone
A-1 SU after
74 Zoning change

ORDINANCE

66-8

now A-1-SU
79-20

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, John T. Hoffman did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960, and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 6th day of May, A.D. 1966 on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the Board of Supervisors of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Kendall County, Illinois that the following described property be and it is hereby rezoned from "A" Agriculture to "M1" Light Manufacturing and that the County Clerk be and is hereby ordered and directed to change the zoning map, to show the change in zoning classification;

Commencing at a point on the East line of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian at a point 869.22 feet South of the Northeast corner of said Northwest quarter of said section; thence West 39.6 feet to the West line of Highway Route 47, for a place of beginning; thence North 89°53' West, 575 feet; thence North 24°15' West, 769.2 feet; thence North 45°48' West, 886.9 feet to the West line of highway Route 47; thence Southerly along said Westerly line of highway Route 47, 1072.6 feet to the point of beginning, containing 15.25 acres, all in Kendall Township, Kendall County, Illinois,

Passed this 10th day of May, 1966.


Chairman County Board of Supervisors
Kendall County

ATTEST:


County Clerk

05-09-300-007
05-16-100-004
05-16-100-005

ORDINANCE 79-20
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

F923

WHEREAS, Kendall-Grundy F. S. did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 3rd day of August, 1979, A.D., on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1, Agricultural District Special Use to expand facilities and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the West half of Section 9 and that part of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence Westerly along the northerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South, thence South 0°00'00" East along said tangent center line of said tangent center line extended 869.22 feet; thence South 89°34'04" West 615.0 feet; thence North 24°54'19" West 778.36 feet to the point of beginning; thence continuing North 24°54'19" West 237.56 feet; thence North 65°13'06" East 942.72 feet to the westerly right of way line of said State Route No. 47 being 40.0 feet normally distance Southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet; an arc distance of 243.46 feet to a line drawn North 65°13'06" East from the point of beginning; thence South 65°13'06" West along said line 889.01 feet to the point of beginning; containing 5.00 acres,

AND, That part of the West half of Section 9 and that part of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence westerly along the Northerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South, thence South 0°00'00" East along said tangent center line and said Tangent center line extended, 869.22 feet; thence south 89°34'04" West 615.0 feet for the point of beginning; thence North 24°54'19" West 778.36 feet; thence North 65°13'06" East 889.01 feet to the Westerly right of way line of said State Route No. 47 being 40.0 feet normally distant southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being


Still A-154

on a curve to the right having a radius of 5344.41 feet; an arc distance of 1012.51 feet; thence South $0^{\circ}00'00''$ East along said Westerly right of way line being tangent to the last described curve at the last described point 67.82 feet to a line drawn North $89^{\circ}34'04''$ East from the point of beginning; thence South $89^{\circ}34'04''$ West 575.0 feet to the point of beginning; containing 15.4829 acres in the Township of Kendall, Kendall County, Illinois.


BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

1. The County Board to make determination of fencing requirement around berm.
2. Engineer shall make a study and recommendations to control water runoff and retain any chemical spills.
3. IDOT shall be contacted to make recommendations for improving ingress and egress to Rt. 47. F. S. to cooperate and install, within reason, recommended improvements.
4. Additional lighting shall be installed.

PASSED THIS 14th day of August, 1979.


Chairman, County Board of Kendall
County, Illinois

ATTEST:


County Clerk

State of Illinois
County of Kendall

05-16-100-004
05-09-300-007
05-16-100-005
Zoning Petition
#9808

listed as 79-6

ORDINANCE NUMBER 98- 09

GRANTING SPECIAL USE ZONING PERMIT
KENDALL- GRUNDY F.S.
SIGN - 8115 IL ROUTE 47

WHEREAS, Larry Mattison, the operations manager and duly authorized agent for the Kendall-Grundy F.S. property at 8115 IL Route 47 in Section 16 of Kendall Township, filed a petition for special use approval of a sign; and

WHEREAS, said property is currently zoned A-1 Agricultural District with a Special Use in accordance with Ordinance 79-20, with tax parcel identification number 05-16-100-005, and is further identified on the attached Exhibit A: Legal Description; and

WHEREAS, said property and project site is further detailed on the attached Exhibit B: Plot Plan; and

WHEREAS, said property conducts motor fuel retail sales; and

WHEREAS, said petition is for an illuminated sign that would be two-sided, with face no greater than 36 square feet in area, and conforming to all other regulations, including the advertising the sale of products on the property; and

WHEREAS, said sign is further illustrated on the attached Exhibit C: Sign Dimensions; and


WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation by the Zoning Board of Appeals; and


WHEREAS, the Kendall County Board finds that said petition, along with the conditions specified in this ordinance, is in conformance with the provisions of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to construct an illuminated sign on the property at 8115 IL Route 47 at the site specified on Exhibit B, and in the size and manner specified in Exhibit C, in conformance to the Kendall County Zoning Ordinance.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on June 16, 1998.


John A. Church
Kendall County Board Chairman


Paul Anderson
Kendall County Clerk

LEGAL DESCRIPTION
FOR KENDALL GRUNDY FS, INC.

THAT PART OF THE WEST HALF OF SECTION 9 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 2672.0 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, EXTENDED FROM THE SOUTH; THENCE SOUTH $0^{\circ}00'00''$ EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 869.22 FEET; THENCE SOUTH $89^{\circ}34'04''$ WEST 615.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH $24^{\circ}54'19''$ WEST 778.36 FEET; THENCE NORTH $65^{\circ}13'06''$ EAST 889.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE NO. 47, BEING 40.0 FEET NORMALLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF SAID ROUTE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5344.41 FEET, AN ARC DISTANCE OF 1012.51 FEET; THENCE SOUTH $0^{\circ}00'00''$ EAST ALONG SAID WESTERLY RIGHT OF WAY LINE BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 67.82 FEET TO A LINE DRAWN NORTH $89^{\circ}34'04''$ EAST FROM THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}34'04''$ WEST 575.0 FEET TO THE POINT OF BEGINNING; CONTAINING 15.4829 ACRES IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

DIVISION PETRO TANKS 7/29/79 GENERAL 7/18/79
 BULK NRSERVE 11/29/81 GEN 4/25/84 CHANGE WHE
 8/31/84 NEW WHE 11/24/84 RELOCATE 11/19/84
 30.000 NH/3 AGCHEM UPDATE PERMIT 12/92
 3/93 2/95 ENUP/TRUCK BLDGS 1/29/97 FUEL 24
 3/14/97 LS 6/30/97 LS 8/4/97 LS

Date 7/23/78
Scale 1" = 50' 0"
Designed by SANDS
Drawn by MYERS

1 of 2

WEEKENDALL GRUNDY FS INC
YORKVILLE, ILLINOIS
01acPLOT PLAN

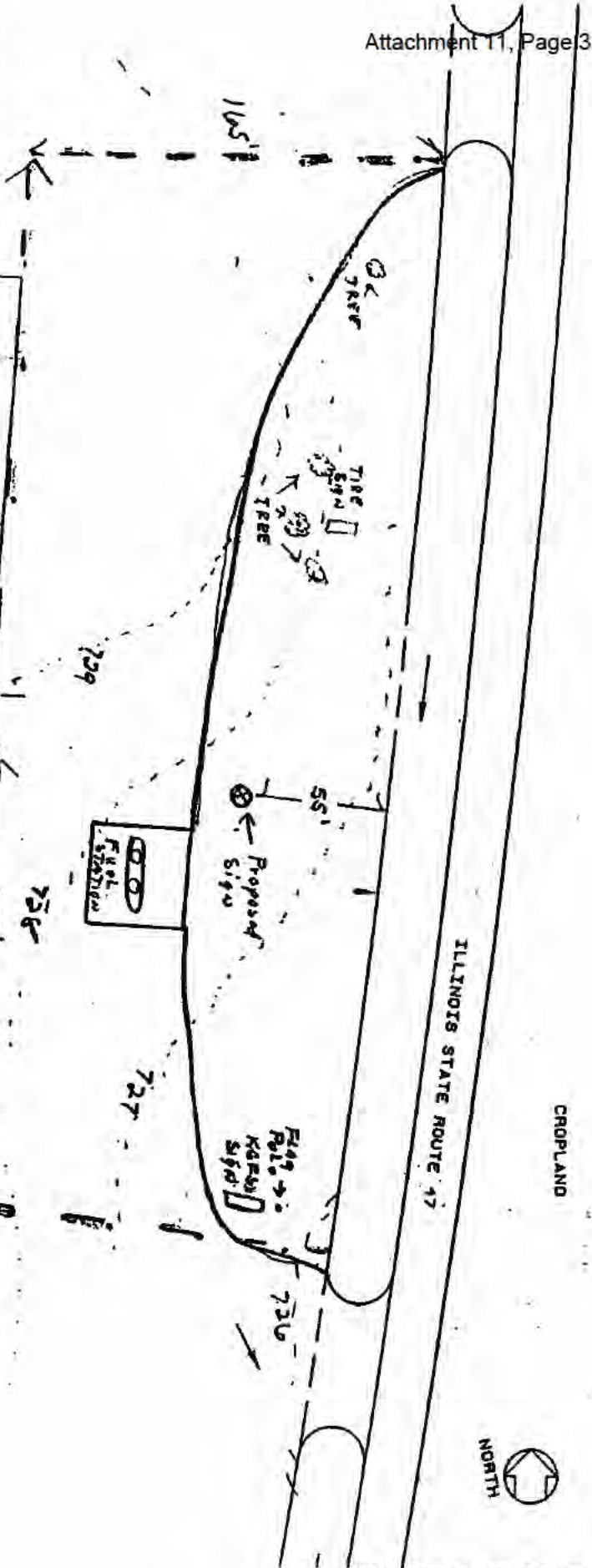
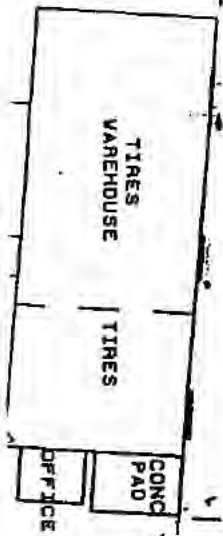


EXHIBIT B: PLOT PLAN

#9808 · Kendall-Grundy F.S. · Sign · Special Use

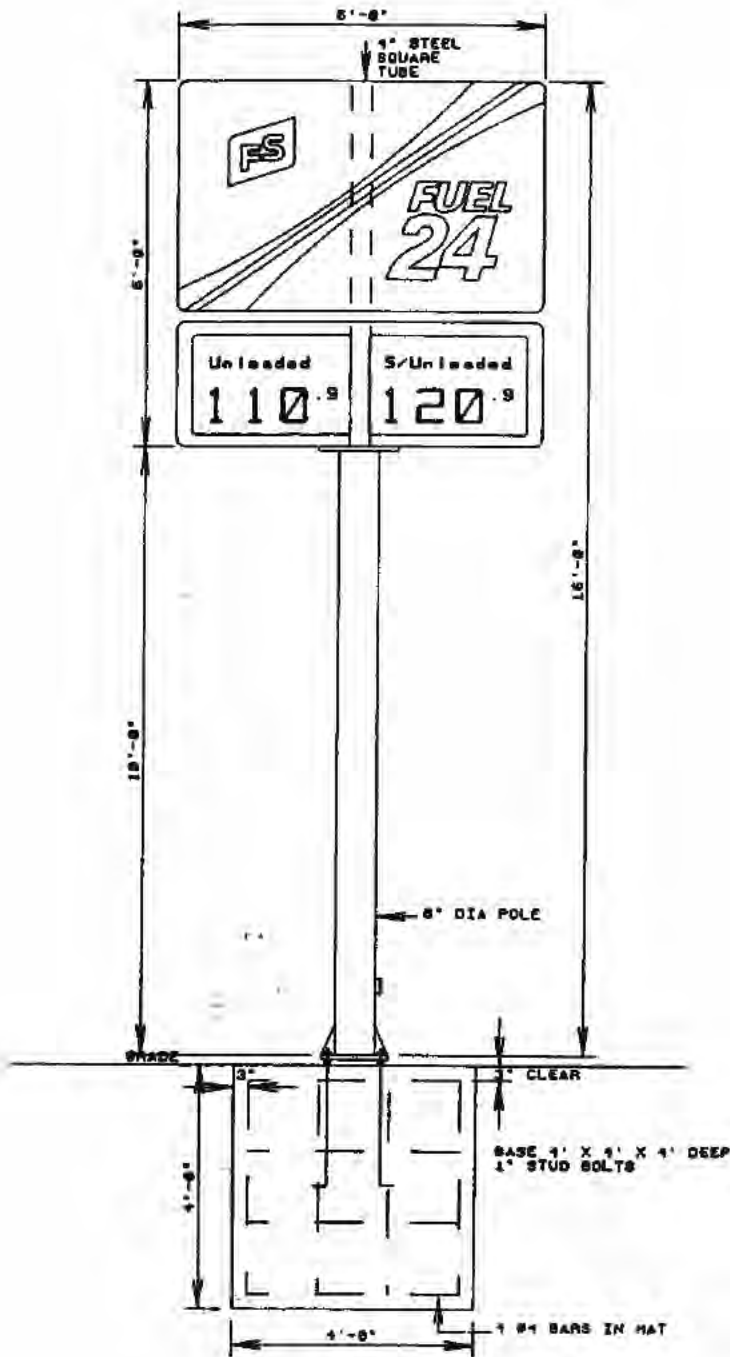


EXHIBIT C: SIGN DIMENSIONS
 #9808 · Kendall-Grundy F.S. · Sign · Special Use

**ZONING BOARD OF APPEALS
COUNTY OF KENDALL
111 West Fox Street
Yorkville, Illinois 60560**

Roll Call:

Hearing: #740

Richard Bark	present
Floyd Dierzen	present
William Ford	present
James Friedrich	present
Paul Scholtes	present
Mary Ann Stees	present

File: #9717

Date: July 29, 1997

Time: 7:00 p.m.

RE: Kendall - Grundy FS - Variation

An application for a variance from Section 7.0.D.1.A of the Kendall County Zoning Ordinance pursuant to Section 13.04.B.2 was submitted to the Kendall County Zoning Officer.

The applicant is requesting a variance of the front yard setback in the agricultural district.

After due notice as required by law, the Zoning Board of Appeals held a public hearing on Tuesday, July 29, 1997 at 7:00 p.m. in the Kendall County Board Room at 111 West Fox Street in Yorkville, Illinois.

At the hearing Mr. Manning explained a petition was received from the owner of the Kendall - Grundy Farm Service property for their facility located at 8115 So. Rt. 47, Kendall Township. The property currently has an A-1 Special Use. It was determined when that Special Use was established, that a petroleum service station and sales use of the property would be a permitted use. The petitioners would now like to establish and construct that on this property. They have submitted a site plan showing a pump island set back 90' from the right-of-way on Rt. 47 with an overhead canopy set back 80' from the right-of-way.

Mr. Manning stated he had received a letter from Andrew Sviria, an engineer for District 3 of IDOT. The letter contained IDOT's long range plan to shift the right-of-way for Rt. 47 and showed their drawing. The plan will shift the west right-of-way line another 20' west. When that occurs, it would put the canopy setback at 60'.

Dan Kramer, attorney, and Larry Matteson, FS manager, were sworn in by Chairman Ford. Mr. Kramer explained the current right-of-way is 120' (60' west and 60' east). He talked to Mr. Sviria and explained that the canopy would not be an enclosed building. Jason Poppen from IDOT called him and said the head engineer reviewed this and did not see a problem. Mr. Kramer asked for this to be put in writing as soon as possible. He said that when asking for a recommendation tonight, that the vote be contingent upon Mr. Manning receiving that letter withdrawing their objection.

Mr. Kramer entered petitioners exhibit #1 showing an aerial view of the property and pointed out the IDOT building is as close as the variance FS is asking for. (80' off the right-of-way line). FS plans on putting a two pump island in on this specific spot so there will be a wide enough swing area for the trucks.

Hearing #740

Petition #9717

7/29/97

This location is right next to the existing building which houses the computers and the cash register. There will be no additional buildings constructed. Mr. Kramer entered a color picture of the proposed canopy as exhibit #2. The canopy top will be 80' and will cover the two pumps north and south to the road. He is asking for a variance of 20' for the canopy and a 10' variance for the posts.

Mr. Manning questioned if there could not be other locations. Mr. Matteson explained why this location is the best in his opinion due to congestion and the loading docks. He said they will sell to the public both deisel and gas with the two pumps.


After testimony the Zoning Board made the following findings of fact: (13.04.A.2)


1. Are there particular physical surroundings, shape or topographical condition of the property involved that would result in a hardship upon the owner as distinguished from a mere inconvenience or loss of revenue? NO
2. The conditions upon the requested variation is based applicable to other property within the same zoning classification. UNIQUE
3. Does the alleged difficulty or hardship been created by any person having interest in the property? NO
4. At the granting of the variation detrimentally effect the public welfare or injurious to other property or improvements in the neighborhood. NO
5. Will the proposed variation impair adequate supply of light or air to adjacent property or increase congestion in the public street or increase danger of fire or endanger of public safety or substantially diminish or impair property values? NO, modest increase in traffic.
6. Does the proposed variance comply with the spirit and intent of the ordinance? YES

Member Dierzen motioned and Member Friedrich seconded to grant the variance request with the following stipulations: pending approval from the State of Illinois IDOT in writing.

VOTE:	Bark	YES	Dierzen	YES
	Friedrich	YES	Scholtes	YES
	Stees	YES	Ford	YES

MOTION CARRIED.


Recording Secretary


Chairman, Zoning Board of Appeals



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 23-33

**Alan Drake on Behalf of Grainco FS, Inc. (Current Owner) and
Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC
(Contract Purchaser) Map Amendment Rezoning from A-1 and
A-1 SU to M-1**

INTRODUCTION

A.B. Schwartz, LLC would like a map amendment rezoning approximately nineteen point eight more or less (19.8 +/-) acres located on the west side of Route 47 addressed as 8115 Route 47 from A-1 Agricultural District and A-1 SU to M-1 Limited Manufacturing District in order to operate a tile business, offices, warehouses, fuel storage, and other light industrial uses.

The application materials are included as Attachment 1. Pictures of the property are included as Attachments 2-8.

The amendment to the Future Land Use Map is a separate petition (Petition 23-32).

SITE INFORMATION

PETITIONERS: Alan Drake on Behalf of Grainco FS, Inc. and Andrew and Robert Schwartz on Behalf of A.B. Schwartz, LLC

ADDRESS: 8115 Route 47, Yorkville

LOCATION: West Side of Route 47 Approximately 0.33 Miles North of Ament Road



TOWNSHIP: Kendall

PARCEL #s: 05-09-300-006
05-09-300-007
05-16-100-003
05-16-100-004
05-16-100-020

LOT SIZE: 19.8 +/- Acres

EXISTING LAND USE: Vacant and Improved Commercial

ZONING: 05-09-300-006 A-1 Agricultural
05-09-300-007 A-1 Agricultural with Special Use Permits
05-16-100-003 A-1 Agricultural
05-16-100-004 A-1 Agricultural with Special Use Permits
05-16-100-020 A-1 Agricultural with Special Use Permits

LRMP:	Future Land Use	Transportation Corridor (Petitioner is requesting a change to Mixed Use Business) Yorkville's Plan calls for the property to be Agricultural.
	Roads	Route 47 is a State maintained arterial road.
	Trails	There are no trails planned in this area.
	Floodplain/Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Amendment to Future Land Use Map from Transportation Corridor to Mixed Use Business

Map Amendment Rezoning Property from A-1 Agricultural and A-1 Agricultural with Special Use Permits to M-1 Limited Manufacturing District

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Improved Commercial and Agricultural	B-3	Transportation Corridor (County) Estate/Conservation Residential (Yorkville)	A-1, R-1, B-3 (County) R-2, R-3, B-1, and B-3 (Yorkville)
South	Transportation/Community/Utility (IDOT Yard) and Agricultural	A-1	Transportation Corridor and Commercial (County) Agricultural (Yorkville)	A-1, A-1 SU, R-3, and B-3

East	Agricultural/Farmstead	A-1 (County) R-2 and R-3 (Yorkville)	Transportation Corridor and Commercial (County) Agricultural (Yorkville)	A-1 (County) R-2 and R-3 (Yorkville)
West	Agricultural	A-1	Rural Residential (Max 0.65 DU/Acre (County) Agricultural (Yorkville)	A-1

The A-1 special use permits to the south are for a church, an illuminated sign, and a cemetery.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and consultation was terminated (see Attachment 1, Pages 18-20).

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on November 12, 2023 (see Attachment 1, Page 17).

ACTION SUMMARY

KENDALL TOWNSHIP

Petition information was sent to Kendall Township on November 17, 2023.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on November 17, 2023.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on November 17, 2023.

GENERAL INFORMATION

The portions of the property identified by parcel identification numbers 05-09-300-007, 05-16-100-004, and 05-16-100-020 were originally rezoned to M-1 in 1966 by Ordinance 1966-08. These properties were rezoned back to A-1 and granted a special use permit during the County-wide rezoning in 1974. A special use permit was granted at these properties to expand the gas facilities in 1979 by Ordinance 1979-20. A special use permit for an illuminated sign was granted at the property in 1998 by Ordinance 1998-09. Ordinances 1966-08, 1979-20, and 1998-09 are included as Attachments 9-11.

In addition to the various zoning actions previously mentioned, the portion of the property identified by parcel identification number 05-16-100-020 was granted variances in 1997 for a reduction of the front yard setback by twenty feet (20') for a canopy and fuel pumps and a ten foot (10') front yard setback reduction for post placement. The information for this variance is included as Attachment 12.

Those portions of the property identified by parcel identification numbers 05-16-100-003 and 05-09-300-006 appear to have always been zoned A-1.

BUILDING CODES

Per the site plan (Attachment 1, Page 21), there are seven (7) buildings presently located on the property. Any new buildings, expansion of existing buildings, or remodeling of these buildings would require applicable building permits and the work would be required to meet applicable building codes. The Petitioners indicate that no new buildings are planned at this time. Any structures or uses that encroach into required setbacks would be considered lawfully non-conforming. Any changes to site, such as new buildings or expanded parking areas, would trigger site plan review and approval under the Zoning Ordinance.

UTILITIES

The site is serviced by a well and septic. There is electricity onsite. There are several LP tanks onsite.

ACCESS

The property fronts Route 47 and has two (2) access points off of Route 47. Deceleration lanes exist at both entrances on Route 47.

PARKING AND INTERNAL TRAFFIC CIRCULATION

The site plan shows several gravel and asphalt areas. No dedicated parking spaces appear onsite. Any new parking lots would have to meet applicable regulations.

ODORS

Based on the proposed uses, no new odors are foreseen. The owners of the property would have to follow applicable odor control regulations based on potential other future M-1 allowable uses.

LIGHTING

The site plan shows one (1) light pole and there are some existing lights on several of the buildings.

The amount of lighting could expand on the property if they install a larger parking lot or if different uses move onto the property.

LANDSCAPING AND SCREENING

No changes to the landscaping or property screening are proposed.

If improvements are made to the site in the future, landscaping and screening would be required as part of site plan review.

SIGNAGE

Any signage would have to meet applicable regulations and secure permits.

NOISE CONTROL

Based on the proposed uses, no new noise issues are foreseen. The owners of the property would have to follow applicable noise control regulations based on potential other future M-1 allowable uses.

STORMWATER

The site plan shows two (2) stormwater inlets.

Since no new buildings or impervious surfaces were proposed, a stormwater permit was not required. However, if additional buildings or impervious surfaces are added to the site in the future, stormwater permits could be required at that time.

FINDINGS OF FACT

§13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. **The surrounding properties are used for agricultural purposes, larger lot single-family residential uses, Illinois Department of Transportation storage yard, and vacant commercial space that might seek rezoning to industrial in the future.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties are zoned A-1 and B-3 in the unincorporated area and R-2 and R-3 inside the United City of Yorkville.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The Petitioners propose to use the property for more light industrial type uses that are not allowed in the**

A-1 Agricultural Zoning District.

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. The trend of development in the area is a mix of agricultural, storage and warehousing, and other light industrial type uses.

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. The Future Land Use Map in the Land Resource Management Plan classifies this property as Transportation Corridor. The United City of Yorkville's Plan calls for the property to be Agricultural. The Petitioners are also pursuing a change to the County's Future Land Use Map to Mixed Use Business. If this change is approved, then the requested map amendment would be consistent with the County's Land Resource Management Plan.

RECOMMENDATION

If the requested amendment to the Future Land Use Map in the Land Resource Management Plan reclassifying this property as Mixed Use Business is approved, Staff recommends approval of the proposed map amendment.

ATTACHMENTS

1. Application Materials
2. Picture of Main Building
3. Picture of Looking South by Main Building
4. Picture of South Side of Main Building and South Outbuildings
5. Picture South Outbuildings and Tanks
6. Picture Facing East
7. Picture Facing North
8. Picture of North Outbuilding
9. Ordinance 1966-08
10. Ordinance 1979-20
11. Ordinance 1998-09
12. Variance 1997-17


DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME A.B. SCHWARTZ, LLC FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
A.B. SCHWARTZ, LLC		
CURRENT LANDOWNER/NAME(s)		
Grainco F.S.		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
19.8708	8115 Route 47, Yorkville, IL 60560	05-16-100-004, 05-09-300-006, 05-16-100-003
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
fuel storage, truck repair, contractor storage	A-1 Sepcial Use	A-1
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>M-1</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
PRIMARY CONTACT Daniel J. Kramer	PRIMARY CONTACT MAILING ADDRESS 1107A S. Bridge Street, Yorkville, IL 60560	PRIMARY CONTACT EMAIL dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE # 630-553-9500	PRIMARY CONTACT FAX # 630-553-5764	PRIMARY CONTACT OTHER # (Cell, etc.)
ENGINEER CONTACT NONE	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE 11/8/2023

FEE PAID:\$ _____
 CHECK #: _____

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants


DEPARTMENT OF PLANNING, BUILDING & ZONING

 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

 PROJECT NAME A.B.SCHWARTZ, LLC FILE #: _____

NAME OF APPLICANT (Including First, Middle Initial, and Last Name)		
1 <u>A.B.SCHWARTZ, LLC</u>		
CURRENT LANDOWNER/NAME(s)		
<u>Grainco F.S.</u>		
SITE INFORMATION	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
ACRES <u>19.8708</u>	<u>8115 Route 47, Yorkville, IL 60560</u>	<u>05-01-300-007</u> <u>05-16-100-020</u> 05-16-100-004, 05-09-300-006, 05-16-100-003
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
<u>fuel storage, truck repair, contractor storage</u>	<u>A-1 Sepcial Use</u>	<u>A-1</u>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezzone to <u>M-1</u>)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major, <input type="checkbox"/> Minor)		
1PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
<u>Daniel J. Kramer</u>	<u>1107A S. Bridge Street, Yorkville, IL 60560</u>	<u>dkramer@dankramerlaw.com</u>
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
<u>630-553-9500</u>	<u>630-553-5764</u>	
2ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
<u>NONE</u>		
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.		
SIGNATURE OF APPLICANT		DATE
<u>[Signature]</u>		<u>11-12-23</u>

 FEE PAID: \$ _____
 CHECK #: _____

1Primary Contact will receive all correspondence from County

2Engineering Contact will receive all correspondence from the County's Engineering Consultants

1. The surrounding and neighboring uses of the subject real property are consistent with the propose use of the Zoning Applicant/Contract Purchaser. Grainco F.S. and its predecessor in title used the subject site for years for fuel and ammonia storage, for retail and wholesale agricultural feed and agricultural supply sales, car/truck repair shop for farm equipment, semi tractors and trailers and automobiles. Usage of applicant is going to be primarily for a tile business but they do anticipate leasing out some of the buildings on-site for various construction businesses that could use the same type of building and usage previously undertaken by Grainco F.S. and its predecessors in title.
2. The uses in the area are similar and include A-1 Agricultural, B3 Highway, A-1 Special Use, the current IDOT Facility that I do not believe has any special zoning but is certainly an M-1 type of use with salt storage, storage of heavy machinery and construction equipment.
3. The property is suitable for the existing and requested uses of the Applicants. The difference is that currently the property has as an A-1 Special Use Zoning that is totally in relation Agricultural uses including the facility having been used for fuel storage, ammonia storage, farm vehicles, outdoor equipment storage, and truck and tractor repair inside the main building. It further served as a retail and wholesale outlet for agricultural input products, animal feed, and pet feed related products.

Applicants anticipate renting some of the existing buildings for inside storage of construction equipment and construction offices which require an M-1 Zoning.

4. The trend of development in the area is towards business, commercial, and transportation uses and has not generated any type of retail use currently.
5. The project is consistent with the Kendall County Land Resource Management Plan which encourages commercial and manufacturing uses on all weather highways with good transportation access which squarely is on point with Illinois Route 47. The proposed and existing uses conform to the other uses in the area. The applicants fully intends to comply with all Kendall County Zoning Ordinances and Regulations.

Petitioners are seeking a change in zoning from A1 Special Use to M-1 for the operation of a tile business, constructions business, storage of existing LP tanks and related uses under M-1 Zoning

LEGAL DESCRIPTION:

That Part of the West Half of Section 9 and that Part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Section 16; thence Westerly, along the Northerly Line of said Section, 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South; thence South 00°00'00" East, along said tangent center line and said tangent center line extended, 869.22 feet; thence South 89°34'04" West, 615.0 feet for the point of beginning; thence North 24°54'19" West, 1015.92 feet; thence North 65°13'06" East, 942.72 feet to the Westerly Right of Way Line of said State Route No. 47, being 40 feet normally distant, Southwesterly from the center line of said Route; thence Southeasterly, along said Westerly Right of Way Line, being a curve to the right having a radius of 5344.41 feet, an arc distance of 1246.0 feet; thence South 00°00'00" East, along said Westerly Right of Way Line, being tangent to the last described curve at the last described point, 67.82 feet to a line drawn North 89°34'04" East from the point of beginning; thence South 89°34'04" West, 575.0 feet to the point of beginning;

LESS AND EXCEPT that portion of property conveyed to People of the State of Illinois, Department of Transportation from Kendall-Grundy F.S., Inc. by Warranty Deed dated May 29, 1990 and recorded July 9, 1990 in Deed Book 291, Page 269;

AND BEING a portion of the same property conveyed to Grainco FS, Inc. successor by virtue of merger with Kendall-Grundy FS, Inc., formerly Kendall Farmers Oil Company who acquired title from Robert A. Dhuse and Carol V. Dhuse by Deed dated December 2, 1974 and recorded December 2, 1974 in Instrument No. 74-5432.

LAW OFFICES
OF

Daniel J. Kramer

1107A SOUTH BRIDGE STREET
YORKVILLE, ILLINOIS 60560
(630) 553-9500
Fax: (630) 553-5764

DANIEL J. KRAMER

KELLY A. HELLAND
D.J. KRAMER

November 15, 2023

Matt Asselmeier
Kendall County Building & Zoning
111 W. Fox St.
Yorkville, IL 60560

Re: A.B.Schwartz, LLC M-1 Zoning Application

Dear Matt:

Enclosed please find the deeds showing proof of ownership and if you look at the deeds you will see the Owner's Corporate names has changed but it has still remained the same owner.

Should you have any questions please feel free to call my office.

Very truly yours,



Daniel J. Kramer
Attorney at Law

DJK/cth
Encl.

201762

THE GRANTORS . ROBERT A. DHUSE and CAROL V. DHUSE, each in their own right and as husband and wife,

of the Township of Kendall County of Kendall State of Illinois
for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey... and Warrant.....
to KENDALL-GRUNDY F.S., INC., formerly Kendall Farmers Oil Company

of the City of Yorkville County of Kendall State of Illinois

the following described Real Estate, to-wit:

That part of the West half of Section 9 and that part of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence Westerly along the Northerly line of said section, 2672 feet to the tangent center line of Illinois State Route No. 47, extended from the South; thence South $0^{\circ} 00' 00''$ East along said tangent center line and said tangent center line extended, 869.22 feet; thence South $89^{\circ} 34' 04''$ West 615 feet for the point of beginning; thence North $24^{\circ} 54' 19''$ West 778.36 feet; thence North $65^{\circ} 13' 06''$ East 889.01 feet to the Westerly right of way line of said State Route No. 47, being 40 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet, an arc distance of 1002.54 feet; thence South $0^{\circ} 00' 00''$ East along said Westerly right of way line being tangent to the last described curve at the last described point 67.82 feet to a line drawn North $89^{\circ} 34' 04''$ East from the point of beginning; thence South $89^{\circ} 34' 04''$ West 575 feet to the point of beginning (except that part described as follows: Commencing at the Northeast corner of said Northwest quarter; thence South along the East line of said quarter section 869.22 feet; thence West 39.60 feet to the Westerly line of State Route No. 47 for the point of beginning; thence North $89^{\circ} 53' 15''$ West 575 feet; thence North $24^{\circ} 15' 15''$ West 512.80 feet; thence North $65^{\circ} 48' 15''$ East 816.70 feet to the Westerly

(Continued on Reverse Side)

situated in the Township of Kendall County of Kendall in the State of Illinois,
hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Instrument Prepared By:

Dallas C. Ingerson
Ingerson & Bassak
Attorneys at Law
108 W. Van Buren Street
Yorkville, Illinois 60560

Dated this 2nd day of December A.D. 1974

[SEAL]

[SEAL]

[SEAL]

[SEAL]

[SEAL]

[SEAL]

State of Illinois }
County of Kendall }

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that

Robert A. Dhuse and Carol V. Dhuse, each in their own right and as husband and wife,

personally known to me to be the same persons

whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this 2nd day of December

A.D. 1974

[SEAL]

Notary Public,
Kendall

MAIL TAX DEL TO:

Document No. 74-5432

Filed for record in Recorder's Office of Kendall County, Illinois.

NAME, Kendall-Grundy F.S., Inc.

at 3:13 clock P.M.

111 N. Washington Street


201762

WARRANTY DEED

CHICAGO TITLE INSURANCE COMPANY
Kendall County Office
220 Bridge Street
Yorkville, Illinois 60560

Superior & Bank

RETURN TO: Name: Kendall-Grundy F. S., Inc.
Address: 116 E. Washington Street
City: Morris, Illinois 60450



Legal Description Continued:

line of said State Route No. 47; thence Southerly along said Westerly line 806.20 feet to the point of beginning); in the Township of Kendall, Kendall County, Illinois.

Subject to general real estate taxes for the year 1974 and subsequent years.

DEC 6 - 1974

AFFIDAVIT

(FILE WITH JEAN P. BRADY, RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS }
COUNTY OF KENDALL } SS.Document # 74-5432Dallas C. Ingemanson, being duly sworn on oath,
states that he resides at Yorkville, Illinois

That the attached deed represents:

1. A distinct separate parcel on record prior to July 17, 1959.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
4. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
6. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
7. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. Conveyances made to correct descriptions in prior conveyances.
10. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
11. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 21 day of December, 1974

This instrument prepared by
108 W. V. P. Egan St., Yorkville, Ill.

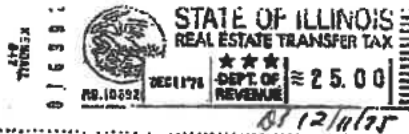
203032

THE GRANTOR, ROBERT DRUSE and CAROL DRUSE, husband and wife,

of the Township of Kendall County of Kendall State of Illinois
for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Convey... and Warranty...
to KENDALL-GRUNDY FE, INC., an Illinois corporation

of the Township of Kendall County of Kendall State of Illinois
the following described Real Estate, to-wit: That part of the West half of Section 9 and that part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence Westerly along the Northerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South; thence South 0°00'00" East along said tangent center line of said tangent center line extended, 869.22 feet; thence South 89°34'04" West 615.0 feet; thence North 24°54'19" West 778.36 feet to the point of beginning; thence continuing North 24°54'19" West 237.56 feet; thence North 65°13'06" East 942.72 feet to the Westerly right of way line of said State Route No. 47 being 40.0 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet; an arc distance of 243.46 feet to a line drawn North 65°13'06" East from the point of beginning; thence South 65°13'06" West along said line 889.01 feet to the point of beginning, containing 5.00 acres,

situated in the Township of Kendall County of Kendall in the State of Illinois,
hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Done this 10 day of December A.D. 1975
ROBERT DRUSE (SEAL) CAROL DRUSE (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

State of Illinois }
Kendall County } ss. I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY that
KENDALL

ROBERT DRUSE and CAROL DRUSE, husband and wife, personally known to me to be the same person,

whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10 day of December
A. D. 1975

Notary Public.

MAIL TAX \$2.70

Document No. 75-5963

Filed for record in Recorder's Office of Kendall County, Illinois.

NAME: Kendall-Grundy FE, INC.

DEC 11 1975

Address: 1116 E. WASHINGTON

MORRIS, ILL. 60450

MICROFILMED

INDEXED

TRACTED

DEC 11 1975

AFFIDAVIT

(FILE WITH JEAN P. BRADY, RECORDER OF DEEDS OF KENDALL COUNTY)

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS.Document # 75-5963Dallas C. Ingersoll, being duly sworn on oath,
states that he resides at Yorkville, Illinois

That the attached deed represents:

1. A distinct separate parcel on record prior to July 17, 1959.
2. A distinct separate parcel qualifying for a Kendall County building permit prior to August 10, 1971.
3. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
4. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
5. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
6. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
7. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
9. Conveyances made to correct descriptions in prior conveyances.
10. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.
11. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land.

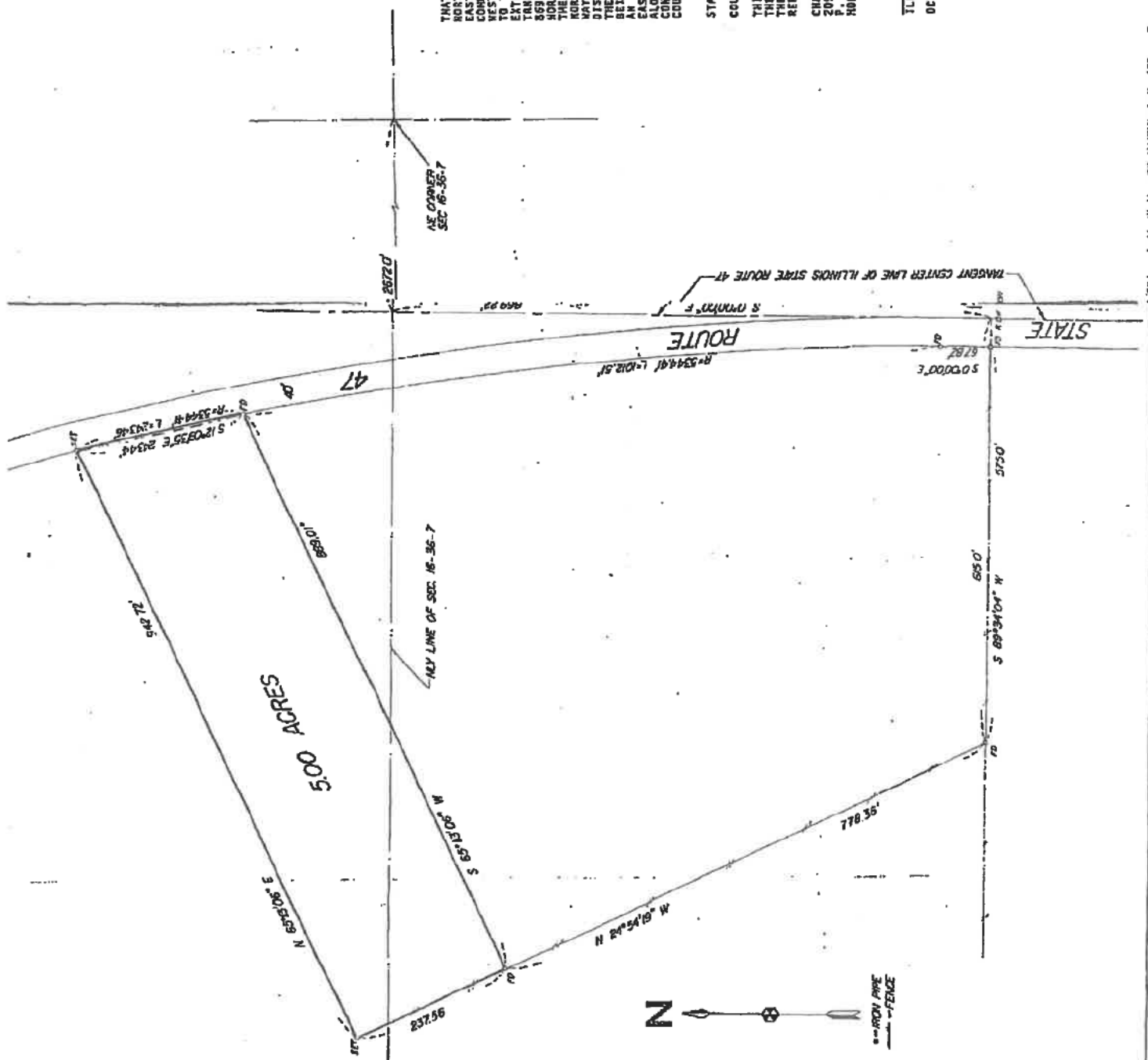
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

Subscribed and sworn to before me

this 10th day of December, 1975

Notary Public



THAT PART OF THE WEST HALF OF SECTION 9 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE PREVIOUSLY DESCRIBED AS FOLLOWS:
EAST OF "A" TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE
SOUTHERLY ALONG THE NORTHERLY LINE OF SAID SECTION 48-2.0 FEET
TO THE TARGET CENTER LINE OF ILLINOIS STATE ROUTE #0. 47.
TO THE TARGET CENTER LINE; THENCE SOUTH 0°00'09" EAST ALONG SAID
EXTENDED FROM THE SOUT; THENCE SOUTH LEXTER LINE EXTENDED,
TARGET CENTER LINE OF SAID TARGET LEXTER LINE EXTENDED,
859-22.1 FEET; THENCE SOUTH 89°42'04" WEST 61.0 FEET; THENCE
NORTH 24°54'1" WEST 778.36 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 24°54'19" WEST 237.86 FEET; THENCE
NORTH 65°13'06" EAST 284.72 FEET TO THE NEAREST INTERSECTIO-
NAL Y LINE OF SAID STATE ROUTE FOR CLOSING OF SAID ROUTE
DISTANT SOUTHWESTERN ALONG SAID WESTERN RIGHT OF WAY LINE
THENCE SOUTHEASTERLY ALONG SAID WESTERN RIGHT OF WAY LINE
BEARING AN ARC STAKE OF 243.65 FEET TO A LINE DRAWN NORTH 65°11'06"
EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 65°13'06" WEST
ALONG SAID LINE 889.01 FEET TO THE POINT OF BEGINNING;
CONTAINING 5.00 ACRES, IN THE TOWNSHIP OF KENDALL, KENDALL
COUNTY, ILLINOIS.

STATE OF ILLINOIS: ss
COUNTY OF KANE: ss

THIS IS TO CERTIFY THAT WE HAVE SURVEYED
THE PROPERTY HEREON DESCRIBED AND THAT
THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY.

CHARLES DE GRAFF & ASSOCIATES
209 WEBSTER STREET
P. O. BOX 67
MONTGOMERY, ILLINOIS 60538

ILLINOIS REGISTERED LAND SURVEYOR NO. [REDACTED]
OCTOBER 17, 1975

CHARLES DEGRAFF & ASSOCIATES Surveyors, Engineers & Planners 707 Worcester St., P.O. Box 87 Burlington, Vermont 05408					
SCALE:	$\frac{1"}{100'}$	DRAWN BY:	SKJ	CHECKED BY:	HJS
			TITLE:	JOB NO.	
			PLAT OF SURVEY		
FIRM:			REYNOLDS-BRANDY FS INC.		
			SUBMITTED TO: Mr. & Mrs. J. B. Morgan		
			DATE SUB.: 1-1-69		

EXHIBIT A - REAL PROPERTY

Legal descriptions of real property in which the Mortgagor has a fee estate:

Kendall County, Illinois

The following described parcels of land are lying, being and situate in the County of Kendall, State of Illinois:

PARCEL 1:

The Easterly 165.0 feet of the Northerly 264.11 feet of that part of the Southwest quarter of Section 9, Township 35 North, Range 7 East of the Third Principal Meridian lying Westerly of a line drawn parallel with and 82.50 feet Westerly of the East line (measured at right angles to said East line) of said quarter, in the Township of Lisbon, Kendall County, Illinois.

AND BEING the same property conveyed to Farmers Cooperative Grain and Supply Company of Lisbon Center from James H. Clow by Deed dated July 01, 1974 and recorded July 01, 1974 in Instrument No. 74-3156.

Tax Parcel No. 08-09-300-002

PARCEL 2:

Tract 1:

That part of the West half of Section 9 and that part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence Westerly along the Northerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South; thence South 0°00'00" East along said tangent center line of said tangent center line extended, 869.22 feet; thence South 89°34'04" West 615.0 feet; thence North 24°54'19" West 778.36 feet to the point of beginning; thence continuing North 24°54'19" West 237.56 feet; thence North 65°13'06" East 942.72 feet to the Westerly right of way line of said State Route No. 47 being 40.0 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet; an arc distance of 243.46 feet to a line drawn North 65°13'06" East from the point of beginning; thence South 65°13'06" West along said line 889.01 feet to the point of beginning, containing 5.00 acres.

LESS AND EXCEPT that portion of property conveyed to People of the State of Illinois, Department of Transportation from Kendall-Grundy F.S., Inc. by Warranty Deed dated May 29, 1990 and recorded July 09, 1990 in Deed Book 291, Page 269.

AND BEING a portion of the same property conveyed to Grainco FS, Inc. successor by virtue of merger with Kendall-Grundy FS, Inc., an Illinois corporation who acquired title from Robert Dhuse and Carol Dhuse by Deed dated December 10, 1975 and recorded December 11, 1975 in Instrument No. 75-5963.

Tract 2:

That part of the West half of Section 9 and that part of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence Westerly along the Northerly line of said Section, 2672 feet to the tangent center line of Illinois State Route No. 47, extended from the South; thence South 0° 00' East along said tangent center line and said tangent center line extended, 869.22 feet; thence South 89° 34' 04" West 615 feet for the point of beginning; thence North 24° 54' 19" West 778.36 feet; thence North 65° 13' 06" East 889.01 feet to the Westerly right of way line of said State Route No. 47, being 40 feet normally distant Southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet, an arc distance of 1002.54 feet; thence South 0° 00' 00" East along said Westerly right of way line being tangent to the last described curve at the last described point 67.82 feet to a line drawn North 89° 34' 04" East from the point of beginning; thence South 89° 34' 04" West 575 feet to the point of beginning (except that part described as follows: Commencing at the Northeast corner of said Northwest quarter; thence South along the East line of said quarter section 869.22 feet; thence West 39.60 feet to the Westerly line of State Route No. 47 for the point of beginning; thence North 89° 53' West 575 feet; thence North 24° 15' West 512.80 feet; thence North 65° 48' East 816.70 feet to the Westerly line of said State Route No. 47; thence Southerly along said Westerly line 806.20 feet to the point of beginning); in the Township of Kendall, Kendall County, Illinois.

LESS AND EXCEPT that portion of property conveyed to People of the State of Illinois, Department of Transportation from Kendall-Grundy F.S., Inc. by Warranty Deed dated May 29, 1990 and recorded July 09, 1990 in Deed Book 291, Page 269.

AND BEING a portion of the same property conveyed to Grainco FS, Inc. successor by virtue of merger with Kendall-Grundy FS, Inc., formerly Kendall Farmers Oil Company who acquired title from Robert A. Dhuse and Carol V. Dhuse by Deed dated December 02, 1974 and recorded December 02, 1974 in Instrument No. 74-5432.

Tax Parcel Nos. 05-09-300-006, 05-16-100-003, 05-16-100-004, 05-16-100-005

PARCEL 3:**Tract 1:**

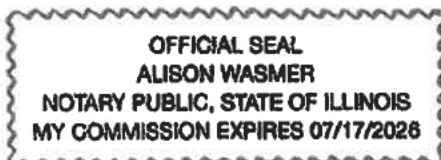
That part of the Southeast ¼ of Section 6, Township 35 North, Range 6 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of said Southeast ¼; thence East along the South line of said Southeast ¼ 1195.3 feet to the center line of a road, extended Southerly; thence Northerly along said extended center line and the center line of said road 989 feet for the point of beginning; thence Westerly along a line making an angle of 88 degrees 25 minutes measured from North to West with the last described line extended, 514.96 feet to the Southeasterly line of Illinois Route 71; thence Northeasterly along said Southeasterly right-of-way line 319 feet to an angle in said right-of-way line; thence Easterly along said right-of-way line 221.45 feet to the center line of said North and South Road; thence Southerly along the center line of said North and South Road 107.7 feet to the point of beginning, (excepting therefrom that part conveyed to the Village of Newark by Warranty Deed June 17, 1983 and recorded June 19, 1985 as Document 85-2687), in the Village of Newark, Kendall County, Illinois.

KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant GRAINCO FS, Inc.
 Address 3107 N. State Route 23
 City OTTAWA State IL Zip 61350
 2. Nature of Benefit Sought _____
 3. Nature of Applicant: (Please check one)
☐ Natural Person
☒ Corporation
☐ Land Trust/Trustee
☐ Trust/Trustee
☐ Partnership
☐ Joint Venture
 4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Cooperative
 5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
 6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Alan Drake, General Manager, GRAINCO FS, Inc. 3107 N. State Route 23, OTTAWA, IL 61350
- VERIFICATION**
- I, [REDACTED], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.
- Subscribed and sworn to before me this 8th day of November, A.D. 2023
- (seal) [REDACTED]
 Notary Public



KENDALL COUNTY DISCLOSURE OF BENEFICIARIES FORM

1. Applicant A.B.SCHWARTZ, LLC
 Address PO Box 325
 City Newark State IL Zip 60541
2. Nature of Benefit Sought Co-Managers
3. Nature of Applicant: (Please check one)
 - ☐ Natural Person
 - ☒ ~~Corporation~~ Limited Liability Company
 - ☐ Land Trust/Trustee
 - ☐ Trust/Trustee
 - ☐ Partnership
 - ☐ Joint Venture
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
Co-Managers of an Illinois Limited Liability Company to operate Tile Business
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Andrew Schwartz	[REDACTED]	50%
Robert Schwartz	[REDACTED]	50%
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
Daniel J. Kramer, Attorney for the Applicants/Co-Managers

I, Daniel J. Kramer, VERIFICATION, being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 15th day of November, A.D. 2023

(seal)



Colleen T. Hanson
Notary Public



**Kendall County Soil & Water
Conservation District**

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3



www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: A. B. SCHWARTZ, LLC

Contact Person: Attorney Daniel J. Kramer

Address: _____

1107A S. Bridge Street

City, State, Zip: _____

Yorkville, Illinois 60560

Phone Number: _____

(630) 553-9500

Email: _____

dkramer@dankramerlaw.com

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail

Site Location & Proposed Use

Township Name Kendall

Township 36

N, Range 7

E, Section(s) 16

Parcel Index Number(s) 05-16-100-004, 05-09-300-006, 05-16-100-003, 05-09-300-007, 05-16-100-020

Project or Subdivision Name Schwartz Zoning

Number of Acres 19.8708

Current Use of Site fuel storage, truck repair, constrcution

Proposed Use fuel storage, operation of tile business and storage

Proposed Number of Lots 1

Proposed Number of Structures All existng structures in plat attached

Proposed Water Supply existing well

Proposed type of Wastewater Treatment existing septic

Proposed type of Storm Water Management Use of existing facillities

Type of Request

☒ **Change in Zoning from** A-1 Special Use **to** M-1

☐ **Variance (Please describe fully on separate page)**

☐ **Special Use Permit (Please describe fully on separate page)**

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning

In addition to this completed application form, please including the following to ensure proper processing:

☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements

☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.

☒ **If available:** topography map, field tile map, copy of soil boring and/or wetland studies

☒ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.

Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under \$ 375.00

15 Additional Acres at \$18.00 each \$ 270.00

Total NRI Fee \$ 645.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

X

Petitioner or Authorized Agent

11-12-13

Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI# _____ **Date initially rec'd** _____ **Date all rec'd** _____ **Board Meeting** _____

Fee Due \$ _____ **Fee Paid \$** _____ **Check #** _____ **Over/Under Payment** _____ **Refund Due** _____



Applicant: Andrew Schwartz and Robert Schwartz
Contact: ATTORNEY DANIEL J. KRAMER
Address: [REDACTED]

IDNR Project Number: 2406562
Date: 11/07/2023

Project: Schwartz
Address: 8115 Route 47, Yorkville

Description: Change Zoning from A-1 Special Use to M-1 to operate tilling business, storage of equipment, storage of existing LP Tanks. All using existing buildings

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:

36N, 7E, 9

36N, 7E, 16



IL Department of Natural Resources

Contact

Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

Kendall County Planning, Building, and Zoning
Matt Asselmeier
111 W. Fox Street
Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

IDNR Project Number: 2406562

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2406562

**EcoCAT Receipt****Project Code** 2406562**APPLICANT****DATE**

Andrew Schwartz and Robert Schwartz
 ATTORNEY DANIEL J. KRAMER
 [REDACTED]

11/7/2023

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	\$ 125.00	\$ 2.81	\$ 127.81

TOTAL PAID \$ 127.81

Illinois Department of Natural Resources
 One Natural Resources Way
 Springfield, IL 62702
 217-785-5500
dnr.ecocat@illinois.gov

ZONING PLAT OF PART OF THE WEST HALF OF SECTION 9, and PART OF THE NORTHWEST QUARTER OF SECTION 16, T36N-R7E, 3rd P.M. KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS

DEVELOPER:
Andrew & Robert Schwartz

AREA TO BE REZONED:
18.4708 Acres

FLOODPLAIN STATEMENT:

The Subject Property is located in Zone X (outside of national flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17080C01250 with an effective date of February 4, 2002.

WETLANDS STATEMENT:

The National Wetlands Inventory Map does not depict any wetlands on the Subject Property.

SOILS (From Web Soil Survey)

89A	Union Sil Loam, 05-25 slopes
900C	Loess Sil Loam, 05-125 slopes, eroded
900C	Loess Sil Loam, 05-125 slopes, severely eroded
900A	Loess Silty Clay Loam, 05-25 slopes
941B	Cropwood Sil Loam, 25-55 slopes

PROPERTY LOCATION:
8115 Route 47
Yorkville, Illinois 60550

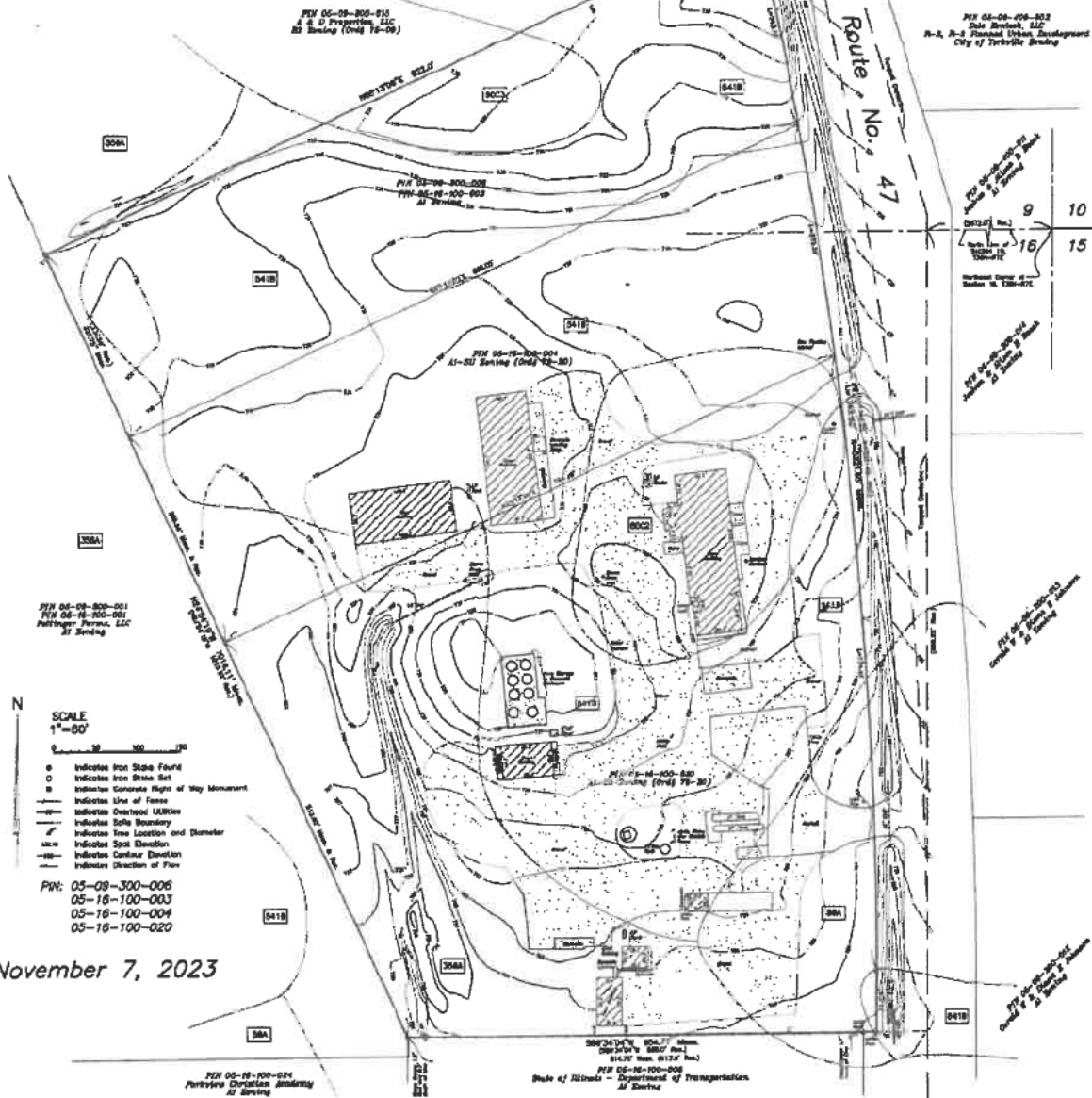
LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of the West Half of Section 9 and that Part of the Northwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast Corner of said Section 16, thence Northerly, along the North-South Line of said Section, 2872.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South; thence South 00°00'00" East, along said tangent center line and said tangent center line extended, 965.22 feet; thence South 89°24'00" West, 610.0 feet to the point of beginning; thence North 24°34'10" West, 1013.82 feet; thence North 89°13'08" East, 842.72 feet to the Westerly Right of Way Line of said State Route No. 47, being 40 feet normally distant, Southwesterly from the center line of said Route; thence Southwesterly, along said Westerly Right of Way Line, being a curve to the right having a radius of 2,544.41 feet, an arc distance of 1348.0 feet; thence South 00°00'00" East, along said Westerly Right of Way Line, being tangent to the last described curve at the last described point, 672.82 feet to a new shown North 89°24'00" East from the point of beginning; thence South 89°24'00" West, 672.82 feet to the point of beginning.

LESS AND EXCEPT that portion of property conveyed to Peoples of the State of Illinois, Department of Transportation from Kendall-Grundy F.S., Inc. by Record Deed dated July 20, 1920 and recorded July 8, 1920 in Deed Book 121, Page 238; AND BEING a portion of the same property conveyed to Grindus F.S., Inc. successor by virtue of merger with Kendall-Grundy F.S., Inc. formerly Kendall-Grundy Co. Company who acquired title from Robert A. Druce and Cora V. Druce by Deed dated December 2, 1974 and recorded December 2, 1974 in Supplement No. 74-9432.



PIV 05-06-008-002
Data Booked, LLC
A-2, A-3 Planned Urban Development
City of Yorkville, Illinois



November 7, 2023

JOB NO. 22133
JOB NAME ATTY. KRAMER
DWG FILE 22133
REVISION DATE

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

11078 South Bridge Street
Yorkville, Illinois 60550
Telephone (630)533-1580

Attachment 2 Main Building



11/15/2023 15:27



11/15/2023 15:27



11/15/2023 15:28



11/15/2023 15:28



11/15/2023 15:27

Attachment 7 Looking North



11/15/2023 15:27

Attachment 8 North Outbuilding



11/15/2023 15:27

05-16-100-004

005

05-09-300-007

Rezone
A-1 SU after
74 Zoning change

ORDINANCE

66-8

now A-1-SU
79-20

AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

WHEREAS, John T. Hoffman did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960, and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 6th day of May, A.D. 1966 on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the Board of Supervisors of Kendall County, Illinois that the petition be granted and the Zoning maps and ordinance be amended in the manner required by law

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Kendall County, Illinois that the following described property be and it is hereby rezoned from "A" Agriculture to "M1" Light Manufacturing and that the County Clerk be and is hereby ordered and directed to change the zoning map, to show the change in zoning classification;

Commencing at a point on the East line of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian at a point 869.22 feet South of the Northeast corner of said Northwest quarter of said section; thence West 39.6 feet to the West line of Highway Route 47, for a place of beginning; thence North 89°53' West, 575 feet; thence North 24°15' West, 769.2 feet; thence North 45°48' West, 886.9 feet to the West line of highway Route 47; thence Southerly along said Westerly line of highway Route 47, 1072.6 feet to the point of beginning, containing 15.25 acres, all in Kendall Township, Kendall County, Illinois,

Passed this 10th day of May, 1966.


Chairman County Board of Supervisors
Kendall County

ATTEST:


County Clerk

05-09-300-007
05-16-100-004
05-16-100-005

ORDINANCE 79-20
AMENDING KENDALL COUNTY ZONING ORDINANCE AS AMENDED

F923

WHEREAS, Kendall-Grundy F. S. did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted January 16, 1940; and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 3rd day of August, 1979, A.D., on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the County Board of Kendall County, Illinois that the petition be granted and the zoning maps and ordinance be amended in the manner required by law; and

NOW THEREFORE, BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be and it is hereby rezoned from A1, Agricultural District Special Use to expand facilities and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

That part of the West half of Section 9 and that part of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence Westerly along the northerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South, thence South 0°00'00" East along said tangent center line of said tangent center line extended 869.22 feet; thence South 89°34'04" West 615.0 feet; thence North 24°54'19" West 778.36 feet to the point of beginning; thence continuing North 24°54'19" West 237.56 feet; thence North 65°13'06" East 942.72 feet to the westerly right of way line of said State Route No. 47 being 40.0 feet normally distance Southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being on a curve to the right having a radius of 5344.41 feet; an arc distance of 243.46 feet to a line drawn North 65°13'06" East from the point of beginning; thence South 65°13'06" West along said line 889.01 feet to the point of beginning; containing 5.00 acres,

AND, That part of the West half of Section 9 and that part of the Northwest quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 16; thence westerly along the Northerly line of said Section 2672.0 feet to the tangent center line of Illinois State Route No. 47, extended from the South, thence South 0°00'00" East along said tangent center line and said Tangent center line extended, 869.22 feet; thence south 89°34'04" West 615.0 feet for the point of beginning; thence North 24°54'19" West 778.36 feet; thence North 65°13'06" East 889.01 feet to the Westerly right of way line of said State Route No. 47 being 40.0 feet normally distant southwesterly from the center line of said Route; thence Southeasterly along said Westerly right of way line being


Still A-154

on a curve to the right having a radius of 5344.41 feet; an arc distance of 1012.51 feet; thence South $0^{\circ}00'00''$ East along said Westerly right of way line being tangent to the last described curve at the last described point 67.82 feet to a line drawn North $89^{\circ}34'04''$ East from the point of beginning; thence South $89^{\circ}34'04''$ West 575.0 feet to the point of beginning; containing 15.4829 acres in the Township of Kendall, Kendall County, Illinois.

BE IT FURTHER ORDAINED that the above special use classification shall be expressly made subject to the following conditions:

1. The County Board to make determination of fencing requirement around berm.
2. Engineer shall make a study and recommendations to control water runoff and retain any chemical spills.
3. IDOT shall be contacted to make recommendations for improving ingress and egress to Rt. 47. F. S. to cooperate and install, within reason, recommended improvements.
4. Additional lighting shall be installed.

PASSED THIS 14th day of August, 1979.


Chairman, County Board of Kendall
County, Illinois

ATTEST:


County Clerk

State of Illinois
County of Kendall

05-16-100-004
05-09-300-007
05-16-100-005
Zoning Petition
#9808

listed as 79-6

ORDINANCE NUMBER 98- 09

**GRANTING SPECIAL USE ZONING PERMIT
KENDALL- GRUNDY F.S.
SIGN - 8115 IL ROUTE 47**

WHEREAS, Larry Mattison, the operations manager and duly authorized agent for the Kendall-Grundy F.S. property at 8115 IL Route 47 in Section 16 of Kendall Township, filed a petition for special use approval of a sign; and

WHEREAS, said property is currently zoned A-1 Agricultural District with a Special Use in accordance with Ordinance 79-20, with tax parcel identification number 05-16-100-005, and is further identified on the attached Exhibit A: Legal Description; and

WHEREAS, said property and project site is further detailed on the attached Exhibit B: Plot Plan; and

WHEREAS, said property conducts motor fuel retail sales; and

WHEREAS, said petition is for an illuminated sign that would be two-sided, with face no greater than 36 square feet in area, and conforming to all other regulations, including the advertising the sale of products on the property; and

WHEREAS, said sign is further illustrated on the attached Exhibit C: Sign Dimensions; and


WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including notice for public hearing, findings of fact, and recommendation by the Zoning Board of Appeals; and


WHEREAS, the Kendall County Board finds that said petition, along with the conditions specified in this ordinance, is in conformance with the provisions of the Kendall County Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use zoning permit to construct an illuminated sign on the property at 8115 IL Route 47 at the site specified on Exhibit B, and in the size and manner specified in Exhibit C, in conformance to the Kendall County Zoning Ordinance.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on June 16, 1998.


John A. Church
Kendall County Board Chairman


Paul Anderson
Kendall County Clerk

**LEGAL DESCRIPTION
FOR KENDALL GRUNDY FS, INC.**

THAT PART OF THE WEST HALF OF SECTION 9 AND THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 2672.0 FEET TO THE TANGENT CENTER LINE OF ILLINOIS STATE ROUTE NO. 47, EXTENDED FROM THE SOUTH; THENCE SOUTH $0^{\circ}00'00''$ EAST ALONG SAID TANGENT CENTER LINE AND SAID TANGENT CENTER LINE EXTENDED, 869.22 FEET; THENCE SOUTH $89^{\circ}34'04''$ WEST 615.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTH $24^{\circ}54'19''$ WEST 778.36 FEET; THENCE NORTH $65^{\circ}13'06''$ EAST 889.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROUTE NO. 47, BEING 40.0 FEET NORMALLY DISTANT SOUTHWESTERLY FROM THE CENTER LINE OF SAID ROUTE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5344.41 FEET, AN ARC DISTANCE OF 1012.51 FEET; THENCE SOUTH $0^{\circ}00'00''$ EAST ALONG SAID WESTERLY RIGHT OF WAY LINE BEING TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 67.82 FEET TO A LINE DRAWN NORTH $89^{\circ}34'04''$ EAST FROM THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}34'04''$ WEST 575.0 FEET TO THE POINT OF BEGINNING; CONTAINING 15.4829 ACRES IN THE TOWNSHIP OF KENDALL, KENDALL COUNTY, ILLINOIS.

ROWMARK INC.
Engineering Services
781 Towanda Avenue
Bloomington, Illinois 61701

Revisions PETRO TANKS 7/29/79 GENERAL 7/18/79
BULK NSERVE 11/29/81 GEN 4/25/84 CHANGE WHE
8/31/84 NEW WHE 11/24/84 RELOCATE 11/19/84
30,000 NH/3 3/25/88 ASCHEN UPDATE PERMIT 12/92
3/93, 2/95 EQUIP/TRUCK BLDGS 1/29/97 FUEL 24
3/14/97 LS 6/30/97 LS 8/4/97 LS

Date 7/23/78
Scale 1" = 50' 0"
Designed by SANDS
Drawn by MYERS

1 of 2
Dir 039
File 52-PP

WICKENDALL GRUNDY FS INC
YORKVILLE, ILLINOIS
Site PLOT PLAN

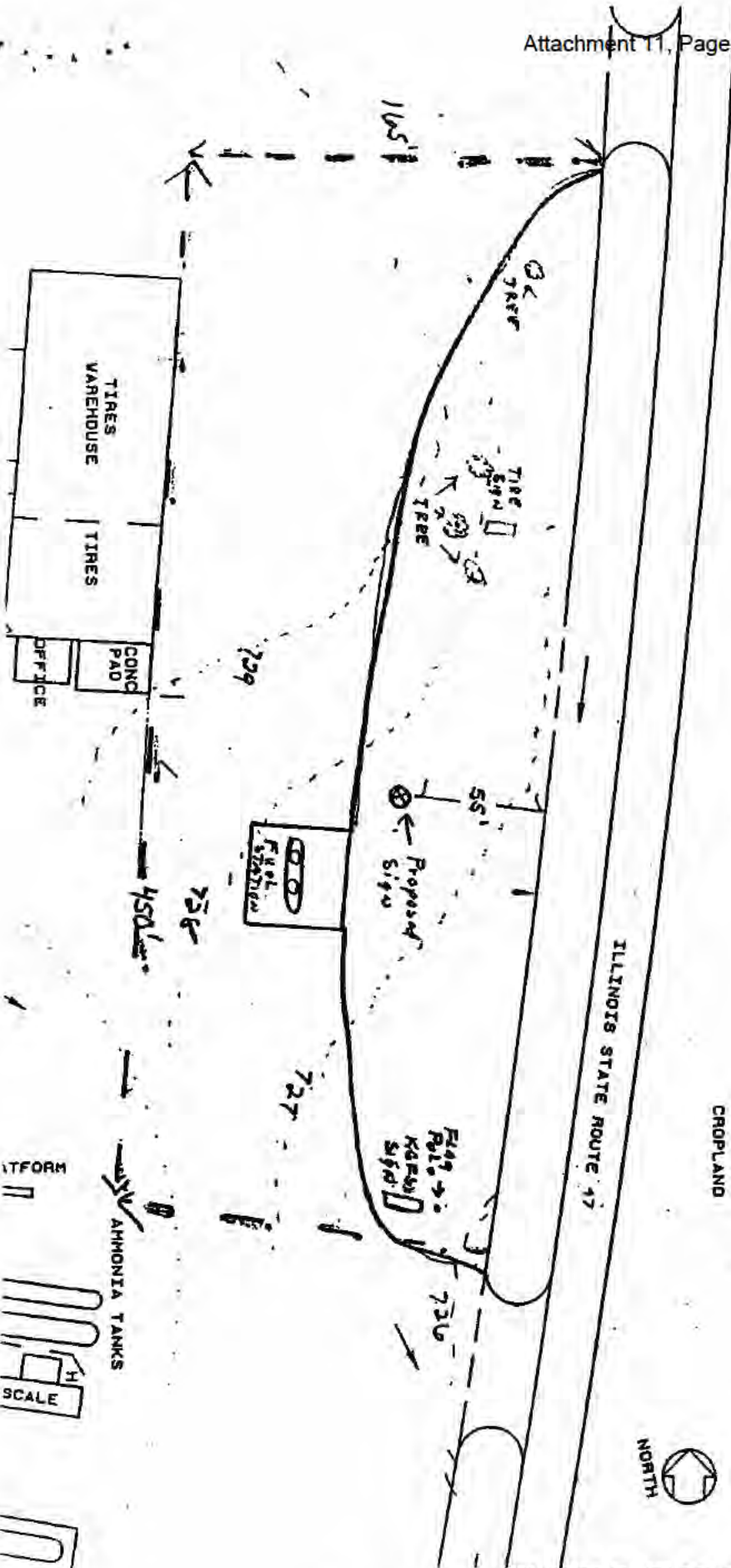


EXHIBIT B: PLOT PLAN

#9808 · Kendall-Grundy F.S. · Sign · Special Use

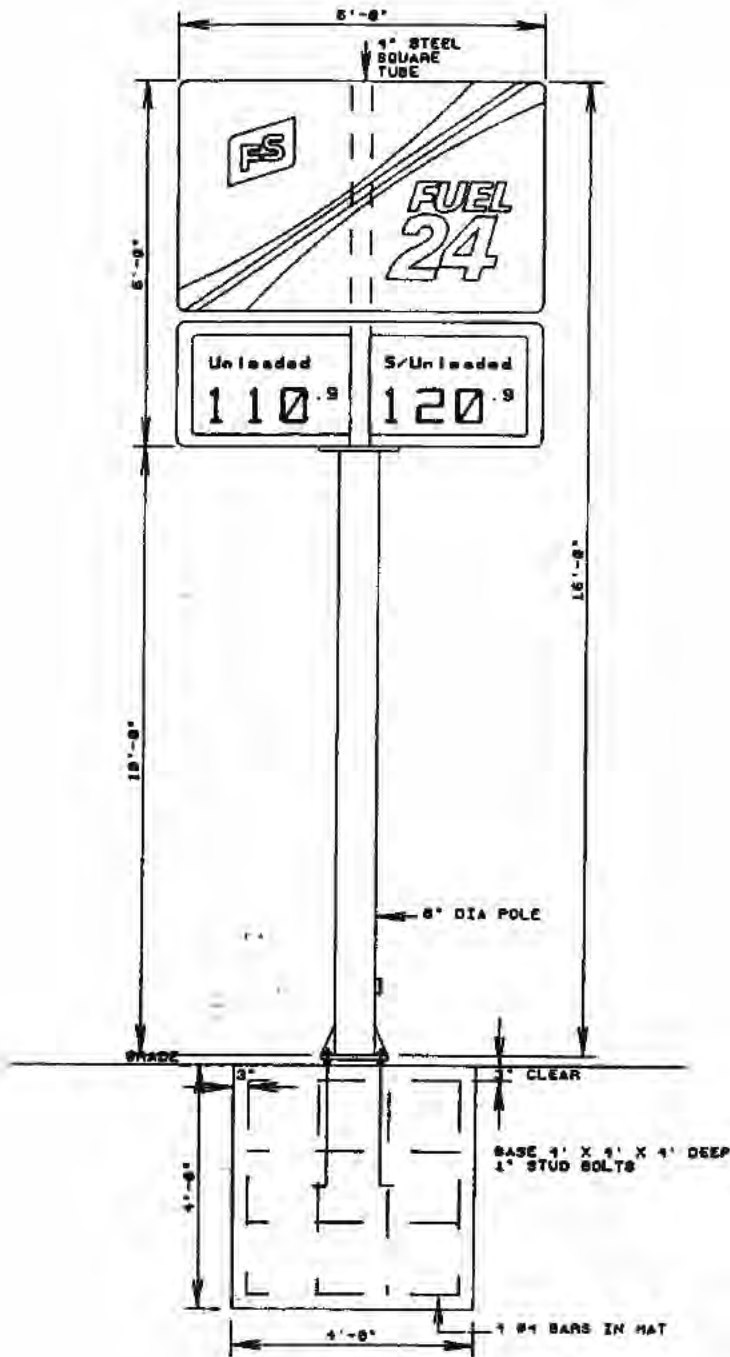


EXHIBIT C: SIGN DIMENSIONS
#9808 · Kendall-Grundy F.S. · Sign · Special Use

**ZONING BOARD OF APPEALS
COUNTY OF KENDALL
111 West Fox Street
Yorkville, Illinois 60560**

Roll Call:

		Hearing:	#740
Richard Bark	present		
Floyd Dierzen	present	File:	#9717
William Ford	present		
James Friedrich	present	Date:	July 29, 1997
Paul Scholtes	present		
Mary Ann Stees	present	Time:	7:00 p.m.

RE: Kendall - Grundy FS - Variation

An application for a variance from Section 7.0.D.1.A of the Kendall County Zoning Ordinance pursuant to Section 13.04.B.2 was submitted to the Kendall County Zoning Officer.

The applicant is requesting a variance of the front yard setback in the agricultural district.

After due notice as required by law, the Zoning Board of Appeals held a public hearing on Tuesday, July 29, 1997 at 7:00 p.m. in the Kendall County Board Room at 111 West Fox Street in Yorkville, Illinois.

At the hearing Mr. Manning explained a petition was received from the owner of the Kendall - Grundy Farm Service property for their facility located at 8115 So. Rt. 47, Kendall Township. The property currently has an A-1 Special Use. It was determined when that Special Use was established, that a petroleum service station and sales use of the property would be a permitted use. The petitioners would now like to establish and construct that on this property. They have submitted a site plan showing a pump island set back 90' from the right-of-way on Rt. 47 with an overhead canopy set back 80' from the right-of-way.

Mr. Manning stated he had received a letter from Andrew Sviria, an engineer for District 3 of IDOT. The letter contained IDOT's long range plan to shift the right-of-way for Rt. 47 and showed their drawing. The plan will shift the west right-of-way line another 20' west. When that occurs, it would put the canopy setback at 60'.

Dan Kramer, attorney, and Larry Matteson, FS manager, were sworn in by Chairman Ford. Mr. Kramer explained the current right-of-way is 120' (60' west and 60' east). He talked to Mr. Sviria and explained that the canopy would not be an enclosed building. Jason Poppen from IDOT called him and said the head engineer reviewed this and did not see a problem. Mr. Kramer asked for this to be put in writing as soon as possible. He said that when asking for a recommendation tonight, that the vote be contingent upon Mr. Manning receiving that letter withdrawing their objection.

Mr. Kramer entered petitioners exhibit #1 showing an aerial view of the property and pointed out the IDOT building is as close as the variance FS is asking for. (80' off the right-of-way line). FS plans on putting a two pump island in on this specific spot so there will be a wide enough swing area for the trucks.

Hearing #740

Petition #9717

7/29/97

This location is right next to the existing building which houses the computers and the cash register. There will be no additional buildings constructed. Mr. Kramer entered a color picture of the proposed canopy as exhibit #2. The canopy top will be 80' and will cover the two pumps north and south to the road. He is asking for a variance of 20' for the canopy and a 10' variance for the posts.

Mr. Manning questioned if there could not be other locations. Mr. Matteson explained why this location is the best in his opinion due to congestion and the loading docks. He said they will sell to the public both diesel and gas with the two pumps.


After testimony the Zoning Board made the following findings of fact: (13.04.A.2)

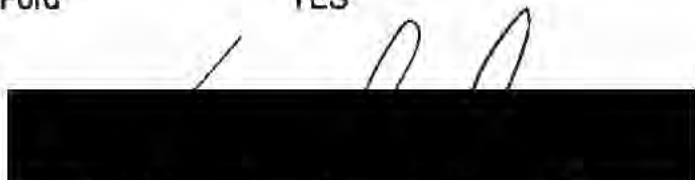
1. Are there particular physical surroundings, shape or topographical condition of the property involved that would result in a hardship upon the owner as distinguished from a mere inconvenience or loss of revenue? NO
2. The conditions upon the requested variation is based applicable to other property within the same zoning classification. UNIQUE
3. Does the alleged difficulty or hardship been created by any person having interest in the property? NO
4. At the granting of the variation detrimentally effect the public welfare or injurious to other property or improvements in the neighborhood. NO
5. Will the proposed variation impair adequate supply of light or air to adjacent property or increase congestion in the public street or increase danger of fire or endanger of public safety or substantially diminish or impair property values? NO, modest increase in traffic.
6. Does the proposed variance comply with the spirit and intent of the ordinance? YES

Member Dierzen motioned and Member Friedrich seconded to grant the variance request with the following stipulations: pending approval from the State of Illinois IDOT in writing.

VOTE:	Bark	YES	Dierzen	YES
	Friedrich	YES	Scholtes	YES
	Stees	YES	Ford	YES

MOTION CARRIED.


Recording Secretary


Chairman, Zoning Board of Appeals



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 2024-07

Agenda Item Summary Memo

Title: Foreclosure Tracking Report

Meeting and Date: Economic Development Committee – January 2, 2024

Synopsis: Annual update on newly filed foreclosures from calendar year 2023

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: December 13, 2023
Subject: **Foreclosure Report Update 2023**

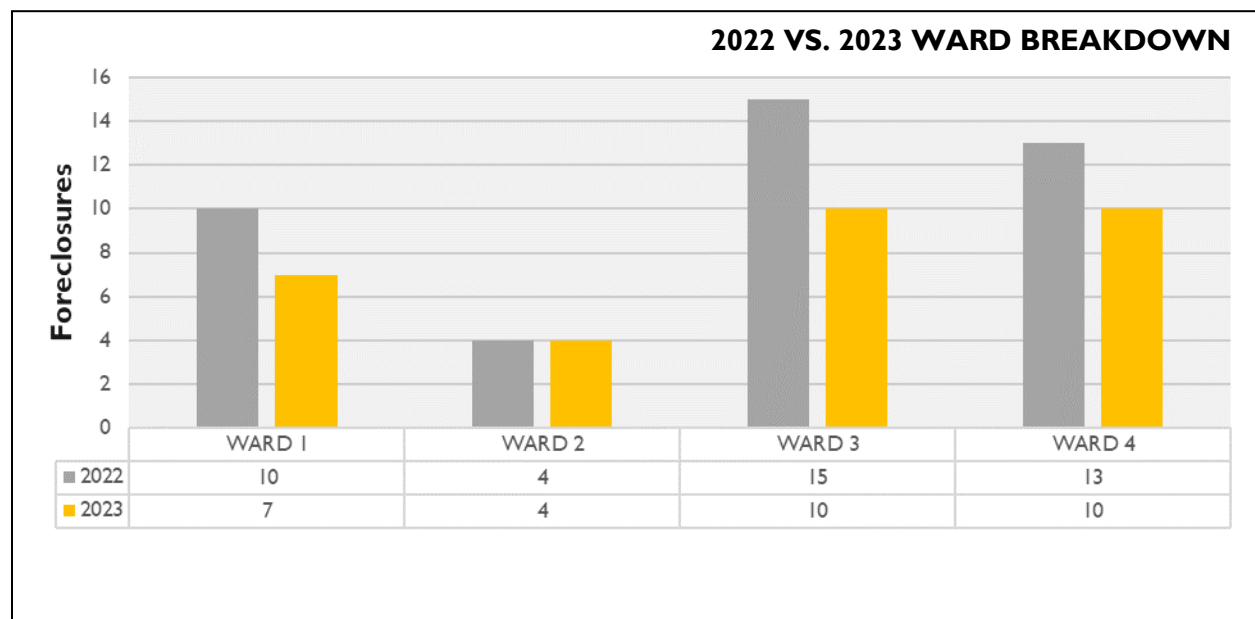
Below is the foreclosure comparison from calendar year 2023. These results are compared to the same months for 2022 and all data is provided by <http://www.public-record.com>. Based on these results, the total number of foreclosures decreased from 42 in CY 2022 to 31 in CY 2023. The following graphs illustrate the trend in foreclosures for 2022 and 2023. It also breaks down the number of foreclosures by ward, subdivision, and residential property type (single-family, townhome, multi-family).

POST COVID-19

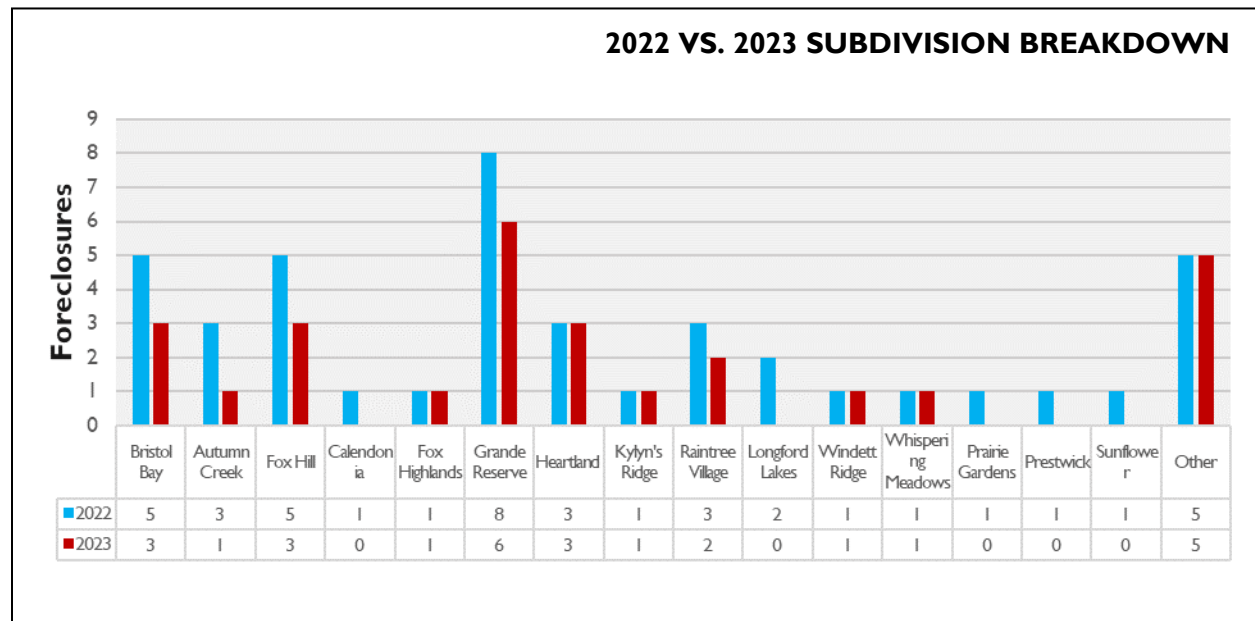
During calendar years 2020 and 2021, foreclosures were impacted by the COVID-19 pandemic at the national, regional, and local levels. Due to the increase in unemployment and the recession caused by the pandemic, the Federal Government passed the Coronavirus Aid, Relief, and Economic Security Act (CARES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

The relief provided by the bill drastically reduced the number of foreclosures in Yorkville during 2020 and most of 2021. Beginning in 2022, we saw the beginnings of an uptick in new foreclosure filings. However, this trend did not continue into 2023 which is apparent from the data and charts illustrated in this memorandum.

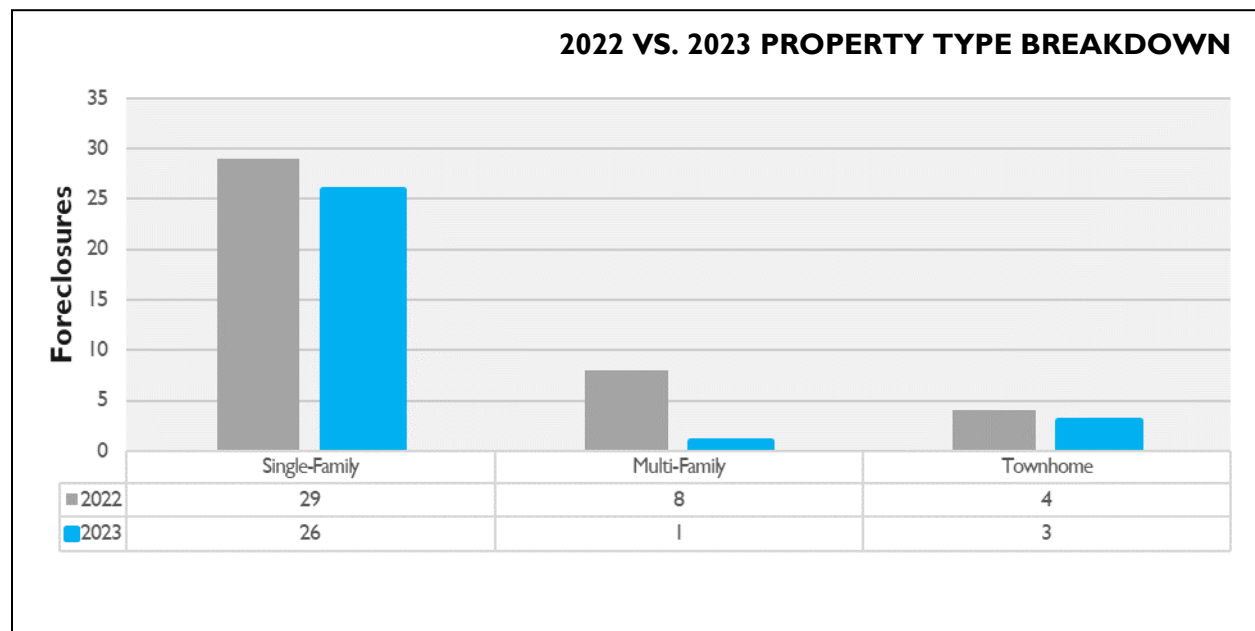
WARD BREAKDOWN



SUBDIVISION BREAKDOWN



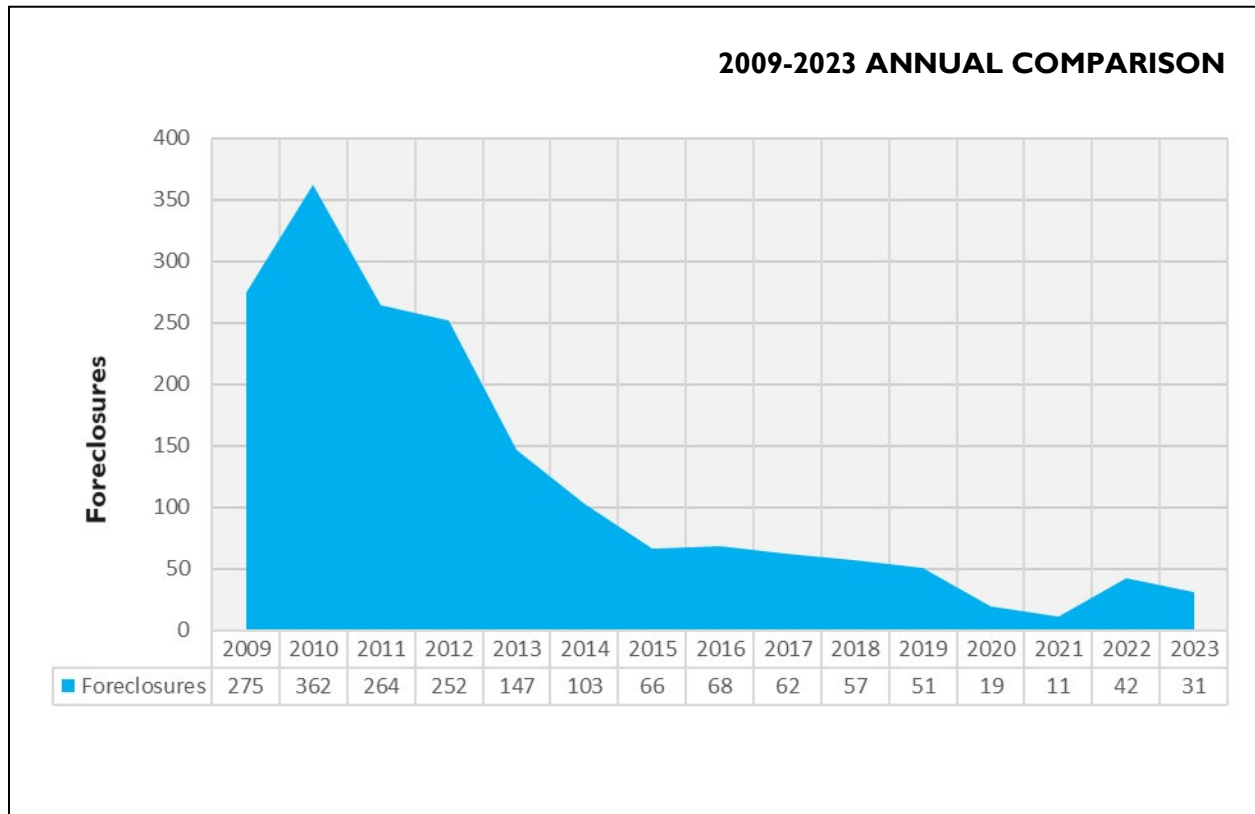
RESIDENTIAL PROPERTY TYPE BREAKDOWN



Future Trends:

According to the Q3 2023 U.S. Foreclosure Market Report from ATTOM, parent company of RealtyTrac, (<https://www.attomdata.com/news/market-trends/foreclosures/attom-q3-and-september-2023-u-s-foreclosure-market-report/>) Illinois has a newly filed foreclosure rate of 1 in every 873 homes (down from 1 in every 694 in 2022). Nationally, there has been an increase in foreclosures since the moratorium was lifted in July 2021. The rate of foreclosures is up 3 percent from the previous quarter and 9 percent from a year ago.

Illinois ranks #6 of all states in foreclosure filings. While making predictions on such a small sample size in Yorkville is difficult, it is likely that foreclosures may continue to decrease into 2024 and follow the state trend. As illustrated in the annual comparison below, 2023 saw the third lowest number of new foreclosure filings over the past decade.





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

Old Business #1

Tracking Number

EDC 2023-51

Agenda Item Summary Memo

Title: Solar Farm Developments – Location Discussion

Meeting and Date: Economic Development Committee – January 2, 2024

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: December 11, 2023
Subject: **Solar Farm Developments – Location Discussion**

Summary

Upon conclusion of the Economic Development Committee (EDC) meeting in November 2023, staff received feedback regarding various concerns/preferences for the location of large-scale solar farm developments. These comments included not locating solar farms along major arterial corridors or within commercial development area, protecting the viewshed from the Fox River and Raging Waves waterpark, and the solar developer providing some sort of public benefit such as donations to charity or roadwork improvements.

Based upon this feedback, staff was directed to provide a map illustrating the buffers areas from major corridors of five-hundred (500) feet, one-thousand (1,000) feet, and one-thousand five hundred (1,500) feet. Additionally, the EDC asked that the map also show the ComEd transmission lines utilized for solar interconnection to the electric grid and a five-hundred (500) foot buffer along the BNSF railroad corridor.

For purposes of clarity, staff has prepared the attached two (2) maps with the requested information. The first map illustrates the requested buffer areas along with 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. The second map also illustrates the nine (9) solar farm projects and the location of the ComEd transmission lines.

Map Analysis

Based upon the buffers proposed, it appears most of the nine (9) projects below would not meet the proposed distance requirements, as indicated in red, explored by the committee. Only one (1) site, which is currently unincorporated, would meet the proposed buffer setbacks and have proximity to an existing ComEd transmission line.

<i>Project Name</i>	<i>Parcel Number(s)</i>	<i>Development Name</i>	<i>Year</i>	<i>Application Status</i>	<i>Buffer Non-Compliance</i>
<i>GRNE Solar</i>	02-29-100-006	Kendall Co. Campus	2018	Approved	500' 1,000' 1,500'
<i>BAP Power</i>	05-03-300-029	Windmill Farms PUD	2018	Withdrawn	500' 1,000'
<i>New Leaf Energy</i>	02-18-400-002 02-17-300-002	N/A (Annexed)	2022	Approved	500' (BNSF)
<i>Bristol Ridge Solar 105</i>	02-15-126-004	Bristol Ridge PUD	2023	Approved	500' 1,000' 1,500'
<i>Bristol Ridge Solar 106</i>	02-10-300-017	Bristol Ridge PUD	2023	Withdrawn	500' 500' (BNSF) 1,000' 1,500'
<i>Lanceleaf Solar</i>	02-04-100-006	Bailey Meadows PUD	2023	Applied	500' 1,000' 1,500'
<i>Yorkville Renewable</i>	02-08-200-030	Westbury East Village PUD	2023	Applied	500' 1,000' 1,500'

<i>New Leaf Energy (Ament Road)</i>	05-16-300-006 05-17-400-005	N/A (Unincorporated)	2023	Inquiry	1,500'
<i>Corneils Solar</i>	02-08-300-011 02-08-300-012 02-08-300-008	N/A (Unincorporated)	2023	Inquiry	Compliant

Additionally, when the proposed buffers are combined with the location of the existing ComEd distribution electric lines, the most probable siting of a large-scale solar farm development would be limited to: (1) unincorporated areas in the northwest quadrant between Corneils Road and Galena Road, (2) unincorporated areas in the northeast quadrant between Galena Road and Baseline Road (US Rte. 30), (3) some incorporated and unincorporated area north of Corneils Road between Cannonball Trail and IL Route 47, and (4) the unincorporated area along E. Ament Road.

Staff Comments

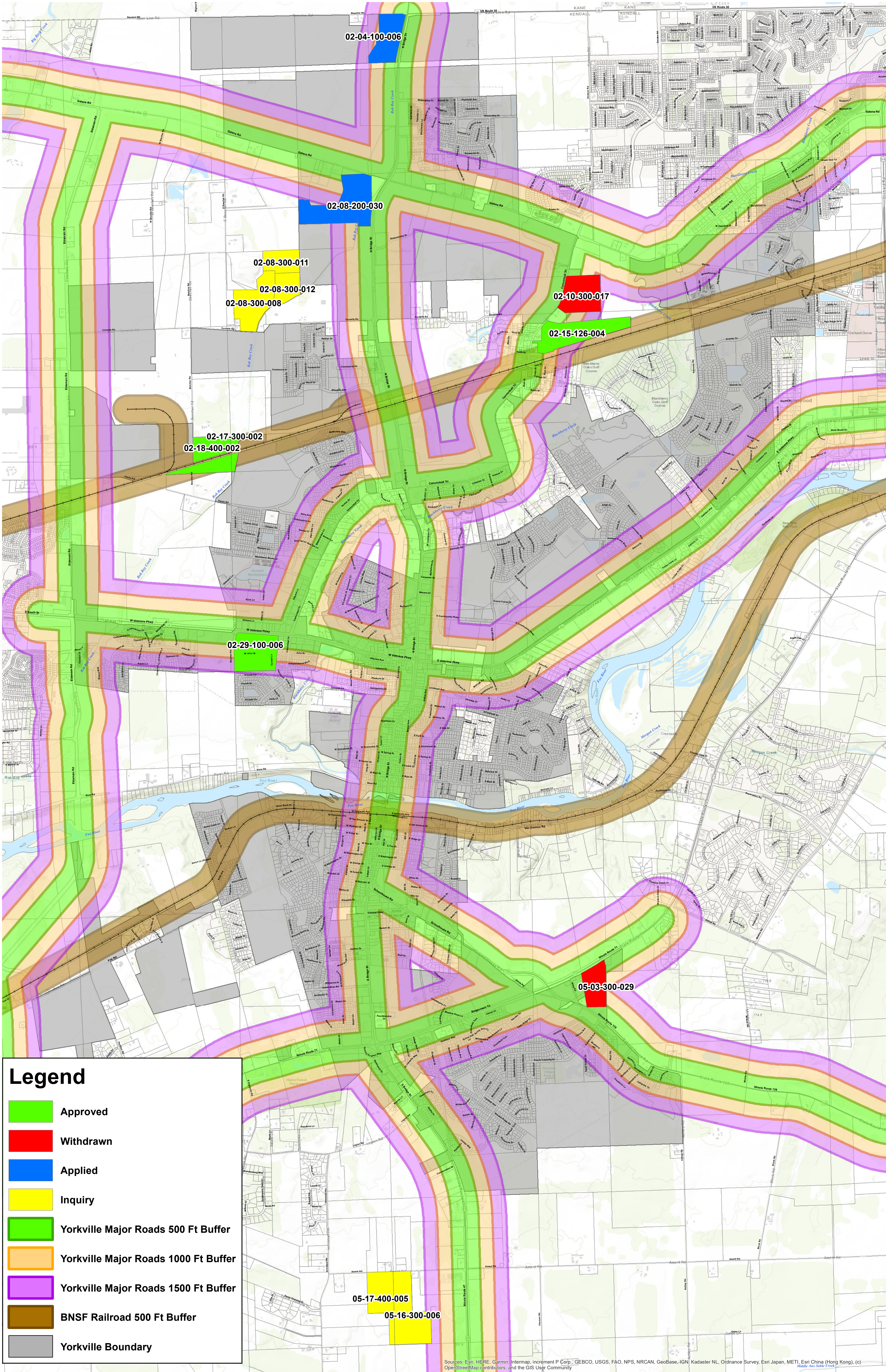
Based upon the information provided in the attached maps, staff recommends the discussion by the Economic Development Committee regarding potential policies and guidelines for appropriate site location of solar farms should include the following:

- **Distance Requirements** – buffers to mitigate the impacts related to the scale of these facilities.
 - If the proposed buffer distances (500'-1,500') are implemented, all of the previously approved solar development would not comply, therefore rendering them legally non-conforming. This may impact the solar development in the future with regards to refinancing, lease renewal, or an amendment to the special use for site changes (*i.e., the fence material changes for the Kendall County Solar site*).
- **Unincorporated areas** – potential growth areas identified in the Comprehensive Plan.
 - Potential growth areas that meet the recommended buffer distances and with supported existing ComEd transmission lines are generally in unincorporated areas. A criterion for preferable site location could be limited to currently unincorporated contiguous properties.
- **Maximum Number** – limitation of the number of permitted large-scale solar farm development.
 - Similar to the regulations for other types of uses (such as cannabis businesses and residential bee-keeping licenses) solar farm developments can be capped for overall number within the city limits.

Staff will be available at Tuesday night's meeting to review the attached 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 - Buffer Map.
2. Yorkville Solar Farm Projects - ComEd Distribution Electric Lines
3. 11-7-23 EDC packet materials



Legend

Approved

Withdrawn

Applied

Inquiry

Yorkville Major Roads 500 Ft Buffer

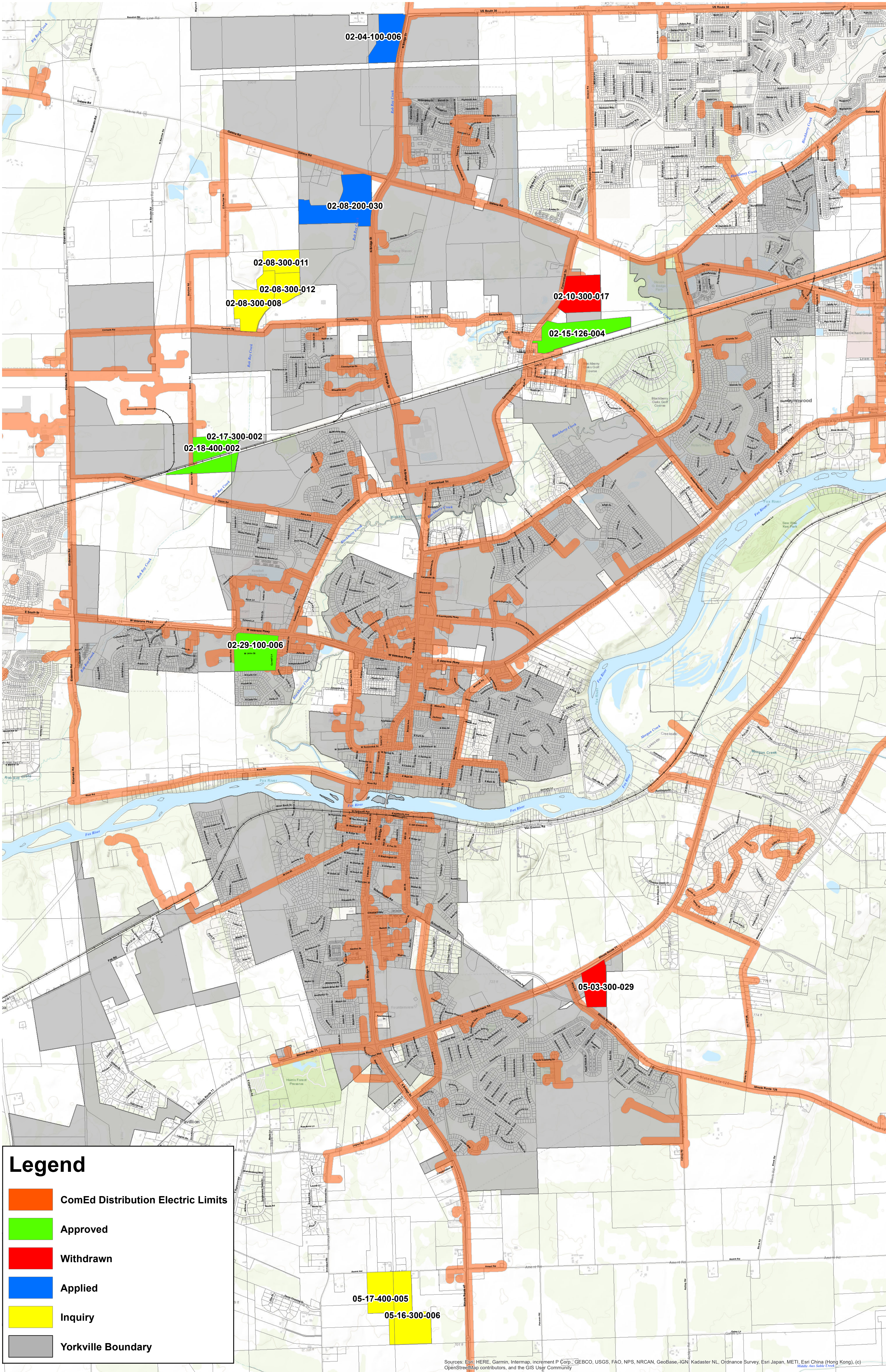
Yorkville Major Roads 1000 Ft Buffer

Yorkville Major Roads 1500 Ft Buffer

BNSF Railroad 500 Ft Buffer

Yorkville Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Legend

ComEd Distribution Electric Limits

Approved


Withdrawn

Applied

Inquiry

Yorkville Boundary

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

United City of Yorkville
651 Prairie Pointe Dr,
Yorkville, IL 60560

DATE: NOVEMBER 2023

PROJECT NO.: Y02300

BY: MJT


PATH: H:\GIS\PUBLIC\YORKVILLE\2023\Y02300

FILE: Y02300_Yorkville Solar Farm Projects Base

LOCATION MAP

UNITED CITY OF YORKVILLE, ILLINOIS

YORKVILLE SOLAR FARM PROJECTS



NORTH



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 policies, 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

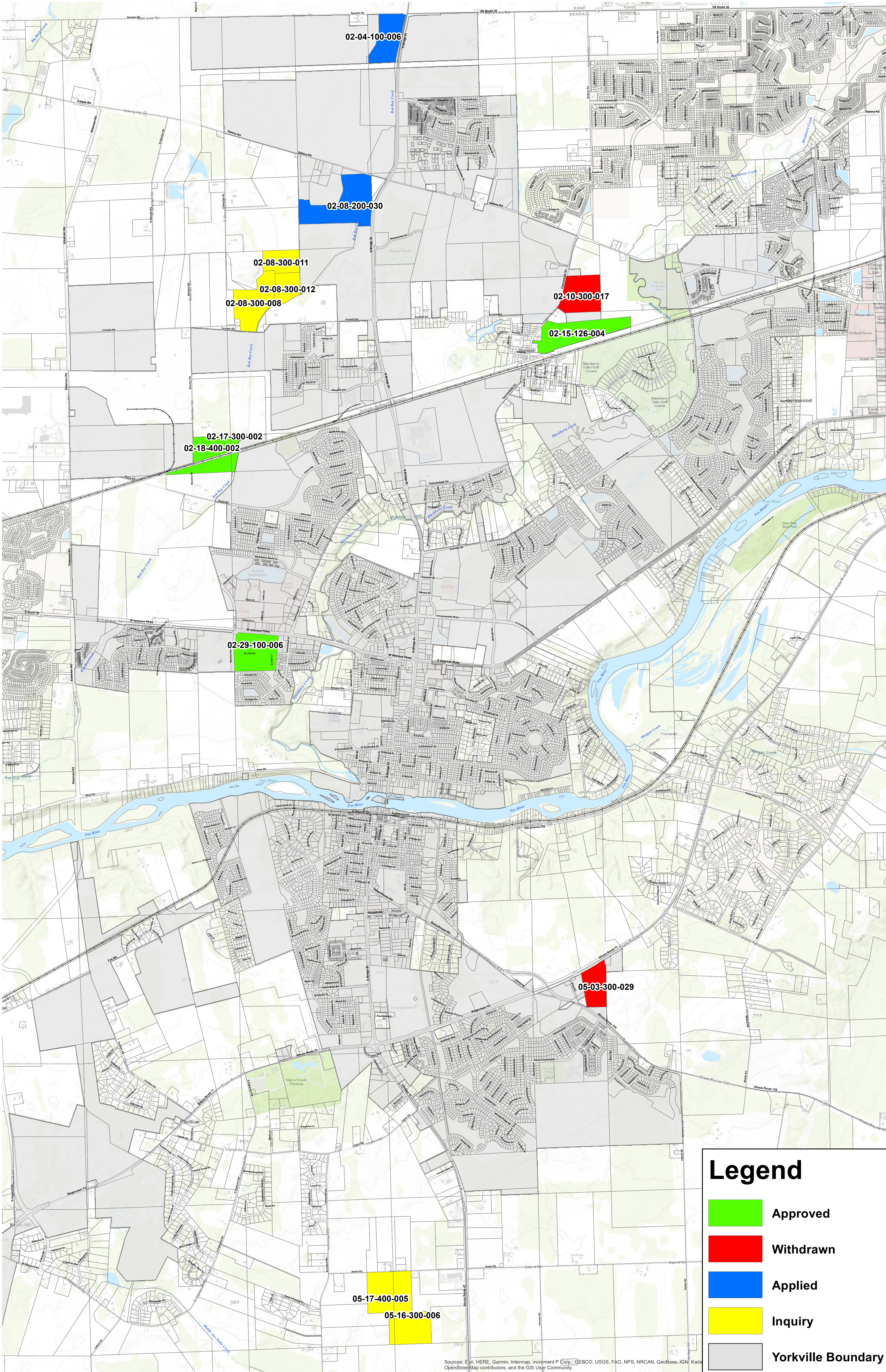
facilities are attracted to the same geography for the same reasons, this tips the land-use balance toward too much of a single use.”

- **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, Kad...

LOCATION MAP
UNITED CITY OF YORKVILLE, ILLINOIS

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com

United City of Yorkville
651 Prairie Pointe Dr,
Yorkville, IL 60560

DATE: OCTOBER 2022

PROJECT NO: Y02300

BY: MJT

PATH: H:\GIS\PUBLIC\YORKVILLE\2023\Y02300

FILE: Y02300_Yorkville Solar Farm Projects Base

YORKVILLE SOLAR FARM PROJECTS

NORTH

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.

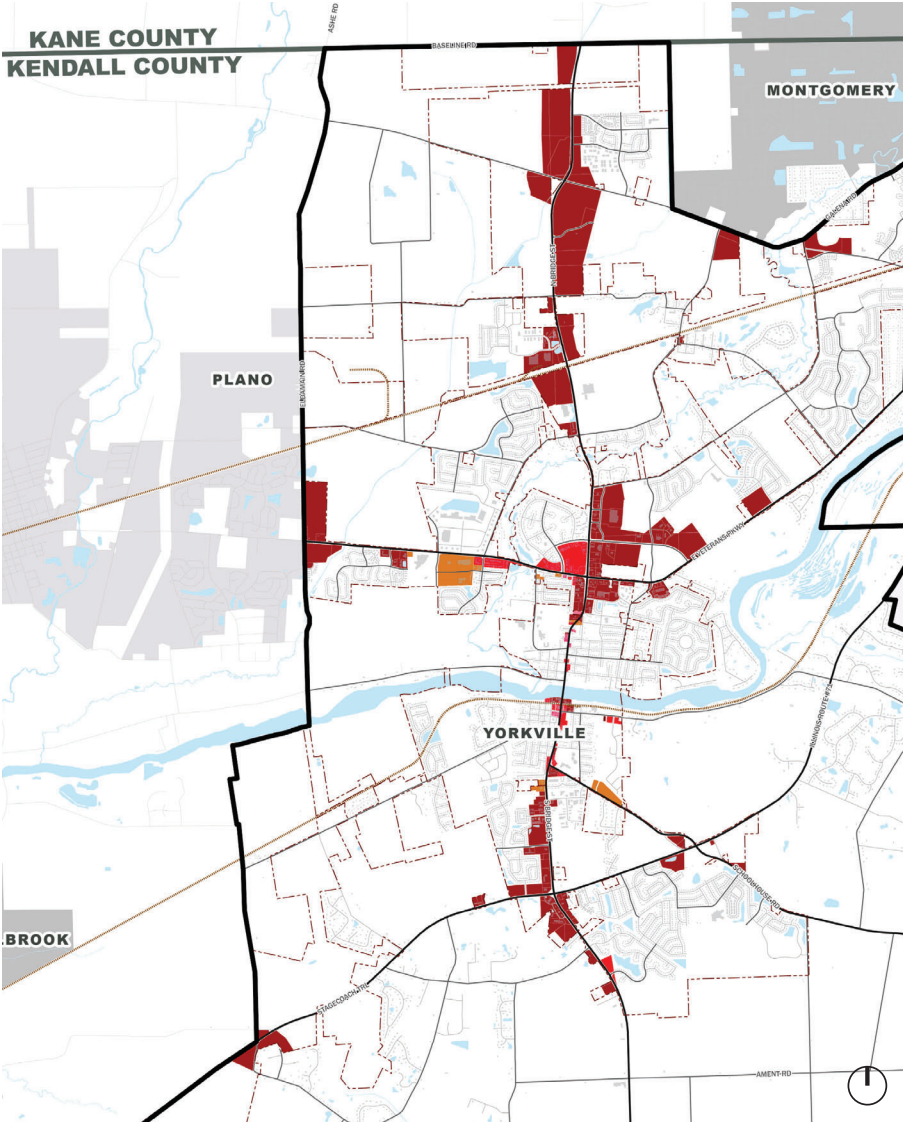
B-4 Service District

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





American Planning Association
Planning Advisory Service
Creating Great Communities for All

September/October 2019

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.

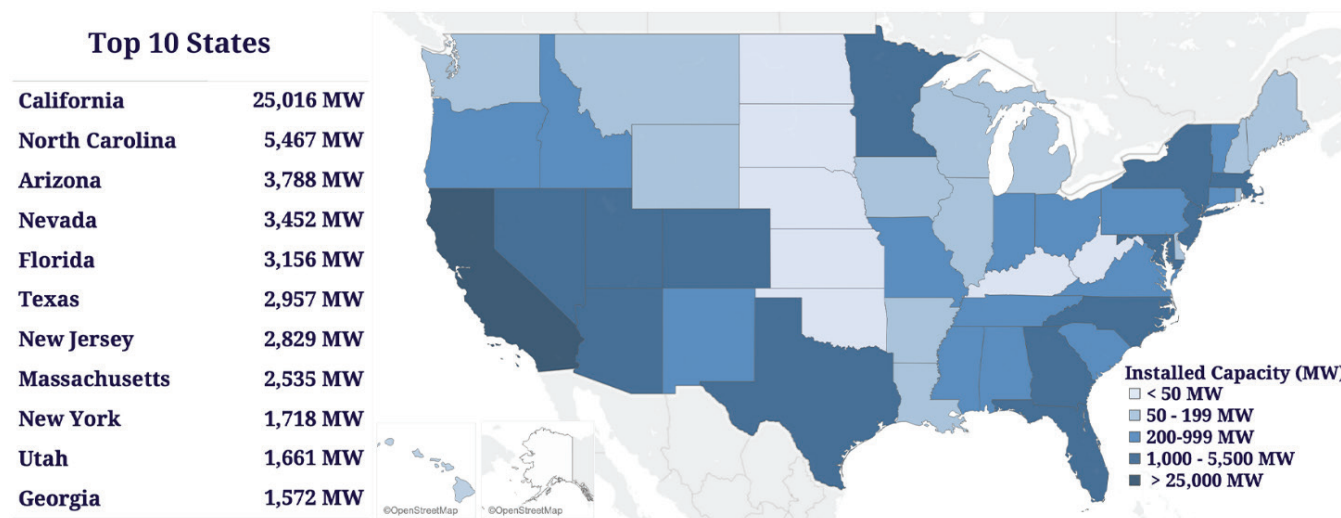


Figure 3. Utility solar capacity in the United States in 2019. Courtesy Solar Energy Industry Association.

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

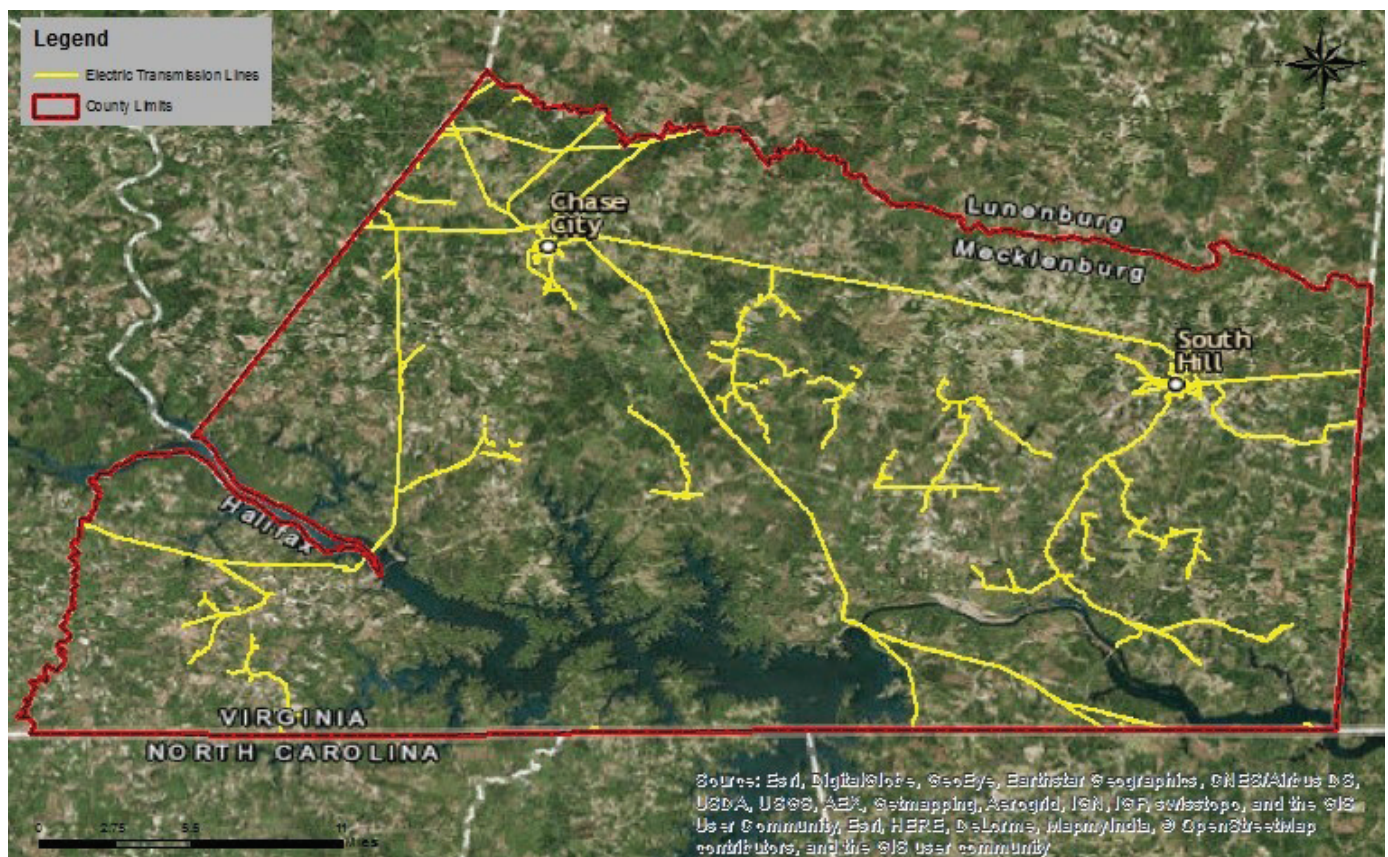


Figure 4. Electric transmission lines in Mecklenburg County, Virginia. Courtesy Berkley Group.

identified growth areas. If a solar facility is close to a major road or cultural asset, it could affect the watershed 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 unforested 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

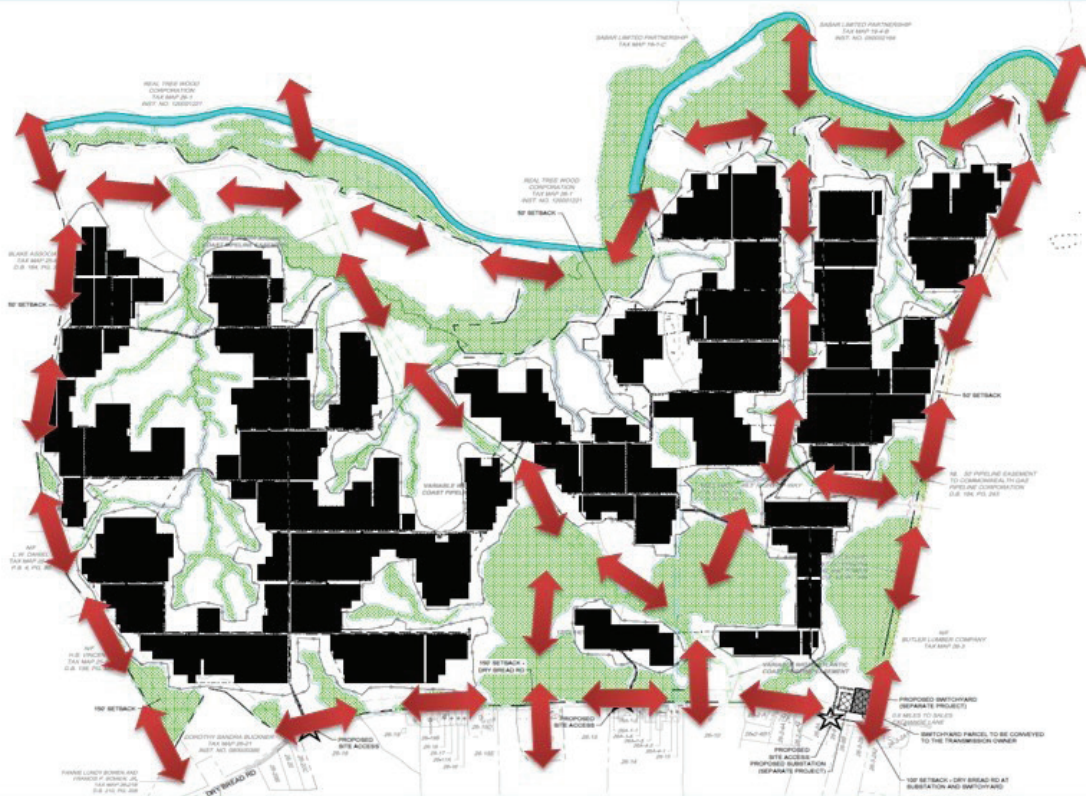


Figure 6. A conceptual site plan for a 1,491-acre utility-scale solar facility showing wildlife corridors throughout the site. Courtesy Dominion Energy.

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 Berkley 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

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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.
 - 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.
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. The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time, and location of the meeting, at least seven but

- 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 hereby 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/revised] 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.