



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, February 6, 2024

6:00 p.m.

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: January 2, 2024

New Business:

1. EDC 2024-08 Building Permit Report for December 2023
2. EDC 2024-09 Building Inspection Report for December 2023
3. EDC 2024-10 Property Maintenance Report for December 2023
4. EDC 2024-11 Economic Development Report for January 2024
5. EDC 2024-12 Comprehensive Plan Update – Future Land Use Amendment
6. EDC 2024-13 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 6, 2024
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. January 2, 2024

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

NEW BUSINESS:

1. EDC 2024-08 Building Permit Report for December 2023

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

2. EDC 2024-09 Building Inspection Report for December 2023

☐ Informational Item

☐ Notes _____

3. EDC 2024-10 Property Maintenance Report for December 2023

☐ Informational Item

☐ Notes _____

4. EDC 2024-11 Economic Development Report for January 2024

☐ Informational Item

☐ Notes _____

5. EDC 2024-12 Comprehensive Plan Update – Future Land Use Amendment

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2024-13 Resolution Approving an Intergovernmental Agreement for Reciprocal Building
Inspection Services Between the United City of Yorkville and Kendall County

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – January 2, 2024

Meeting and Date: Economic Development Committee – February 6, 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, January 2, 2024, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Joe Plocher
Alderman Chris Funkhouser
Alderman Dan Transier
Alderman Seaver Tarulis

Other City Officials

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

Other Guests

Attorney Dan Kramer
Matt Asselmeier, Kendall County (via Zoom)
Mike Krempski & son
Steven & Sandra Greenblatt
Robert Schwartz
Andrew Schwartz

The meeting was called to order at 6:00pm by Chairman Joe Plocher.

New Business

(Chairman Plocher asked to move agenda items 5 and 6 to the beginning of the meeting and there was no objection).

(out of sequence)

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

Petitioner Steve Greenblatt was present and Ms. Noble provided background for his petition. Mr. Greenblatt originally filed for a shed building permit. The property consists of 2 adjoining parcels which have not been final platted together, but are under the same ownership. During the staff review, the staff noticed that the shed was located on the southern parcel and the location was too close to the property line as well as a building. The ordinance requires it to be 5 feet from the property line and 10 feet from the main structure. The petitioner is requesting relief from both, making it 4 feet from the building and adjacent to the northern property line in the rear. The uniqueness of the site has caused this issue. The shed itself is 160 square feet and located in the rear yard where there is also dense vegetation that blocks the view of the shed.

Staff supports this request which needs a variance. Alderman Transier asked if there was any place on the property where the shed could be placed without violating the code. The committee was OK with this and it will move forward to the PZC on January 10th for a Public Hearing.

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

Ms. Noble said these properties are not within our corporate boundaries, but the county is required to notify the city as it could impact future development in Yorkville. Grainco is the owner and A.B. Schwartz is the contract purchaser. The property is zoned Ag since about 1974. The petitioner is requesting rezoning to M-1 Manufacturing and the land use map would be required to amend the land use for the county from Transportation to Mixed Use Business. The site is about 20 acres and the buildings on the site will be maintained and some leased. Attorney Dan Kramer said Grainco has moved most of their operation to Ottawa. They also sell propane from another property in Yorkville and will remain as a tenant to continue those sales. Most of the business is with farmers, but it is not a permitted special use in Ag and is only listed in M-1. Mr. Kramer is asking for approval and said no new buildings will be built.

Ms. Noble said this property is about .3 miles from Windett Ridge and the city's Comp Plan designates this area as estate/conservation/residential/ag. If this is to be approved, the city would have to amend the Comp Plan to reflect a manufacturing land use. She suggests the G.I. (General Industrial) since it's for a broad range of warehouses, etc. This request will go to the PZC on January 10th and to City Council on January 23rd. Mr. Kramer noted the various meetings it has gone through on a county level.

Mr. Funkhouser asked if this is a long term lease with FS and Mr. Kramer replied it is unknown at this time. Mr. Kramer said the county is going to use the legal non-conforming designation. The committee recommended this for approval and it moves forward to the City Council.

(return to regular agenda)

Citizen Comments None

Minutes for Correction/Approval November 7, 2023

The minutes were approved as presented.

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

Mr. Ratos said there were 40 single-family homes in October and of those, 22 were detached and 18 attached. He noted that multi-families structures are becoming more prevalent.

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

(Note: the **November** building permits were reported under this item for building inspections)

Mr. Ratos said in November, 37 single-family home permits were added. Eighteen of those were detached and 19 were attached, with 6 commercial permits. There were many miscellaneous permits including for fences and decks.

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

In October there were two cases and November had none. Many calls were received, but were resolved prior to staff follow-up.

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

Mr. Olson spoke on behalf of Ms. Dubajic Kellogg and referred the committee to her reports. He noted the Little Loaf Bakery has now opened.

7. EDC 2024-07 Annual Foreclosure Update

Ms. Noble said there was a decrease of foreclosures in 2023 with 31 compared to 42 the year before. Nationally, she said Illinois has a rate of 1 in every 873 homes which is down from previous years.

Old Business:

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

Ms. Noble noted that after the last discussion, staff was asked to show in map form where the requested buffers would lie for the projects under consideration. The map versions show 500 feet, 1,000 feet and 1,500 feet from major roadways. Additionally, one map shows 500 feet from BNSF rail lines. Staff was also asked to show the ComEd transmission lines that would service these solar developments. She said none of the nine current potential projects meet the buffer requirements except the Corneils project which was an inquiry at the last discussion. As of January, they submitted for formal annexation, zoning and special use.

She said the discussion should consider the 3 factors: distance, location and maximum number of fields. For the distance requirement, all previously approved projects would not comply and would be considered legal non-conforming. Most sites appropriate for fields are in unincorporated areas. They meet the buffer distances and criteria and are more consistent with future land goals. A maximum number of solar fields should also be discussed. Three solar developments have been approved already.

In committee discussion, Chairman Plocher suggested a limit of 5 solar fields in the city. They also discussed the following: proximity to other projects was not a concern, possibly consider the actual location of an array vs. by parcel, availability of locations in NW or SE quadrants of city, petitioners might request increases in the allowed number of permits for solar fields.

Mr. Olson recapped the suggestions as follows: Committee reached consensus of 1,000 feet buffers, to not include RR tracks, density is not an issue, he will consult the City Attorney about number limitations, should a buffer restriction of 1,000 feet be added for the river.

Ms. Noble asked the committee if they would like this to be guidance or an ordinance for petitioners. If it is an ordinance, the UDO must be amended. Mr. Olson recommended making this a zoning requirement and staff will draft a code amendment. Any applicants that come before the city in the meantime will still be subject to the existing zoning codes, but they will be advised of possible changes.

Additional Business: None

There was no further business and the meeting adjourned at 6:31pm.

Minutes respectfully submitted by
Marlys Young, Minute Taker
(Absent from meeting, transcribed from audio)



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 2024-08

Agenda Item Summary Memo

Title: Building Permit Report for December 2023

Meeting and Date: Economic Development Committee – February 6, 2024

Synopsis: All permits issued in December 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

December 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
December 2023	94	18	30	0	5	0	41	7,831,989.00	629,409.38
Calendar Year 2023	2271	268	147	0	94	0	1762	106,765,946.00	5,026,528.49
Fiscal Year 2024	1823	181	109	0	60	0	1473	82,471,336.00	4,041,455.56
December 2022	55	5	13	0	2	0	35	3,442,549.00	260,015.93
Calendar Year 2022	1505	170	115	0	110	0	1110	67,057,081.00	2,784,428.93
Fiscal Year 2023	1105	110	103	0	77	0	815	47,847,696.00	2,278,542.18
December 2021	49	8	0	0	4	0	37	1,404,555.00	59,843.95
Calendar Year 2021	1654	249	160	0	127	0	1118	76,241,682.00	2,794,370.58
Fiscal Year 2022	1118	150	136	0	75	0	757	51,519,377.00	1,892,882.89
December 2020	76	27	4	0	4	0	41	5,434,588.00	252,288.81
Calendar Year 2020	1827	219	98	0	91	0	1419	60,386,196.00	2,762,392.39
Fiscal Year 2021	1440	174	94	0	51	0	1121	48,772,684.00	2,278,778.26



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 2024-09

Agenda Item Summary Memo

Title: Building Inspection Report for December 2023

Meeting and Date: Economic Development Committee – February 6, 2024

Synopsis: All inspections scheduled in December 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: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		105-PLR PLUMBING - ROUGH Comments1: 7978 TANGLEWOOD TRAILS DR --	10000001	COUNTY INSPECTIONS	0		12/14/2023
PR		106-PLF PLUMBING - FINAL OSR READ Comments1: 11353 BRIGHTON OAKS DR					12/18/2023
PR	09:00	040-PPS PRE-POUR, SLAB ON GRADE Comments1: ALAN	20220474	1555 W CORNEILS RD			12/11/2023
PR	09:00	041-PLU PLUMBING - UNDERSLAB					12/11/2023
ED		026-EFL ENGINEERING - FINAL INSPE	20221085	632 TIMBER OAK LN	46		12/21/2023
PR		010-FIN FINAL INSPECTION Comments1: FRANK	20221386	524 E KENDALL DR	2		12/11/2023
PR		011-FEL FINAL ELECTRIC					12/11/2023
PR		012-FMC FINAL MECHANICAL					12/11/2023
PR		013-PLF PLUMBING - FINAL OSR READ					12/11/2023
GH		AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20230029	313 SANTA MONICA ST	174		11/30/2023
GH		AM 007-GAR GARAGE FLOOR Comments1: COMEX					12/07/2023
GH		AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20230030	311 SANTA MONICA ST	175		11/30/2023
GH		AM 007-GAR GARAGE FLOOR Comments1: COMEX					12/07/2023
GH		AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20230031	309 SANTA MONICA ST	176		11/30/2023
GH		AM 007-GAR GARAGE FLOOR Comments1: COMEX					12/07/2023
GH		AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20230032	307 SANTA MONICA ST	177		11/30/2023
GH		AM 007-GAR GARAGE FLOOR Comments1: COMEX					12/07/2023
GH		AM 006-PPS PRE-POUR, SLAB ON GRADE Comments1: COMEX	20230033	305 SANTA MONICA ST	178		11/30/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 007-GAR GARAGE FLOOR Comments1: COMEX					12/07/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230034	321 SANTA MONICA ST	216		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230035	319 SANTA MONICA ST	217		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230036	317 SANTA MONICA ST	218		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230037	315 SANTA MONICA ST	219		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230038	333 SANTA MONICA ST	212		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230039	331 SANTA MONICA ST	213		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230040	329 SANTA MONICA ST	214		12/05/2023
GH	_____	PM 007-GAR GARAGE FLOOR	20230041	327 SANTA MONICA ST	215		12/05/2023
BC	_____	AM 004-REL ROUGH ELECTRICAL Comments1: TERRY - 630-809-8240	20230048	110 E PARK ST	19		12/05/2023
GH	_____	021-FIN FINAL INSPECTION Comments1: NLAPORTA@NVRINC.COM	20230053	2748 CURTIS CT	122		12/11/2023
GH	_____	022-FEL FINAL ELECTRIC					12/11/2023
GH	_____	023-FMC FINAL MECHANICAL					12/11/2023
ED	_____	024-EFL ENGINEERING - FINAL INSPE Comments1: PROPERTY CORNERS TEMP CO					12/13/2023
GH	_____	AM 025-REI REINSPECTION Comments1: FINAL ELECTRIC					12/19/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: NLAPORTA@NVRINC.COM	20230106	2751 CURTIS CT	120		12/07/2023
GH	_____	019-FEL FINAL ELECTRIC					12/07/2023
GH	_____	020-FMC FINAL MECHANICAL					12/07/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: FULL CO					12/08/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: NICK	20230107	2750 CURTIS CT	121		12/13/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 3

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	019-FEL FINAL ELECTRIC					12/13/2023
GH	_____	020-FMC FINAL MECHANICAL					12/13/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					12/14/2023
GH	_____	019-FIN FINAL INSPECTION Comments1: NLAPORTA@NVRINC.COM	20230108	2746 CURTIS CT	123		12/11/2023
GH	_____	020-FEL FINAL ELECTRIC					12/11/2023
GH	_____	021-FMC FINAL MECHANICAL					12/11/2023
GH	_____	022-REI REINSPECTION Comments1: FINAL ELECTRIC/ ELECTRICIAN ADDED OUTLET					12/13/2023
ED	_____	023-EFL ENGINEERING - FINAL INSPE Comments1: FULL CO					12/13/2023
BF	_____	AM 018-FIN FINAL INSPECTION Comments1: JENN@ABBYPROPERTIES.LLC	20230208	3961 HAVENHILL CT	3029	12/28/2023	
BF	_____	AM 019-FEL FINAL ELECTRIC				12/28/2023	
BF	_____	AM 020-FMC FINAL MECHANICAL				12/28/2023	
PBF	_____	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC				12/28/2023	
BF	_____	AM 018-FIN FINAL INSPECTION Comments1: JENN@ABBYPROPERTIES.LLC	20230209	3963 HAVENHILL CT	3029	12/28/2023	
BF	_____	AM 019-FEL FINAL ELECTRIC				12/28/2023	
BF	_____	AM 020-FMC FINAL MECHANICAL				12/28/2023	
PBF	_____	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC				12/28/2023	
GH	_____	020-FIN FINAL INSPECTION Comments1: NLAPORTA@NVRINC.COM	20230217	2747 CURTIS CT	118		12/11/2023
GH	_____	021-FEL FINAL ELECTRIC					12/11/2023
GH	_____	022-FMC FINAL MECHANICAL					12/11/2023
GH	_____	023-REI REINSPECTION Comments1: FINAL ELECTRIC -- NICK					12/13/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	024-EFL ENGINEERING - FINAL INSPE					12/13/2023
		Comments1: FULL CO					
ED	_____	022-EFL ENGINEERING - FINAL INSPE	20230246	881 WINDETT RIDGE RD	97		12/06/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE	20230248	871 WINDETT RIDGE RD	96		12/06/2023
JP	_____	001-FIN FINAL INSPECTION	20230338	605 S BRIDGE ST			12/21/2023
		Comments1: ROOF					
BC	_____	019-FIN FINAL INSPECTION	20230354	2742 CURTIS CT	125		12/12/2023
		Comments1: NLAPORTA@NVRINC.COM					
BC	_____	024-FEL FINAL ELECTRIC					12/12/2023
BC	_____	025-FMC FINAL MECHANICAL					12/12/2023
GH	_____	026-REI REINSPECTION					12/14/2023
		Comments1: FINAL ELECTRIC REINSPECTION NOT REQUIRED					
		Comments2: , PANEL GFI 22 FT FROM HVAC UNIT					
GH	_____	027-REI REINSPECTION					12/14/2023
		Comments1: FINAL FRAMING					
ED	_____	028-REI REINSPECTION					12/14/2023
		Comments1: RE ENGINEERING FINAL PASSED					
BC	_____	020-FIN FINAL INSPECTION	20230355	2740 CURTIS CT	126		12/12/2023
		Comments1: NLAPORTA@NVRINC.COM					
BC	_____	021-FEL FINAL ELECTRIC					12/12/2023
BC	_____	022-FMC FINAL MECHANICAL					12/12/2023
ED	_____	023-EFL ENGINEERING - FINAL INSPE					12/14/2023
		Comments1: FULL TEMP					
BC	_____	AM 019-REI REINSPECTION	20230388	1477 WOODSAGE AVE	19		12/06/2023
		Comments1: INSULATION -- CHRISTINE					
BC	_____	018-FIN FINAL INSPECTION	20230526	2749 CURTIS CT	119		12/12/2023
		Comments1: NLAPORTA@NVRINC.COM					
BC	_____	019-FEL FINAL ELECTRIC					12/12/2023
BC	_____	020-FMC FINAL MECHANICAL					12/12/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					12/14/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 5

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	012-PPS PRE-POUR, SLAB ON GRADE	20230570	105 W FOX ST	2		12/13/2023
		Comments1: LIGHT POSTS					
PR	_____	013-ELU ELECTRICAL - UNDERSLAB					12/13/2023
GH	_____	018-FIN FINAL INSPECTION	20230625	2744 CURTIS ST	124		12/07/2023
		Comments1: NLAPORTA@NVRINC.COM					
GH	_____	019-FEL FINAL ELECTRIC					12/07/2023
GH	_____	020-FMC FINAL MECHANICAL					12/07/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE					12/08/2023
GH	_____	021-REI REINSPECTION	20230638	2743 CURTIS CT	116		12/08/2023
		Comments1: FINAL					
GH	_____	022-FEL FINAL ELECTRIC					12/08/2023
ED	_____	023-REI REINSPECTION					12/08/2023
		Comments1: ENGINEERING FULL CO					
GH	_____	016-FIN FINAL INSPECTION	20230653	2661 GOULD CT	64		12/06/2023
		Comments1: NICK					
GH	_____	017-FEL FINAL ELECTRIC					12/06/2023
GH	_____	018-FMC FINAL MECHANICAL					12/06/2023
ED	_____	019-EFL ENGINEERING - FINAL INSPE					12/06/2023
		Comments1: PROPERTY CORNERS -- WINTER TEMP					
GH	_____	019-FIN FINAL INSPECTION	20230763	2648 GOULD CT	59		12/06/2023
		Comments1: NICK					
GH	_____	020-FEL FINAL ELECTRIC					12/06/2023
GH	_____	021-FMC FINAL MECHANICAL					12/06/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE					12/06/2023
GH	_____	014-FIN FINAL INSPECTION	20230814	2933 CRYDER WAY	467		12/18/2023
		Comments1: CHRIS					
GH	_____	015-FEL FINAL ELECTRIC					12/18/2023
GH	_____	016-FMC FINAL MECHANICAL					12/18/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 6

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		017-PLF PLUMBING - FINAL OSR READ Comments1: CHRIS.DANIEL@MBHOMES.COM					12/18/2023
ED		018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					12/21/2023
GH		019-REI REINSPECTION Comments1: FINAL FRAMING					12/20/2023
GH		020-REI REINSPECTION Comments1: FINAL ELECTRICAL					12/20/2023
GH		014-FIN FINAL INSPECTION Comments1: MT FOY	20230815	2639 SEELEY ST	818		12/12/2023
GH		015-FEL FINAL ELECTRIC					12/12/2023
GH		016-FMC FINAL MECHANICAL					12/12/2023
PBF		017-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					12/12/2023
ED		018-EFL ENGINEERING - FINAL INSPE Comments1: FULL CO					12/13/2023
BC		PM 018-FIN FINAL INSPECTION Comments1: JASON	20230817	462 TIMBER OAK LN	39		12/19/2023
BC		019-FEL FINAL ELECTRIC					12/19/2023
BC		020-FMC FINAL MECHANICAL					12/19/2023
PBF		PM 021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					12/19/2023
ED		022-EFL ENGINEERING - FINAL INSPE Comments1: 4 SQUARES TEMP OCC					12/20/2023
GH	09:30	007-BSM BASEMENT FLOOR Comments1: COX	20230818	2853 ROOD ST	317		12/28/2023
GH	09:30	008-GAR GARAGE FLOOR Comments1: COX					12/29/2023
GH	09:30	009-STP STOOPS					12/29/2023
GH		017-FIN FINAL INSPECTION Comments1: NICK	20230924	2656 GOULD CT	63		12/06/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 7

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	018-FEL FINAL ELECTRIC					12/06/2023
GH	_____	019-FMC FINAL MECHANICAL					12/06/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: PROPERTY CORNERS -- WINTER TEMP					12/06/2023
GH	_____	021-REI REINSPECTION Comments1: FINAL ELECTRIC					12/08/2023
GH	_____	018-FIN FINAL INSPECTION Comments1: NICK	20230925	2741 CURTIS CT	115		12/13/2023
GH	_____	019-FEL FINAL ELECTRIC					12/13/2023
GH	_____	020-FMC FINAL MECHANICAL					12/13/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM					12/13/2023
GH	_____	PM 022-REI REINSPECTION Comments1: FINAL FRAMING					12/14/2023
GH	_____	023-REI REINSPECTION Comments1: FINAL ELECTRIC					12/14/2023
ED	_____	024-EFL ENGINEERING - FINAL INSPE Comments1: PROPERTY CORNERS TEMP OR REINSPECTION RE Comments2: QUIRED					12/14/2023
PR	_____	AM 007-FIN FINAL INSPECTION Comments1: JOE 815-545-9458	20230953	1291 CLEARWATER DR	211		12/15/2023
PR	_____	AM 008-FEL FINAL ELECTRIC					12/15/2023
PR	_____	AM 009-FMC FINAL MECHANICAL					12/15/2023
PR	_____	AM 010-PLF PLUMBING - FINAL OSR READ					12/15/2023
BC	_____	PM 003-REI REINSPECTION Comments1: SOLAR ERIK 708-441-6311 ERIK.SALAZAR@SUN Comments2: RUN.COM	20231093	806 MORGAN ST			12/05/2023
GH	_____	AM 021-REI REINSPECTION Comments1: FINAL BUILDING	20231155	2607 SEELEY ST	814		12/05/2023
PBF	_____	AM 022-REI REINSPECTION Comments1: FINAL PLUMBING -- MTFOY@DRHORTON.COM					12/05/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 8

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FIN FINAL INSPECTION Comments1: MTFOY@DRHORTON.COM	20231156	2630 SEELEY ST	745		12/12/2023
GH	_____	017-FEL FINAL ELECTRIC					12/12/2023
GH	_____	018-FMC FINAL MECHANICAL					12/12/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					12/12/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS TEMP INTERIOR LOT \$500 Comments2: 0					12/13/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: MT FOY	20231157	2627 SEELEY ST	815		12/08/2023
GH	_____	017-FEL FINAL ELECTRIC					12/08/2023
GH	_____	018-FMC FINAL MECHANICAL					12/08/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					12/08/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: FULL CO					12/08/2023
PBF	_____	PM 004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20231190	3069 CONSTITUTION WAY	512		12/05/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM					12/13/2023
GH	_____	006-GPL GREEN PLATE INSPECTION Comments1: AUSTIN					12/14/2023
GH	_____	007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					12/14/2023
GH	_____	017-FIN FINAL INSPECTION Comments1: AUSTIN	20231191	3073 CONSTITUTION WAY	511		12/01/2023
GH	_____	018-FEL FINAL ELECTRIC					12/01/2023
GH	_____	019-FMC FINAL MECHANICAL					12/01/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG@NVRINC.COM					12/01/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 9

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					12/14/2023
		Comments1: OK FOR WINTER CONDITIONS					
BC	_____	AM 015-RFR ROUGH FRAMING	20231313	2745 CURTIS CT	117		12/11/2023
		Comments1: DECK -- NICK					
ED	_____	017-EFL ENGINEERING - FINAL INSPE	20231314	2657 GOULD CT	66		12/21/2023
		Comments1: WINTER CONDITIONS OK TO TEMP					
GH	_____	018-FIN FINAL INSPECTION					12/18/2023
		Comments1: NICK					
GH	_____	019-FEL FINAL ELECTRIC					12/18/2023
GH	_____	020-FMC FINAL MECHANICAL					12/18/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					12/20/2023
		Comments1: NLAPORTA@NVRINC.COM					
PBF	_____	022-REI REINSPECTION					12/21/2023
		Comments1: FINAL PLUMBING					
JP	_____	019-FIN FINAL INSPECTION	20231315	2659 GOULD CT	65		12/15/2023
		Comments1: NICK					
JP	_____	020-FEL FINAL ELECTRIC					12/15/2023
JP	_____	021-FMC FINAL MECHANICAL					12/15/2023
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					12/15/2023
		Comments1: NLAPORTA@NVRINC.COM					
ED	_____	023-EFL ENGINEERING - FINAL INSPE					12/21/2023
		Comments1: OK TO TEMP WINTER CONDITIONS					
JP	_____	018-FIN FINAL INSPECTION	20231316	2650 GOULD CT	60		12/14/2023
		Comments1: NICK					
JP	_____	019-FEL FINAL ELECTRIC					12/14/2023
JP	_____	020-FMC FINAL MECHANICAL					12/14/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					12/14/2023
		Comments1: NLAPORTA@NVRINC.COM					
ED	_____	022-EFL ENGINEERING - FINAL INSPE					12/20/2023
		Comments1: WINTER CONDITIONS TEMP					

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 10

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FIN FINAL INSPECTION Comments1: ASUSONG&NVRINC.COM	20231317	3076 JETER ST	569		12/04/2023
GH	_____	017-FEL FINAL ELECTRIC					12/04/2023
GH	_____	018-FMC FINAL MECHANICAL					12/04/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: ASUSONG&NVRINC.COM					12/01/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE					12/01/2023
GH	_____	021-REI REINSPECTION Comments1: FINAL ELECTRICAL					12/05/2023
BC	_____	018-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM	20231318	401 BISCAYNE LN	1987		12/11/2023
BC	_____	019-FEL FINAL ELECTRIC					12/11/2023
BC	_____	020-FMC FINAL MECHANICAL					12/11/2023
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					12/11/2023
ED	_____	022-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					12/21/2023
GH	_____	016-FIN FINAL INSPECTION Comments1: JOE	20231319	4469 TAMPA DR	1966		12/05/2023
GH	_____	017-FEL FINAL ELECTRIC					12/05/2023
GH	_____	018-FMC FINAL MECHANICAL					12/05/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					12/05/2023
JP	_____	016-FIN FINAL INSPECTION Comments1: NICK	20231337	2733 ELLORY CT	130		12/14/2023
JP	_____	017-FEL FINAL ELECTRIC					12/14/2023
JP	_____	018-FMC FINAL MECHANICAL					12/14/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: NLAPORTA@NVRINC.COM					12/14/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 11

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS, INTERIOR LOT					12/20/2023
BC	_____	017-FIN FINAL INSPECTION Comments1: JOE	20231338	363 BISCAYNE LN	1983		12/13/2023
BC	_____	018-FEL FINAL ELECTRIC					12/13/2023
BC	_____	019-FMC FINAL MECHANICAL					12/13/2023
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					12/13/2023
ED	_____	021-EFL ENGINEERING - FINAL INSPE Comments1: OK TO TEMP					12/21/2023
BC	_____	AM 012-RFR ROUGH FRAMING Comments1: REMY	20231404	848 HAYDEN DR	60		12/04/2023
BC	_____	AM 013-REL ROUGH ELECTRICAL					12/04/2023
BC	_____	AM 014-RMC ROUGH MECHANICAL					12/04/2023
PBF	_____	AM 015-PLR PLUMBING - ROUGH Comments1: CONSTRUCTIONRMT@GMAIL.COM					12/04/2023
JP	_____	AM 016-INS INSULATION Comments1: REMY					12/12/2023
JP	_____	AM 016-FIN FINAL INSPECTION Comments1: JOE	20231426	372 BISCAYNE LN			12/20/2023
JP	_____	AM 017-FEL FINAL ELECTRIC					12/20/2023
JP	_____	AM 018-FMC FINAL MECHANICAL					12/20/2023
PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					12/20/2023
ED	_____	020-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS OK TO TEMP					12/28/2023
ED	_____	018-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITONS INTERIOR LOT	20231427	362 BISCAYNE LN	1980		12/28/2023
ED	_____	015-EFL ENGINEERING - FINAL INSPE Comments1: BBOX NOT VISIBLE OR MARKED-NO TEMP	20231428	2654 GOULD CT	62		12/21/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 12

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-FIN FINAL INSPECTION					12/20/2023
		Comments1: NICK					
GH	_____	017-FEL FINAL ELECTRIC					12/20/2023
GH	_____	018-FMC FINAL MECHANICAL					12/20/2023
PBF	_____	019-PLF PLUMBING - FINAL OSR READ					12/20/2023
		Comments1: NLAPORTA@NVRINC.COM					
GH	_____	020-REI REINSPECTION					12/22/2023
		Comments1: FINAL FRAMING					
GH	_____	021-REI REINSPECTION					12/22/2023
		Comments1: FINAL ELECTRICAL OPEN GROUND AT PANEL GF					
		Comments2: I					
PBF	_____	AM 022-PLF PLUMBING - FINAL OSR READ					12/21/2023
		Comments1: NLAPORTA@NVRINC.COM					
ED	_____	023-REI REINSPECTION					12/22/2023
		Comments1: EFL -- OK TO TEMP ONLY					
GH	_____	024-REI REINSPECTION					12/28/2023
		Comments1: REINSPECTION FINAL ELECTRICAL					
PBF	_____	PM 009-ESW ENGINEERING - SEWER / WAT	20231462	395 TIMBER OAK LN	32		12/13/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PR	_____	PM 018-FIN FINAL INSPECTION	20231491	804 BRISTOL AVE	3		12/18/2023
PR	_____	PM 019-FEL FINAL ELECTRIC					12/18/2023
PR	_____	PM 020-FMC FINAL MECHANICAL					12/18/2023
PR	_____	PM 021-PLF PLUMBING - FINAL OSR READ					12/18/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20231532	875 HALEY CT	112	12/29/2023	
		Comments1: C&N					
JP	_____	001-FIN FINAL INSPECTION	20231536	101 E CENTER ST			12/07/2023
		Comments1: ROOF AND SIDING -- NO I&W					
BF	_____	AM 005-RFR ROUGH FRAMING	20231553	1011 GILLESPIE LN	242		12/21/2023
		Comments1: JENN@ABBYPROPERTIES.LLC -- APPROVED AS N					
		Comments2: OTED					
BF	_____	AM 006-REL ROUGH ELECTRICAL					12/21/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 13

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 007-RMC ROUGH MECHANICAL					12/21/2023
PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: JENN@ABBYPROPERTIES.LLC					12/21/2023
BF	_____	PM 009-INS INSULATION Comments1: JENN@ABBYPROPERTIES.LLC					12/22/2023
GH	_____	AM 010-WK SERVICE WALK Comments1: ABBY				12/29/2023	
BF	_____	AM 005-RFR ROUGH FRAMING Comments1: JENN@ABBYPROPERTIES.LLC	20231554	1013 GILLESPIE LN	241		12/22/2023
BF	_____	AM 006-REL ROUGH ELECTRICAL					12/22/2023
BF	_____	AM 007-RMC ROUGH MECHANICAL					12/22/2023
PBF	_____	AM 008-PLR PLUMBING - ROUGH Comments1: JENN@ABBYPROPERTIES.LLC					12/21/2023
BF	_____	AM 010-REI REINSPECTION Comments1: ROUGH FRAMING -- SANDRAMOMENT@ABBYPROPER Comments2: TIES.LLC -- 630-365-7229 approved as not Comments3: ed					12/27/2023
BF	_____	AM 011-REI REINSPECTION Comments1: ROUGH ELECTRIC -- SANDRAMOMENT@ABBYPROPE Comments2: RTIES.LLC -- 630-365-7229					12/27/2023
BF	_____	AM 012-INS INSULATION Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC -- 630-3 Comments2: 65-7229				12/29/2023	
GH	_____	AM 013-WK SERVICE WALK Comments1: ABBY				12/29/2023	
PBF	_____	AM 005-ESW ENGINEERING - SEWER / WAT Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC 630-365- Comments2: 7229	20231555	1015 GILLESPIE LN	240	12/29/2023	
BF	_____	AM 006-RFR ROUGH FRAMING Comments1: MARCOC@ABBYPROPERTIES.LLC				12/29/2023	
BF	_____	AM 007-REL ROUGH ELECTRICAL				12/29/2023	
BF	_____	AM 008-RMC ROUGH MECHANICAL				12/29/2023	

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 14

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 009-PLR PLUMBING - ROUGH				12/29/2023	
		Comments1: MARCOC@ABBYPROPERTIES.LLC					
GH	_____	AM 010-WK SERVICE WALK				12/29/2023	
		Comments1: ABBY					
PBF	_____	AM 005-ESW ENGINEERING - SEWER / WAT	20231556	1017 GILLESPIE LN	239	12/29/2023	
		Comments1: SANDRAMOMENT@ABBYPROPERTIES.LLC - 630-36					
		Comments2: 5-7229					
GH	_____	AM 006-WK SERVICE WALK				12/29/2023	
		Comments1: ABBY					
GH	_____	AM 005-WK SERVICE WALK	20231557	1019 GILLESPIE LN	238	12/29/2023	
		Comments1: ABBY					
GH	_____	AM 006-WK SERVICE WALK	20231558	1021 GILLESPIE LN	237	12/29/2023	
		Comments1: ABBY					
JP	_____	003-FIN FINAL INSPECTION	20231585	2746 CRANSTON CIR	114		12/07/2023
		Comments1: ROOF					
BC	_____	AM 019-RFR ROUGH FRAMING	20231592	1821 S BRIDGE ST	1		12/15/2023
		Comments1: ELEN0 773-627-7367					
BC	_____	001-FIN FINAL INSPECTION	20231597	4527 GARRITANO ST C	381		12/12/2023
		Comments1: PERGOLA					
JP	_____	AM 017-WK SERVICE WALK	20231619	2730 ELLORY CT	137		12/06/2023
		Comments1: MW					
JP	_____	AM 009-WK SERVICE WALK	20231622	2651 GOULD CT	69		12/06/2023
		Comments1: MW					
BC	_____	010-RFR ROUGH FRAMING					12/08/2023
		Comments1: ANDREW					
BC	_____	011-REL ROUGH ELECTRICAL					12/08/2023
BC	_____	012-RMC ROUGH MECHANICAL					12/08/2023
PBF	_____	013-PLR PLUMBING - ROUGH					12/08/2023
		Comments1: AMEEKS@NVRINC.COM					
JP	_____	014-INS INSULATION					12/12/2023
		Comments1: ANDREW					
GH	_____	015-INS INSULATION	20231623	391 BISCAYNE LN	1986		12/04/2023
		Comments1: JOE					

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 15

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 016-WK SERVICE WALK Comments1: MW					12/06/2023
ED	_____	017-EFL ENGINEERING - FINAL INSPE Comments1: WINTER CONDITIONS INTERIOR LOT					12/28/2023
BC	_____	008-RFR ROUGH FRAMING Comments1: JOEMANUE@NVRINC.COM	20231624	4443 TAMPA DR	1961		12/11/2023
BC	_____	009-REL ROUGH ELECTRICAL					12/11/2023
BC	_____	010-RMC ROUGH MECHANICAL					12/11/2023
PBF	_____	011-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					12/11/2023
JP	_____	AM 012-STP STOOPS Comments1: F & R -- MW					12/06/2023
JP	_____	013-INS INSULATION Comments1: JOE					12/13/2023
BC	_____	005-REI REINSPECTION Comments1: BACKFILL	20231634	492 TIMBER OAK LN	40		12/04/2023
BC	_____	AM 006-GPL GREEN PLATE INSPECTION Comments1: JASON					12/08/2023
PBF	_____	AM 008-SUM SUMP Comments1: cathyhmdconst@gmail.com	20231641	301 ANDREW DR	198		12/01/2023
BC	_____	AM 009-STP STOOPS Comments1: COMEX					12/06/2023
BC	_____	AM 009-STP STOOPS Comments1: COMEX	20231642	307 ANDREW DR	199		12/06/2023
BC	_____	010-RFR ROUGH FRAMING Comments1: JEFF					12/27/2023
BC	_____	011-REL ROUGH ELECTRICAL					12/27/2023
BC	_____	012-RMC ROUGH MECHANICAL					12/27/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					12/27/2023
PBF	_____	AM 008-SUM SUMP Comments1: cathyhmdconst@gmail.com	20231643	311 ANDREW DR	200		12/01/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 16

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 009-STP STOOPS Comments1: COMEX					12/06/2023
GH	_____	010-RFR ROUGH FRAMING Comments1: JEFF NEED TRUSS ENGINEER REPORT FOR KNOT Comments2: BROKEN OUT OF TRUSS					12/20/2023
GH	_____	011-REL ROUGH ELECTRICAL					12/20/2023
GH	_____	012-RMC ROUGH MECHANICAL					12/20/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					12/20/2023
JP	_____	014-INS INSULATION Comments1: JEFF				12/27/2023	
BC	_____	010-RFR ROUGH FRAMING Comments1: JEFF	20231644	321 ANDREW DR	201		12/11/2023
BC	_____	011-REL ROUGH ELECTRICAL					12/11/2023
BC	_____	012-RMC ROUGH MECHANICAL					12/11/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					12/11/2023
GH	_____	014-INS INSULATION Comments1: JEFF					12/14/2023
GH	_____	010-RFR ROUGH FRAMING Comments1: JEFF	20231645	327 ANDREW DR	202		12/04/2023
GH	_____	011-REL ROUGH ELECTRICAL					12/04/2023
GH	_____	012-RMC ROUGH MECHANICAL					12/04/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					12/04/2023
GH	_____	014-INS INSULATION Comments1: JEFF					12/07/2023
GH	_____	015-REI REINSPECTION Comments1: ROUGH FRAMING					12/07/2023
PR	_____	PM 007-RFR ROUGH FRAMING Comments1: CLAYTON	20231653	803 FREEMONT ST	45		12/01/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 17

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	PM 008-REL ROUGH ELECTRICAL					12/01/2023
PR	_____	PM 009-RMC ROUGH MECHANICAL					12/01/2023
PR	_____	PM 010-PLR PLUMBING - ROUGH					12/01/2023
BC	_____	AM 011-GAR GARAGE FLOOR Comments1: CLAYTON					12/05/2023
BC	_____	AM 012-STP STOOPS Comments1: FRONT					12/05/2023
PBF	_____	AM 007-SUM SUMP Comments1: cathyhmdconst@gmail.com	20231663	3397 GABRIEL DR	169		12/01/2023
GH	_____	PM 009-STP STOOPS Comments1: F&R --					12/28/2023
GH	_____	AM 003-BKF BACKFILL Comments1: COMEX 847-551-9066	20231664	3388 GABRIEL DR	168		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: BACKFILL					12/05/2023
PBF	_____	PM 010-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					12/11/2023
BC	_____	011-GPL GREEN PLATE INSPECTION Comments1: JEFF					12/18/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM	20231665	3377 GABRIEL DR	170		12/07/2023
GH	_____	006-GPL GREEN PLATE INSPECTION Comments1: JEFF					12/07/2023
PBF	_____	AM 007-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					12/12/2023
BC	_____	AM 008-BSM BASEMENT FLOOR Comments1: COMEX					12/27/2023
GH	_____	PM 009-GAR GARAGE FLOOR Comments1: COMEX					12/28/2023
GH	_____	PM 010-STP STOOPS Comments1: FRONT & REAR STOOPS					12/28/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 18

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 001-FTG FOOTING Comments1: COMEX	20231666	3358 GABRIEL DR	166		12/06/2023
BC	_____	AM 002-FOU FOUNDATION Comments1: COMEX					12/11/2023
GH	_____	AM 003-BKF BACKFILL Comments1: COMEX					12/14/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					12/22/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM	20231667	3357 GABRIEL DR	171		12/07/2023
GH	_____	007-GPL GREEN PLATE INSPECTION Comments1: JEFF					12/07/2023
PBF	_____	008-SUM SUMP Comments1: CATHYHMDCONST@GMAIL.COM					12/12/2023
BC	_____	AM 009-BSM BASEMENT FLOOR Comments1: COMEX					12/27/2023
GH	_____	AM 003-BKF BACKFILL Comments1: COMEX 847-551-9066	20231668	3328 GABRIEL DR	164		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: BACKFILL					12/05/2023
PBF	_____	PM 005-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					12/11/2023
BC	_____	006-GPL GREEN PLATE INSPECTION Comments1: JEFF					12/18/2023
BC	_____	AM 001-RFR ROUGH FRAMING Comments1: BRIAN 630-664-1406	20231674	2728 ELLORY CT	138		12/04/2023
BC	_____	AM 002-REL ROUGH ELECTRICAL					12/04/2023
BC	_____	AM 003-RMC ROUGH MECHANICAL					12/04/2023
PR	_____	AM 001-RFR ROUGH FRAMING Comments1: CAROLYN	20231701	2095 MUIRFIELD DR	184-1		12/18/2023
PR	_____	AM 002-REL ROUGH ELECTRICAL					12/18/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 19

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	AM 003-RMC ROUGH MECHANICAL					12/18/2023
PR	_____	AM 004-PLR PLUMBING - ROUGH					12/18/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: CHRIS	20231751	3221 LEHMAN CROSSING	758		12/01/2023
GH	_____	010-REL ROUGH ELECTRICAL					12/01/2023
GH	_____	011-RMC ROUGH MECHANICAL					12/01/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON					12/01/2023
JP	_____	013-INS INSULATION Comments1: CHRIS					12/05/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: CHRIS	20231752	3229 LEHMAN CROSSING	760		12/14/2023
GH	_____	010-REL ROUGH ELECTRICAL					12/14/2023
GH	_____	011-RMC ROUGH MECHANICAL					12/14/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					12/14/2023
GH	_____	PM 013-INS INSULATION Comments1: CHRIS					12/18/2023
GH	_____	010-RFR ROUGH FRAMING Comments1: CHRIS	20231753	3225 LEHMAN CROSSING	759		12/11/2023
GH	_____	011-REL ROUGH ELECTRICAL					12/11/2023
GH	_____	012-RMC ROUGH MECHANICAL					12/11/2023
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					12/11/2023
GH	_____	014-INS INSULATION Comments1: CHRIS					12/13/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: CHRIS	20231754	3233 LEHMAN CROSSING	761		12/22/2023
GH	_____	010-REL ROUGH ELECTRICAL					12/22/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 20

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	011-RMC ROUGH MECHANICAL					12/22/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: CWTOMPSON@DRHORTON.COM					12/21/2023
GH	_____	AM 013-INS INSULATION Comments1: CHRIS					12/27/2023
GH	_____	015-INS INSULATION Comments1: AUSTIN ASUSONG@NVRINC.COM	20231758	3057 CONSTITUTION WAY	514		12/04/2023
GH	_____	016-WK SERVICE WALK Comments1: MW PIN SERVICE WALK TO STOOP					12/06/2023
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: ASUSONG@NVRINC.COM	20231759	3059 JETER ST	577		12/06/2023
GH	_____	006-BG BASEMENT AND GARAGE FLOOR					12/06/2023
GH	_____	007-STP STOOPS Comments1: MW - FRONT & REAR					12/19/2023
GH	_____	008-WK SERVICE WALK Comments1: MW	20231760	3072 JETER ST	568		12/06/2023
GH	_____	009-RFR ROUGH FRAMING Comments1: AUSTIN					12/15/2023
GH	_____	010-REL ROUGH ELECTRICAL					12/15/2023
GH	_____	011-RMC ROUGH MECHANICAL					12/15/2023
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: ASUSONG@NVRINC.COM					12/15/2023
GH	_____	013-INS INSULATION Comments1: AUSTIN					12/19/2023
GH	_____	AM 014-REI REINSPECTION Comments1: ROUGH FRAMING					12/18/2023
GH	_____	015-REI REINSPECTION Comments1: ROUGH FRAMING					12/19/2023
BC	_____	AM 003-FIN FINAL INSPECTION Comments1: 304, 306 & 308 MULHERN -- BALCONIES -- Comments2: AHRON 201-527-0223	20231775	301-308 MULHERN CT			12/14/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 21

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		004-FIN FINAL INSPECTION Comments1: BALCONIES -- 302 MULHERN -- AHRON					12/15/2023
BC		AM 001-FTG FOOTING Comments1: CHRIS	20231779	2182 HENNING LN	341		12/18/2023
JP	11:30	002-FOU FOUNDATION Comments1: MONICA 815-254-5748					12/19/2023
BC		003-BKF BACKFILL Comments1: COX				12/28/2023	
BC		AM 006-FIN FINAL INSPECTION Comments1: TYRELL	20231781	928 PURCELL ST	81		12/05/2023
BC		AM 007-FEL FINAL ELECTRIC					12/05/2023
BC		AM 008-FMC FINAL MECHANICAL					12/05/2023
PBF		AM 009-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT -- TYRELL 630-608-9688					12/05/2023
GH		AM 001-FTG FOOTING Comments1: COMEX	20231796	3338 GABRIEL DR	165		12/20/2023
GH		AM 002-FOU FOUNDATION Comments1: COMEX					12/21/2023
GH		AM 001-FTG FOOTING Comments1: COMEX	20231797	3337 GABRIEL DR	172		12/20/2023
BC		002-FOU FOUNDATION					12/27/2023
BC		AM 001-FTG FOOTING Comments1: COMEX	20231798	3385 JONATHON DR	161		12/06/2023
GH		AM 002-FOU FOUNDATION					12/14/2023
GH		AM 003-BKF BACKFILL Comments1: COMEX					12/20/2023
PBF		PM 004-ESW ENGINEERING - SEWER / WAT Comments1: CATHYHMDCONST@GMAIL.COM					12/22/2023
JP		AM 011-STP STOOPS Comments1: MW -- FR&R	20231812	4459 TAMPA DR	1964		12/15/2023
JP		AM 009-STP STOOPS Comments1: FR AND R	20231813	4444 SARASOTA AVE	2005		12/12/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 22

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		AM 010-RFR ROUGH FRAMING					12/20/2023
		Comments1: JOE		STEEL COLUMN AND BEAM NOT CENT			
		Comments2: ERED					
JP		AM 011-REL ROUGH ELECTRICAL					12/20/2023
JP		AM 012-RMC ROUGH MECHANICAL					12/20/2023
PBF		AM 013-PLR PLUMBING - ROUGH					12/20/2023
		Comments1: JOEMANUE@NVRINC.COM					
GH		AM 014-INS INSULATION					12/22/2023
		Comments1: AUSTIN					
BC		PM 001-REL ROUGH ELECTRICAL	20231818	1581-1589 SYCAMORE RD	2	12/27/2023	
		Comments1: 1589 SYCAMORE RD -- LYNN	702-789-8340				
BC		AM 002-FIN FINAL INSPECTION					12/27/2023
		Comments1: LYNN					
BC		AM 003-FEL FINAL ELECTRIC					12/27/2023
BC		AM 004-OCC OCCUPANCY INSPECTION					12/27/2023
JP		001-FIN FINAL INSPECTION	20231821	2088 DEERPOINT LN	164		12/07/2023
		Comments1: SIDING					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231825	1530 CRIMSON LN			12/06/2023
		Comments1: GUSTAVO					
JP		018-FIN FINAL INSPECTION	20231840	TOWNHOMES OF MILL CROSSIN			12/04/2023
		Comments1: 2263 BERESFORD					
JP		019-FIN FINAL INSPECTION					12/04/2023
		Comments1: 3877 BAILEY RD					
JP		020-FIN FINAL INSPECTION					12/04/2023
		Comments1: 3867 BAILEY RD					
JP	10:00	023-ROF ROOF UNDERLAYMENT ICE & W					12/05/2023
		Comments1: 3837 BAILEY RD					
JP	10:00	024-ROF ROOF UNDERLAYMENT ICE & W					12/05/2023
		Comments1: 3838 BAILEY RD					
JP		025-FIN FINAL INSPECTION					12/05/2023
		Comments1: 3847 BAILEY RD					

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 23

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		026-FIN FINAL INSPECTION Comments1: 3857 BAILEY RD					12/05/2023
JP	13:00	027-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3752 BAILEY RD					12/07/2023
JP		028-FIN FINAL INSPECTION Comments1: 3838 BAILEY RD					12/12/2023
JP		029-FIN FINAL INSPECTION Comments1: 3831 BAILEY RD					12/12/2023
JP	08:00	030-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3787 BAILEY					12/12/2023
JP	08:00	031-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3767 BAILEY RD					12/12/2023
JP		AM 032-FIN FINAL INSPECTION Comments1: 3752 BAILEY RD CURLED SHINGLE ON RIDGE B Comments2: ACKSIDE OF ROOF					12/12/2023
JP	09:00	033-ROF ROOF UNDERLAYMENT ICE & W Comments1: 3721 BAILEY AND 2244 BERESFORD; BAILEY Comments2: PASS ON 12/15; BEREFORD 12/15 PARTIAL P Comments3: ASS MAIN ROOF; 12/20 REMAINING PASS ENDS					12/20/2023
JP		034-FIN FINAL INSPECTION Comments1: 3781-3787 BAILEY				12/20/2023	
JP		035-FIN FINAL INSPECTION Comments1: 3761-3767 BAILEY				12/20/2023	
JP	08:00	036-ROF ROOF UNDERLAYMENT ICE & W Comments1: 2244-2232 BERESFORD				12/20/2023	
BC		005-REI REINSPECTION Comments1: BACKFILL	20231897	685 TIMBER OAK LN	19		12/04/2023
PBF		PM 006-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/13/2023
GH	11:00	007-GPL GREEN PLATE INSPECTION Comments1: JASON					12/14/2023
PBF		PM 006-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20231898	2653 GOULD CT	68		12/05/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 24

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 007-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					12/11/2023
JP	_____	AM 008-GPL GREEN PLATE INSPECTION Comments1: ANDREW					12/11/2023
JP	_____	PM 009-BSM BASEMENT FLOOR Comments1: MW					12/18/2023
GH	_____	AM 010-GAR GARAGE FLOOR Comments1: MW					12/28/2023
GH	_____	AM 011-STP STOOPS Comments1: FRONT STOOP ONLY					12/28/2023
GH	_____	AM 008-BSM BASEMENT FLOOR Comments1: MW	20231899	2655 GOULD CT	67		12/05/2023
JP	_____	PM 009-GAR GARAGE FLOOR Comments1: MW					12/18/2023
JP	_____	PM 010-STP STOOPS Comments1: MW					12/18/2023
GH	_____	011-RFR ROUGH FRAMING Comments1: AMEEKS@NVRINC.COM					12/22/2023
GH	_____	012-REL ROUGH ELECTRICAL					12/22/2023
GH	_____	013-RMC ROUGH MECHANICAL					12/22/2023
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM -- 331-431-7342					12/22/2023
GH	_____	AM 015-INS INSULATION Comments1: ANDREW					12/27/2023
GH	_____	AM 001-FTG FOOTING Comments1: MW	20231900	3127 JETER CT	502		12/06/2023
GH	_____	002-FOU FOUNDATION Comments1: MW					12/07/2023
JP	_____	AM 003-BKF BACKFILL Comments1: MW FASTENERS SHOULD BE 3" FROM CORNER					12/13/2023
PBF	_____	PM 004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/13/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 25

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		AM 005-WAT WATER					12/15/2023
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
PBF		006-PLU PLUMBING - UNDERSLAB					12/22/2023
		Comments1: ASUSONG@NVRINC.COM -- 630-720-1287					
PBF		005-PLU PLUMBING - UNDERSLAB	20231901	420 MONTEREY ST	2022		12/06/2023
		Comments1: JOEMANUE@NVRINC.COM					
JP		006-GPL GREEN PLATE INSPECTION					12/06/2023
		Comments1: JOE					
JP		AM 008-BG BASEMENT AND GARAGE FLOOR					12/06/2023
		Comments1: MW					
JP		AM 009-STP STOOPS					12/13/2023
		Comments1: FR AND R -- MW STAIR NEEDS LEVELING. LO					
		Comments2: UIE WILL LEVEL.					
JP		001-FIN FINAL INSPECTION	20231920	253 WALSH CIR	33		12/13/2023
		Comments1: WINDOWS 2ND STORY SCREEN MISSING ON NORT					
		Comments2: H SIDE OF HOME, CONTRACTOR IS WORKING ON					
		Comments3: REPLACEMENT					
GH	09:30	006-PPS PRE-POUR, SLAB ON GRADE	20231939	2712 BERRYWOOD LN	769		12/06/2023
		Comments1: CHRIS					
JP		AM 007-STP STOOPS				12/27/2023	
		Comments1: FRONT -- CHRIS					
JP		AM 008-STP STOOPS	20231944	2705 BERRYWOOD LN	774	12/27/2023	
		Comments1: FRONT -- CHRIS					
JP		AM 008-STP STOOPS	20231945	2709 BERRYWOOD LN	775	12/27/2023	
		Comments1: FRONT -- CHRIS					
JP		AM 007-STP STOOPS	20231946	2713 BERRYWOOD LN	776	12/27/2023	
		Comments1: FRONT -- CHRIS					
BC		PM 001-FTG FOOTING	20231991	3135 JETER CT	501	12/28/2023	
		Comments1: MW					
GH		AM 001-FTG FOOTING	20231992	2652 GOULD CT	61		12/08/2023
		Comments1: MW					
GH		AM 002-FOU FOUNDATION					12/12/2023
		Comments1: MW					

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 26

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 003-BKF BACKFILL Comments1: MW					12/18/2023
PBF	_____	PM 004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/18/2023
JP	_____	AM 005-GPL GREEN PLATE INSPECTION Comments1: ANDREW					12/21/2023
JP	_____	AM 001-FTG FOOTING Comments1: MW DRAIN TILE CRUSHED AT "T", SOCKS NEED Comments2: TO EXTEND TO "T", SOME LOOSE DEBRIS NEE Comments3: DS CLEANING IN FORM, PHOTO SENT TO LOUIE Comments4: WHO WILL REPAIR	20231993	3049 CONSTITUTION WAY	516		12/13/2023
GH	_____	AM 002-FOU FOUNDATION Comments1: MW					12/15/2023
PBF	_____	PM 003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/20/2023
JP	_____	AM 004-BKF BACKFILL Comments1: MW					12/20/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: 224-508-8544 BEN, THIS IS PART OF FIRE R Comments2: ESTRATION	20231998	319 E ORANGE ST			12/07/2023
BC	_____	AM 002-RFR ROUGH FRAMING Comments1: CODY				12/29/2023	
GH	_____	003-GAR GARAGE FLOOR	20232038	1050 GILLESPIE LN	218		12/04/2023
GH	_____	003-GAR GARAGE FLOOR	20232039	1052 GILLESPIE LN	217		12/04/2023
GH	_____	003-GAR GARAGE FLOOR	20232040	1054 GILLESPIE LN	216		12/04/2023
GH	_____	003-GAR GARAGE FLOOR	20232041	1056 GILLESPIE LN	215		12/04/2023
GH	_____	003-GAR GARAGE FLOOR	20232042	1058 GILLESPIE LN	214		12/04/2023
GH	_____	003-GAR GARAGE FLOOR	20232043	1060 GILLESPIE LN	213		12/04/2023
BC	_____	003-BKF BACKFILL Comments1: MARCO	20232057	2929 ALDEN AVE	301		12/06/2023
PBF	_____	AM 004-WAT WATER Comments1: MARCO 630-742-5673					12/12/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 27

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 005-SEW SEWER INSPECTION Comments1: MARCO 630-742-5673					12/13/2023
BC	_____	AM 003-BKF BACKFILL Comments1: MW	20232058	602 ASH CT	18		12/08/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/15/2023
GH	_____	005-GPL GREEN PLATE INSPECTION Comments1: JASON NEED ONE ANCHOR BOLT BACK WALL BY Comments2: GARAGE					12/22/2023
BC	_____	AM 001-FTG FOOTING Comments1: Mdw 815-839-8175	20232059	392 TIMBER OAK LN	37		12/04/2023
BC	_____	PM 002-FOU FOUNDATION Comments1: MW					12/06/2023
GH	_____	003-BKF BACKFILL Comments1: MW					12/14/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/15/2023
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS	20232070	2717 BERRYWOOD LN	777	12/27/2023	
JP	_____	AM 007-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS	20232071	2721 BERRYWOOD LN	778	12/27/2023	
JP	_____	AM 007-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP	_____	005-GPL GREEN PLATE INSPECTION Comments1: CHRIS	20232072	2725 BERRYWOOD LN	779	12/27/2023	
GH	_____	006-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS					12/05/2023
JP	_____	AM 008-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
GH	_____	005-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS	20232073	2729 BERRYWOOD LN	780		12/05/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 28

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		AM 006-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP		007-GPL GREEN PLATE INSPECTION Comments1: CHRIS				12/27/2023	
GH	09:30	005-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS	20232074	2716 BERRYWOOD LN	768		12/06/2023
JP		AM 006-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP		007-GPL GREEN PLATE INSPECTION Comments1: CHRIS				12/27/2023	
GH		AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS	20232075	2720 BERRYWOOD LN	767		12/08/2023
JP		AM 006-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP		007-GPL GREEN PLATE INSPECTION Comments1: CHRIS				12/27/2023	
GH		AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: CHRIS	20232076	2726 BERRYWOOD LN	766		12/08/2023
JP		AM 006-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP		007-GPL GREEN PLATE INSPECTION Comments1: CHRIS				12/27/2023	
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: CWTOMPSON@DRHORTON.COM	20232077	2730 BERRYWOOD LN	765		12/01/2023
GH		AM 005-PPS PRE-POUR, SLAB ON GRADE Comments1: LATE AM -- CHRIS					12/12/2023
JP		AM 006-STP STOOPS Comments1: FRONT -- CHRIS				12/27/2023	
JP		007-GPL GREEN PLATE INSPECTION Comments1: CHRIS				12/27/2023	
JP	15:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ACE	20232088	1022 INDEPENDENCE BLVD			12/06/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 29

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 001-FIN FINAL INSPECTION	20232096	1081 BLACKBERRY SHORE LN	42		12/20/2023
		Comments1: SOLAR -- GLENICE 708-742-5673	*****DO T				
		Comments2: HIS ONE FIRST*****					
BF	_____	AM 002-FEL FINAL ELECTRIC					12/20/2023
GH	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232112	2832 CRYDER WAY	450		12/29/2023
JP	10:30	001-PHF POST HOLE - FENCE	20232118	2646 SEELEY ST	741		12/11/2023
		Comments1: PARAMOUNT					
JP	_____	001-FIN FINAL INSPECTION	20232120	306 PARK ST			12/14/2023
		Comments1: WINDOWS -- SAMANTHA 603-521-0444					
BC	_____	AM 004-FIN FINAL INSPECTION	20232127	851 HAMPTON LN	131		12/05/2023
		Comments1: BMF 630-273-1151					
BC	_____	005-FEL FINAL ELECTRIC					12/05/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232130	2312 WINTERTHUR GREEN	177		12/14/2023
		Comments1: BRIAN					
JP	_____	AM 001-FIN FINAL INSPECTION	20232134	2559 OVERLOOK CT	20		12/13/2023
		Comments1: SIDING					
JP	_____	001-FIN FINAL INSPECTION	20232137	804 CANYON TR	112		12/07/2023
		Comments1: FENCE-KENNEL					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232140	2466 WAVERLY CIR	238		12/14/2023
		Comments1: BRIAN					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232148	709 PARKSIDE LN	115		12/07/2023
		Comments1: ALECIA 630-788-0929					
JP	_____	002-FIN FINAL INSPECTION					12/12/2023
		Comments1: ROOF					
BF	_____	PM 001-FIN FINAL INSPECTION	20232150	2686 SEELEY ST	731		12/27/2023
		Comments1: SOLAR -- MORGAN 630-689-8464					
BF	_____	PM 002-FEL FINAL ELECTRIC					12/27/2023
JP	_____	AM 001-PHF POST HOLE - FENCE	20232158	1135 GRACE DR	63		12/19/2023
		Comments1: CLASSIC					
BF	_____	AM 001-FIN FINAL INSPECTION	20232165	2481 CATALPA TR	174		12/14/2023
		Comments1: SOLAR KEVIN 224-605-0056					

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 30

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 002-FEL FINAL ELECTRIC					12/14/2023
PBF	_____	PM 004-ESW ENGINEERING - SEWER / WAT	20232171	4461 SARASOTA AVE	1998		12/05/2023
BC	_____	005-GPL GREEN PLATE INSPECTION Comments1: JOE					12/08/2023
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					12/13/2023
JP	_____	AM 007-BSM BASEMENT FLOOR Comments1: MW					12/12/2023
JP	_____	AM 008-GAR GARAGE FLOOR					12/12/2023
JP	11:00	001-PHF POST HOLE - FENCE Comments1: ACOSTA	20232176	118 E WASHINGTON ST	7		12/05/2023
BC	_____	PM 001-FIN FINAL INSPECTION Comments1: HVAC -- DERRICK 630-853-2334	20232185	1396 CAROLYN CT			12/12/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232188	1070 GILLESPIE LN	206		12/06/2023
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/06/2023
JP	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN					12/13/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232189	1072 GILLESPIE LN	205		12/06/2023
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/06/2023
JP	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN					12/13/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232190	1074 GILLESPIE LN	204		12/06/2023
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/06/2023
JP	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN					12/13/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 31

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232191	1076 GILLESPIE LN	203		12/06/2023
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/06/2023
JP	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN					12/13/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232192	1078 GILLESPIE LN	202		12/06/2023
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN@ABBYPROPERTIES.LLC					12/06/2023
JP	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN					12/13/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232193	1080 GILLESPIE LN	201		12/06/2023
BC	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/06/2023
JP	_____	AM 003-GAR GARAGE FLOOR Comments1: JENN					12/13/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20232194	4508 MARQUETTE ST	1223		12/04/2023
GH	_____	003-GAR GARAGE FLOOR	20232197	1071 GILLESPIE LN	212		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: GAR					12/06/2023
GH	_____	003-GAR GARAGE FLOOR	20232198	1073 GILLEPIE LN	211		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: GAR					12/06/2023
GH	_____	003-GAR GARAGE FLOOR	20232199	1075 GILLESPIE LN	210		12/04/2023
GH	_____	AM 004-GAR GARAGE FLOOR Comments1: GAR					12/06/2023
GH	_____	003-GAR GARAGE FLOOR	20232200	1077 GILLESPIE LN	209		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: GAR					12/06/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 32

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	003-GAR GARAGE FLOOR	20232201	1079 GILLESPIE LN	208		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: GAR					12/06/2023
GH	_____	003-GAR GARAGE FLOOR	20232202	1081 GILLESPIE LN	207		12/04/2023
GH	_____	AM 004-REI REINSPECTION Comments1: GAR					12/06/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232203	1100 GILLESPIE LN	324	12/15/2023	
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/15/2023
GH	_____	AM 003-GAR GARAGE FLOOR Comments1: MARCO-ABBY					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232204	1102 GILLESPIE LN	323		12/15/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/15/2023
GH	_____	AM 003-GAR GARAGE FLOOR Comments1: MARCO-ABBY					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232205	1104 GILLESPIE LN	322		12/15/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/15/2023
GH	_____	AM 003-GAR GARAGE FLOOR Comments1: MARCO-ABBY					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232206	1106 GILLESPIE LN	321		12/15/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					12/15/2023
GH	_____	AM 003-GAR GARAGE FLOOR Comments1: MARCO-ABBY					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232207	1108 GILLESPIE LN	320		12/15/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 33

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE					12/15/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: JENN@ABBYPROPERTIES.LLC	20232208	1110 GILLESPIE LN	319		12/15/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/15/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232209	1120 GILLESPIE LN	313		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR Comments1: MARCO - ABBY					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232210	1122 GILLESPIE LN	314		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232211	1124 GILLESPIE LN	315		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232212	1126 GILLESPIE LN	316		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232213	1128 GILLESPIE LN	317		12/19/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 34

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232214	1130 GILLESPIE LN	318		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232215	1121 GILLESPIE LN	301		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR Comments1: MARCO-ABBY					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232216	1123 GILLESPIE LN	302		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232217	1125 GILLESPIE LN	303		12/19/2023
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232218	1127 GILLESPIE LN	304	12/19/2023	
GH	_____	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH	_____	AM 003-GAR GARAGE FLOOR					12/27/2023
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232219	1129 GILLESPIE LN	305		12/19/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 35

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH		AM 003-GAR GARAGE FLOOR					12/27/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232220	1131 GILLESPIE LN	306		12/19/2023
GH		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/20/2023
GH		AM 003-GAR GARAGE FLOOR					12/27/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232221	1141 GILLESPIE LN	307		12/19/2023
GH	11:00	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/21/2023
GH		AM 003-GAR GARAGE FLOOR Comments1: MARCO-ABBY					12/27/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232222	1143 GILLESPIE LN	308		12/19/2023
GH	11:00	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/21/2023
GH		AM 003-GAR GARAGE FLOOR					12/27/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232223	1145 GILLESPIE LN	309		12/19/2023
GH	11:00	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/21/2023
GH		AM 003-GAR GARAGE FLOOR					12/27/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232224	1147 GILLESPIE LN	310		12/19/2023
GH	11:00	PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/21/2023
GH		AM 003-GAR GARAGE FLOOR					12/27/2023
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232225	1149 GILLESPIE LN	311		12/19/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 36

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	11:00 PM	002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/21/2023
GH	_____ AM	003-GAR GARAGE FLOOR					12/27/2023
PBF	_____ AM	001-PLU PLUMBING - UNDERSLAB Comments1: jenn@abbyproperties.llc	20232226	1151 GILLESPIE LN	312		12/19/2023
GH	11:00 PM	002-PPS PRE-POUR, SLAB ON GRADE Comments1: JENN					12/21/2023
GH	_____ AM	003-GAR GARAGE FLOOR					12/27/2023
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20232227	2469 WYTHE PL	11		12/04/2023
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS	20232229	586 HEARTLAND DR	182		12/21/2023
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JJAMES	20232237	645 BIRCHWOOD DR	144		12/07/2023
BC	_____ AM	002-FTG FOOTING Comments1: JOHN	20232240	811 ALEXANDRA LN	13		12/07/2023
BC	_____ AM	003-FOU FOUNDATION Comments1: JOHN					12/19/2023
BC	_____ AM	004-BKF BACKFILL Comments1: JOHN					12/27/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20232252	1067 HAMPTON LN	227		12/11/2023
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: J JAMES	20232253	1069 HAMPTON LANE	227		12/11/2023
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN	20232256	511 W DOLPH ST			12/19/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN	20232257	1084 CANARY AVE			12/19/2023
BC	_____ AM	001-RFR ROUGH FRAMING Comments1: LATE AM	20232266	2655 FAIRFAX WAY	257		12/13/2023
BC	_____ AM	002-REL ROUGH ELECTRICAL					12/13/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 37

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	AM 002-FIN FINAL INSPECTION	20232273	2294 RICHMOND AVE	476		12/14/2023
		Comments1: DECK -- JOSH					
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232279	525 SUTTON ST	213		12/06/2023
		Comments1: ACE					
JP	10:00	001-PHF POST HOLE - FENCE	20232281	625 BRAEMORE LN	530		12/05/2023
		Comments1: NW					
GH	11:30	001-PHF POST HOLE - FENCE	20232291	206 WALNUT ST			12/22/2023
		Comments1: STEPHANIE					
JP	09:00	001-PHF POST HOLE - FENCE	20232292	2701 NICKERSON CT	157		12/13/2023
		Comments1: ROGER					
JP	_____	002-FIN FINAL INSPECTION					12/13/2023
		Comments1: FENCE					
JP	_____	AM 001-PHD POST HOLE - DECK	20232295	306 CENTER PKWY	59		12/05/2023
		Comments1: BRAD					
GH	_____	PM 001-FTG FOOTING	20232297	551 BISCAYNE CT	2010		12/27/2023
		Comments1: MW					
JP	_____	AM 001-PHD POST HOLE - DECK	20232301	1358 WALSH DR			12/06/2023
		Comments1: DAN					
BC	_____	002-RFR ROUGH FRAMING					12/11/2023
		Comments1: DECK -- DAN					
BC	_____	AM 003-FIN FINAL INSPECTION					12/18/2023
		Comments1: DECK --					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232302	1101 GRACE DR	57		12/04/2023
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232309	1086 CANARY AVE	247		12/19/2023
		Comments1: BRIAN					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232310	1092 CANARY AVE			12/19/2023
		Comments1: BRIAN					
JP	11:30	001-PHF POST HOLE - FENCE	20232312	229 B HILLCREST AVE	1		12/15/2023
		Comments1: BETHANY 708-964-7062					
BC	_____	AM 001-FIN FINAL INSPECTION	20232314	2871 ALDEN AVE	292		12/15/2023
		Comments1: ELECTRICAL OUTLETS -- BASEMENT					
BC	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232318	1338 SPRING ST	177		12/08/2023

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 38

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232320	1148 GRACE DR	105		12/15/2023
		Comments1: REUBEN					
JP	_____ AM	001-PHF POST HOLE - FENCE	20232323	442 NORWAY CIR	75		12/21/2023
		Comments1: CLASSIC					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232325	2842 SILVER SPRINGS CT	254		12/20/2023
		Comments1: LAKESHORE					
JP	_____	002-ROF ROOF UNDERLAYMENT ICE & W					12/21/2023
		Comments1: PARTIAL ON GAR ROOF					
JP	_____	001-ROF ROOF UNDERLAYMENT ICE & W	20232326	202 W VAN EMMON ST			12/14/2023
JP	12:30	001-ROF ROOF UNDERLAYMENT ICE & W	20232329	304 E RIDGE ST			12/15/2023
		Comments1: TOM					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232332	502 E SPRING ST	9		12/21/2023
		Comments1: BRIAN					
BC	_____ AM	001-RFR ROUGH FRAMING	20232335	367 PENSACOLA ST	1148		12/18/2023
		Comments1: BJ					
BC	_____ AM	002-REL ROUGH ELECTRICAL					12/18/2023
BC	_____ AM	003-RMC ROUGH MECHANICAL					12/18/2023
PBF	_____ AM	004-PLR PLUMBING - ROUGH					12/18/2023
		Comments1: *****BASEMENT REMODEL ***** BJ 630-788					
		Comments2: -8629					
BC	_____ AM	005-INS INSULATION					12/19/2023
		Comments1: BJ					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232336	2341 EMERALD LN	104		12/20/2023
		Comments1: MIDWEST					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232337	548 W BARBERRY CIR	68		12/20/2023
		Comments1: ALPHA					
JP	12:00	001-PHF POST HOLE - FENCE	20232340	411 E SOMONAUK ST	6		12/21/2023
		Comments1: IDEAL					
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20232348	635 HAYDEN DR	73		12/19/2023
		Comments1: TOM					

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

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

PERMIT TYPE SUMMARY:		ADD ADDITION		1			
		BSM BASEMENT REMODEL		14			
		COM COMMERCIAL BUILDING		7			
		CRM COMMERCIAL REMODEL		4			
		DCK DECK		7			
		FNC FENCE		13			
		FOU FOUNDATION		2			
		GAZ GAZEBO		1			
		HVC HVAC UNIT/S		1			
		MSC MISCELLANEOUS		3			
		REM REMODEL		12			
		ROF ROOFING		41			
		RS ROOFING & SIDING		6			
		SFA SINGLE-FAMILY ATTACHED		158			
		SFD SINGLE-FAMILY DETACHED		385			
		SID SIDING		2			
		SOL SOLAR PANELS		7			
		WIN WINDOW REPLACEMENT		3			
INSPECTION SUMMARY:		BG BASEMENT AND GARAGE FLOOR		3			
		BKF BACKFILL		12			
		BSM BASEMENT FLOOR		6			
		EFL ENGINEERING - FINAL INSPECTION		32			
		ELU ELECTRICAL - UNDERSLAB		1			
		ESW ENGINEERING - SEWER / WATER		11			
		FEL FINAL ELECTRIC		41			
		FIN FINAL INSPECTION		69			
		FMC FINAL MECHANICAL		35			
		FOU FOUNDATION		10			
		FTG FOOTING		12			
		GAR GARAGE FLOOR		62			
		GPL GREEN PLATE INSPECTION		20			
		INS INSULATION		18			
		OCC OCCUPANCY INSPECTION		1			
		PHD POST HOLE - DECK		2			
		PHF POST HOLE - FENCE		9			
		PLF PLUMBING - FINAL OSR READY		25			
		PLR PLUMBING - ROUGH		21			
		PLU PLUMBING - UNDERSLAB		40			
		PPS PRE-POUR, SLAB ON GRADE		44			
		REI REINSPECTION		37			
		REL ROUGH ELECTRICAL		24			
		RFR ROUGH FRAMING		26			
		RMC ROUGH MECHANICAL		21			
		ROF ROOF UNDERLAYMENT ICE & WATER		35			
		SEW SEWER INSPECTION		1			
		STP STOOPS		26			

DATE: 12/29/2023
TIME: 14:16:57
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 12/01/2023 TO 12/31/2023

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

		SUM SUMP			5		
		WAT WATER			7		
		WK SERVICE WALK			11		
INSPECTOR SUMMARY:		BC BOB CREADEUR			99		
		BF B&F INSPECTOR CODE SERVICE			25		
		ED ERIC DHUSE			34		
		EEI ENGINEERING ENTERPRISES			1		
		GH GINA HASTINGS			247		
		JP JOHN PETRAGALLO			131		
		PBF PLUMBER			104		
		PR PETER RATOS			26		
STATUS SUMMARY:	A	PR			2		
	C	BC			14		
	C	BF			2		
	C	ED			16		
	C	GH			35		
	C	JP			11		
	C	PBF			4		
	C	PR			4		
	I	BC			79		
	I	BF			23		
	I	ED			3		
	I	GH			173		
	I	JP			108		
	I	PBF			85		
	I	PR			20		
	T	BC			6		
	T	ED			15		
	T	EEI			1		
	T	GH			39		
	T	JP			12		
	T	PBF			15		
REPORT SUMMARY:					667		



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 2024-10

Agenda Item Summary Memo

Title: Property Maintenance Report for December 2023

Meeting and Date: Economic Development Committee – February 6, 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 December 28, 2023
Subject: December Property Maintenance

Property Maintenance Report December 2023

There were 0 cases heard in December 2023.



Case Report

12/1/2023 - 12/29/2023

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
20230298	12/28/2023	1398 Carolyn	Dumping	CLOSED		COMPLIANT					
20230297	12/28/2023	320 Blackberry Ln	Obstructing Public Way	IN VIOLATION							
20230296	12/28/2023	710 Heustis St	Junk/Refuse	IN VIOLATION							
20230295	12/21/2023	500 Blk Timber Oak	Littering	IN VIOLATION							
20230294	12/21/2023	2600 Blk Gould Ct	Littering	IN VIOLATION			12/21/2023	1/22/2024			
20230293	12/11/2023	Big Rock	Dumping	CLOSED		COMPLIANT					
20230292	12/8/2023	GILLESPIE LANE	TAMPERING WITH CITYS WATER SUPPLY	IN VIOLATION			12/8/2023				
20230291	12/6/2023	2600 Block	Littering	CLOSED							
20230290	12/6/2023	4378	Open Burning	CLOSED							

Total Records: 9

12/29/2023



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 2024-11

Agenda Item Summary Memo

Title: Economic Development Report for January 2024

Meeting and Date: Economic Development Committee – February 6, 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 – February 2024 EDC Meeting of the United City of Yorkville

January 2024 Activity New Development:

- **Summers Plumbing Heating & Cooling – 724 E Veterans Parkway – The Heartland Center:** Yorkville High School graduate class of 1995 **Dave Vick** is very happy to be relocating and expanding to this new building that is under construction. Summers offers residential plumbing, heating and air conditioning services. They have 12 locations in the Midwest. It is an employee owned business. They will occupy 3,600 square feet of the 7,200 square feet. They are hoping to be in this location by late spring 2024.
- **Infinity Designs Beauty Bar - 200 Hillcrest Ave – Owner Jennifer Snyder** can't wait to meet all of her new clients in this new location in Yorkville. They have other locations in Minooka and Oswego. Infinity Design offer facials, waxing, bow tints, brow lamination, skin tightening, body sculpting, permanent makeup and permanent jewelry. Jen is known for specializing in Nano brows. This service offers the looks of microblading with many more benefits. Infinity Designs plans to be open in February 2024.

January 2024 Previously Reported Updates:

- **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 on February 12th. They will also be hosting a ribbon cutting in March. You can learn more by visiting their website <https://imagesmedspa.com>
- **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 February 2024. You can learn more by visiting their website <https://www.ibobausa.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. Business opened January 2nd.
- **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 March 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>
- **Zoomies – 1581 Sycamore – Fox Hill Center:** Lynn Beattie has opened 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 in February 2024.
- **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 on February 20, 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 late 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 Spring 2024.
- **Gerber Collision & Glass - 1203 N. Bridge Street:** Gerber has submitted necessary plans and has applied for the building permits. They have also demolished the existing building, and will build an entirely new facility. It will take approximately 10 months to complete the project. Opening is planned for late 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@dlkllc.com
630-209-7151 cell



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-12

Agenda Item Summary Memo

Title: PZC 2024-04 Comprehensive Plan Update – Future Land Use Amendment

Meeting and Date: Economic Development Committee – February 6, 2024

Synopsis: Details an update to the Comprehensive Plan's Future Land Use map for approved developments.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: Feedback and Direction

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

Agenda Item Notes:

See attached memo.



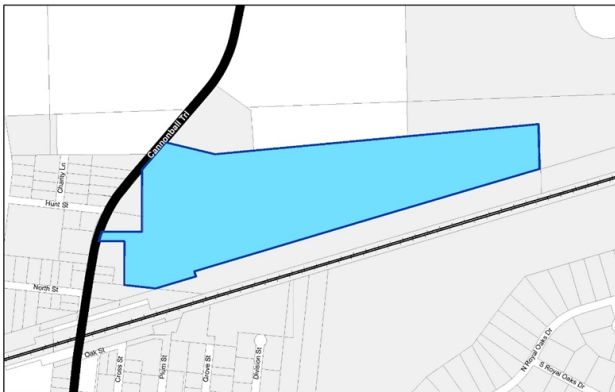
Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Date: January 25, 2024
Subject: Comprehensive Plan Update – Future Land Use Amendment

Summary

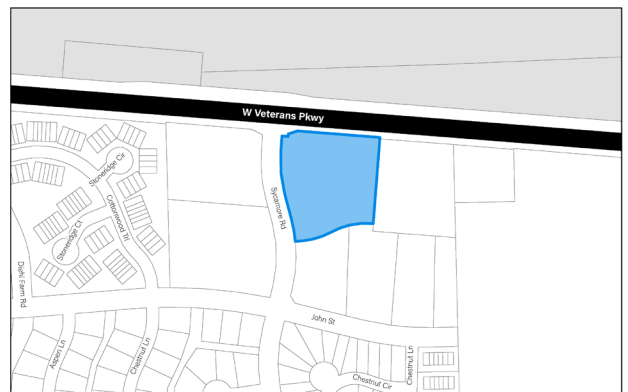
In 2023, the City Council approved two (2) developments which required rezoning of the properties located at Cannonball Trail and south of Galena Road (Bristol Ridge Solar 105) and the southeast corner of US 34 and Sycamore Road (Northpointe Development). The Bristol Ridge Solar 105 development rezoned the approximately 54-acre parcel from R-2 Single-Family and R-2 Duplex Planned Unit Development (PUD) to A-1 Agricultural District for a community solar farm project. While the Northpointe Development rezoned a 3.43-acre parcel from B-3 General Business District to the R-4 General Multi-Family Residence District for a senior living apartment complex. Due to the inconsistency of the parcels approved new zoning classification with the adopted Comprehensive Plan Update of 2016, the future land use designations and map of the plan requires amending.

The Bristol Ridge Solar 105 property's future land use is currently designated as "Estate Conservation/Residential". The recommended land use designation is "Agricultural Zone (AZ)" which is consistent with the recent rezoning of the property to A-1 Agricultural District. Staff also recommends the future land use designation for the Northpointe Development parcel from "Neighborhood Retail (NR)" to "Mid-Density Residential (MDR)" which is more compatible with the new R-4 General Multi-Family Residence District zoning.



Bristol Ridge Solar Farm 105 Location

United City of Yorkville, Illinois
March 29, 2023



Northpointe Location Map

United City of Yorkville, Illinois
November 29, 2022



Previous Amendments

In recent years, staff evaluated conflicts between adopted land uses and developments with designated future land uses since the Comprehensive Plan was adopted in 2016. It was determined there were eight (8) inconsistencies within the Comprehensive Plan and approved developments, therefore staff proposed

amendments to the plan which was by the City Council approved as an appendix to the plan. A list of these developments can be seen in the table below:

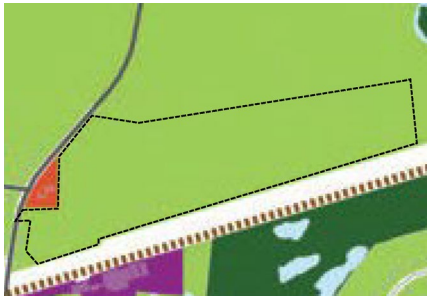
Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2017-01 Cedarhurst Living	Suburban Neighborhood	Commercial Office (CO)
PZC 2017-07 Casey's General Store	Mid-Density Residential	Destination Commercial (DC)
PZC 2017-13 Coffman Carpets	Mid-Density Residential	Destination Commercial (DC)
PZC 2018-18 Heartland Business	Mid-Density Residential	Commercial Office (CO)
PZC 2019-03 Hively (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)
PZC 2020-01 Eldamain Road Corridor	Estate/Conservation Residential	General Industrial (GI)
PZC 2020-01 Ashley Road Connection with future Minkler Road Realignment	N/A	N/A
PZC 2022-11 Bricolage (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)

Proposed Amendments

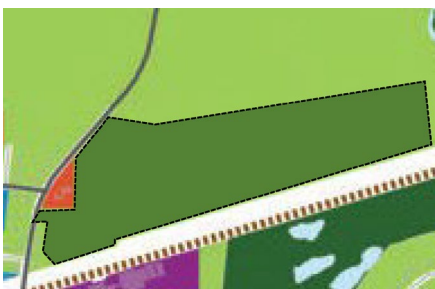
The following is a summary of the proposed amendments to the Comprehensive Plan Update staff is recommending for each development as well as map images proposed for the amended Future Land Use map.

Bristol Ridge Solar Farm 105

**Current Future Land Use:
Estate Conservation/ Residential**



**Proposed Future Land Use:
Agricultural Zone**



Summary:

An application was submitted requesting authorization of an amendment to the existing Bristol Ridge Planned Unit Development (PUD) and Annexation Agreement Amendment, as well as a rezoning from R-2/R-2D Single Family to the A-1 Agricultural District for the purpose of constructing a solar farm on a 54-acre parcel located just north of the BNSF rail line and east of Cannonball Trails.

Amendment:

The "Estate Conservation/Residential" designation is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

Northpointe Development

**Current Future Land Use:
Neighborhood Retail**



**Proposed Future Land Use:
Mid-Density Residential**



Summary:

An application was submitted requesting rezoning and variance to construct a three-story 48-unit senior living apartment complex at the southeast intersection of Sycamore Road and Route 34. The 3.43-acre property was originally zoned B-3 General Business District and was rezoned to R-4 General Multi-Family Residence District. The variance request was to increase the density permitted in the R-4 District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre.

Amendment:

The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Neighborhood Retail” designation is meant for smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions, primarily focused on convenience type retail. The original “Neighborhood Retail” designation reflected the former B-3 zoning. The proposed “Mid-Density Residential” land use is better suited to the approved senior living apartment development.

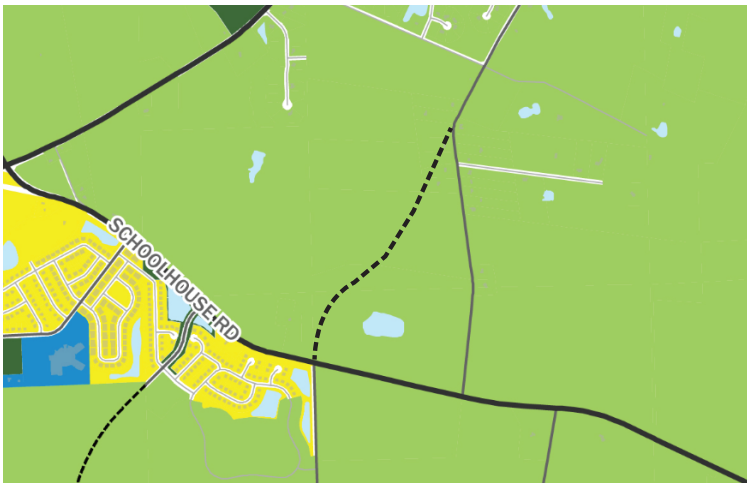
Staff Comments

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of the City. The changes to these areas have already been decided by the City Council and it is appropriate to change their corresponding land use designations. Prior to holding a public hearing, staff is seeking comments and direction from the Economic Development Committee and will be available at Tuesday night’s meeting to discuss this matter in greater detail.

Attachments

1. Proposed Appendix Amendment Pages

FUTURE LAND USE - MAP ADDENDUMS



ASHLEY ROAD

New Future Land Use Designation: N/A

Summary:

The Raintree Village and Prestwick residential developments have both resumed construction after the adoption of the comprehensive plan. Along with the single-family attached and detached housing in both subdivisions, Prestwick has constructed a new private high school. Along with these developments, the intersection at Route 126 (Schoolhouse Road) and Ashley Road must be improved by the end of 2021. With the growth in this region and the improved intersection being complete before the end horizon of this plan, the potential connection and realignment of Minkler Road to the north has been added to the future land use map.

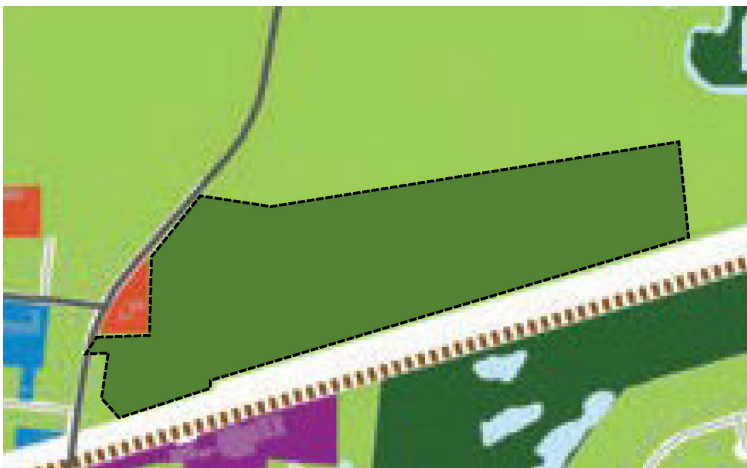


BRICOLAGE WELLNESS

New Future Land Use Designation: Destination Commercial

Summary:

In 2022, an application was approved requesting rezoning of the property located at 8721 Route 126 within the Windmill Farms Planned Unit Development. This PUD approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning would be B-3 General Business District to conduct a commercial office land use for a therapy and wellness business. The existing structure was originally being used as a residential home and the property was originally designated as “Estate/Conservation Residential”. Due to the commercial trends within the area since 2016, City Council approved this rezoning classification from residential to commercial. The new “Destination Commercial” classification is now a more suitable designation for this property.



BRISTOL RIDGE SOLAR FARM 105

New Future Land Use Designation: Agricultural Zone

Summary:

In 2023, an application was approved requesting authorization of an amendment to the existing Bristol Ridge Planned Unit Development (PUD) and Annexation Agreement Amendment, as well as a rezoning from R-2/R-2D Single Family to the A-1 Agricultural District for the purpose of constructing a solar farm on a 54-acre parcel located just north of the BNSF rail line and east of Cannonball Trails. The approved “Agricultural Zone” designation is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

FUTURE LAND USE - MAP ADDENDUMS



NORTHPOINTE DEVELOPMENT

New Future Land Use Designation: Mid-Density Residential

Summary:

In 2023, an application was approved requesting rezoning and variance to construct a three-story 48-unit senior living apartment complex at the southeast intersection of Sycamore Road and Route 34. The 3.43-acre property was originally zoned B-3 General Business District and was rezoned to R-4 General Multi-Family Residence District. The variance request was to increase the density permitted in the R-4 District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Neighborhood Retail” designation is meant for smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions, primarily focused on convenience type retail. The original “Neighborhood Retail” designation reflected the former B-3 zoning. The proposed “Mid-Density Residential” land use is better suited to the approved senior living apartment development.



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2024-13

Agenda Item Summary Memo

Title: Kendall County Intergovernmental Agreement Renewal – Inspection Services

Meeting and Date: Economic Development Committee – February 6, 2024

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

Council Action Previously Taken:

Date of Action: CC – 2/14/23 Action Taken: Approval of Renewed Agreement

Item Number: EDC 2023-11

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:

See attached memo.



Memorandum

To: Economic Development Committee
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Pete Ratosh, Building Code Official
Date: January 4, 2024
Subject: **Renewed Kendall County Intergovernmental Agreement**
Reciprocal Building Inspection and Plumbing Inspection Services

Summary

In May 2013, the City approved Resolution 2013-13 which executed an intergovernmental agreement between the City of Yorkville and Kendall County for shared building inspection services, on an as need basis, for a term of three (3) years. And in 2014, the City approved an amendment to the agreement which added shared plumbing services via Resolution 2014-34 and a renewal to this agreement was approved in March 2016 via Resolution 2016-08; Resolution 2017-15 in March 2017; Resolution 2018-05 in March 2018; Resolution 2019-11 in March 2019; Resolution 2020-08 in March 2020; Resolution 2021-05; and Resolution 2022-09. Each extending the reciprocal service for an additional year. Last year's agreement renewal was approved via Res. 2023-04.

Although the City now outsources a portion of its inspection services to B&F, staff feels this arrangement has worked very well for both the County and the City over the last decade. The following chart illustrates the number of reciprocal inspections conducted by each governmental entity for calendar years from 2016 to 2023:

	2016	2017	2018	2019	2020	2021	2022	2023
Kendall County inspections conducted by City	148	23	40	5	3	10	70	38
City inspections conducted by Kendall County	58	11	0	0	0	0	7	0

Since the existing agreement is set to expire on February 26, 2024, the proposed attached draft agreement is intended to continue the existing shared services agreement for an additional year with an option to renew annually upon written agreement between the City and the County.

Proposed Agreement

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

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

Staff Comments/Recommendation

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

Attachments

1. Draft Resolution
2. Draft Yorkville-Kendall County Intergovernmental Agreement
3. Resolution 2023-04

Resolution No. 2024-_____

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

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

Section 1: That the *Intergovernmental Agreement for Reciprocal Building Inspections
Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2024*,
attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John
Purcell, Mayor, and Jori Behland, City Clerk, be and are hereby authorized to execute said
agreement on behalf of the United City of Yorkville.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
____ day of _____, A.D. 2024.

CITY CLERK

KEN KOCH _____

DAN TRANSIER _____

ARDEN JOE PLOCHER _____

CRAIG SOLING _____

CHRIS FUNKHOUSER _____

MATT MAREK _____

SEAVER TARULIS _____

RUSTY CORNEILS _____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this ____ day of _____, A.D. 2024.

MAYOR

Exhibit A
**INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - ~~2023~~2024**

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

WITNESSETH:

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

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

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

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

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

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

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

Section 2.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If to the City: Community Development Director
United City of Yorkville Building Safety and Zoning
~~800 Game Farm Road~~ 651 Prairie Pointe Drive
Yorkville, Illinois 60560
Fax: 630-553-7264

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: _____
Chair, Kendall County Board

By: _____
Mayor

Date: _____

Date: _____

Attest:

Attest:

County Clerk

City Clerk

Exhibit A
INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2024

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

WITNESSETH:

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

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

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

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

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

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

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

Section 2.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If to the City: Community Development Director
United City of Yorkville Building Safety and Zoning
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Fax: 630-553-7264

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: _____
Chair, Kendall County Board

By: _____
Mayor

Date: _____

Date: _____

Attest:

Attest:

County Clerk

City Clerk

Resolution No. 2023-04

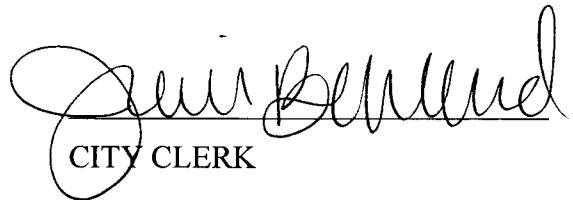
**A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR
RECIPROCAL BUILDING INSPECTION SERVICES BETWEEN THE UNITED CITY
OF YORKVILLE AND KENDALL COUNTY**

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

Section 1: That the *Intergovernmental Agreement for Reciprocal Building Inspections
Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2023*,
attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John
Purcell, Mayor, and Jori Behland, City Clerk, be and are hereby authorized to execute said
agreement on behalf of the United City of Yorkville.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this
14th day of February, A.D. 2023.


CITY CLERK

KEN KOCH	<u>AYE</u>	DAN TRANSIER	<u>ABSENT</u>
ARDEN JOE PLOCHER	<u>AYE</u>	CRAIG SOLING	<u>AYE</u>
CHRIS FUNKHOUSER	<u>AYE</u>	MATT MAREK	<u>AYE</u>
SEAVAR TARULIS	<u>AYE</u>		

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois
this 20th day of February, A.D. 2023.

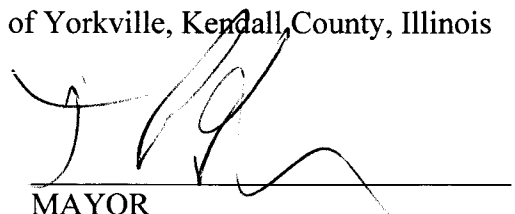

MAYOR

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

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

WITNESSETH:

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

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

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

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

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

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

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

Section 2.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

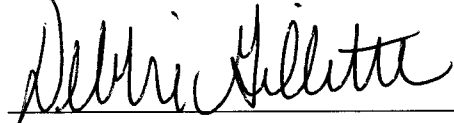
County of Kendall, a unit of local government
of the State of Illinois

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

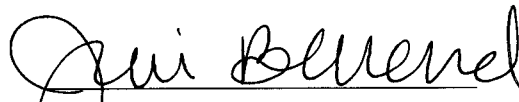
By:  By: 
Chair, Kendall County Board Mayor

Date: 2/21/23 Date: 3/1/23

Attest:


County Clerk ~~City~~

Attest:


Clerk