



## **United City of Yorkville**

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

[www.yorkville.il.us](http://www.yorkville.il.us)

### **AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING**

**Tuesday, September 3, 2024**

**6:00 p.m.**

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

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#### **Citizen Comments:**

**Minutes for Correction/Approval:** August 6, 2024

#### **New Business:**

1. EDC 2024-56 Building Permit Report for July 2024
2. EDC 2024-57 Building Inspection Report for July 2024
3. EDC 2024-58 Property Maintenance Report for July 2024
4. EDC 2024-59 Economic Development Report for August 2024
5. EDC 2024-60 Ordinance Approving the First Amendment to a Development Agreement Between the United City of Yorkville and Rally Homes, LLC
6. EDC 2024-61 UDO – Chapter 8 UDO Review and Approval Procedures – Text Amendment
7. EDC 2024-62 Kendall County Petition 24-22 – 1.5 Mile Review (10835 Legion Road)

#### **Old Business:**

#### **Additional Business:**

UNITED CITY OF YORKVILLE  
WORKSHEET  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, September 3, 2024  
6:00 PM  
CITY HALL CONFERENCE ROOM

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**CITIZEN COMMENTS:**

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**MINUTES FOR CORRECTION/APPROVAL:**

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1. August 6, 2024

- ☐ Approved \_\_\_\_\_  
☐ As presented  
☐ With corrections

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**NEW BUSINESS:**

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1. EDC 2024-56 Building Permit Report for July 2024

- ☐ Informational Item  
☐ Notes \_\_\_\_\_  
\_\_\_\_\_  
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2. EDC 2024-57 Building Inspection Report for July 2024

☐ Informational Item

☐ Notes \_\_\_\_\_  
\_\_\_\_\_  
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3. EDC 2024-58 Property Maintenance Report for July 2024

☐ Informational Item

☐ Notes \_\_\_\_\_  
\_\_\_\_\_  
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4. EDC 2024-59 Economic Development Report for August 2024

☐ Informational Item

☐ Notes \_\_\_\_\_  
\_\_\_\_\_  
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5. EDC 2024-60 Ordinance Approving the First Amendment to a Development Agreement Between the United City of Yorkville and Rally Homes, LLC

☐ Moved forward to CC \_\_\_\_\_

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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6. EDC 2024-61 UDO – Chapter 8 UDO Review and Approval Procedures – Text Amendment

☐ Moved forward to CC \_\_\_\_\_

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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7. EDC 2024-62 Kendall County Petition 24-22 – 1.5 Mile Review (10835 Legion Road)

☐ Moved forward to CC \_\_\_\_\_

☐ Approved by Committee \_\_\_\_\_

☐ Bring back to Committee \_\_\_\_\_

☐ Informational Item

☐ Notes \_\_\_\_\_

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**ADDITIONAL BUSINESS:**

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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 – August 6, 2024

**Meeting and Date:** Economic Development Committee – September 3, 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:

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**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, August 6, 2024, 6:00pm  
East Conference Room #337  
651 Prairie Pointe Drive, Yorkville, IL**

**In Attendance:**

**Committee Members**

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

**Other City Officials**

Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Planner I Sara Mendez  
Code Official Pete Ratos  
Alderman Ken Koch (via Zoom)  
City Consultant Lynn Dubajic Kellogg

**Other Guests**

Attorney Dan Kramer  
Matt Kwiatkowski, Nexamp  
Engineer Michael Keith, Atwell

The meeting was called to order at 6:00pm by Chairman Joe Plocher. He asked to move items # 5 and 7 forward on the agenda.

**Citizen Comments** None

**Minutes for Correction/Approval** July 2, 2024

The minutes were approved as presented.

**New Business**

***5. EDC 2024-53 Yorkville Renewables Solar (Nexamp) – Rezone, Special Use and Variance*** (out of sequence)

Ms. Mendez said the petitioner is requesting rezoning, a Special Use and a variance to construct the solar farm which will be situated on 23 acres of a 73.5 acre parcel of farmland. It is located on the former East Westbury PUD. The rezoning request is from R-2 to A-1 and the variance is to decrease the rear and interior setbacks from 100 feet to 8 feet. Ms. Mendez noted that the original petition was submitted prior to the adoption of the revised UDO and met the standards at the time. She reviewed signage, height of

arrays and dimensions of the emergency contact sign. She said the access road needs one paved spot. She also stated requirements for the decommissioning process and the need for a blanket easement for city access.

Attorney Dan Kramer said Nexamp is a veteran-formed company with an office in Chicago. He noted that the frontage road serves as a setback and it is 1,200 feet from Rt. 47, well within the city requirements. He also said that 11 separate property owners had to sign off to vacate the original PUD.

Mr. Kwiatkowski gave a brief presentation of the proposed solar facility. He summarized the details of the project and said it will be located on the SW corner of Galena Rd. and Rt. 47 with a project life expected to be 30-40 years. The property owners are Dan & Charene Nagel.

Civil Engineer Mike Keith addressed the setbacks and noted the plan had been submitted prior to the adoption of the UDO. He discussed the panels in relation to the stormwater management ponds and said the ponds may be going away. They are working with EEI and Kendall County on this aspect. He said they are using a pollinator mix with deep roots that help to pull the water in and reduce runoff. They are also taking the access off Galena Rd. and there is a short one off Rt. 47 near the inter-connection poles for use by ComEd. He said all lines are underground to the connection point and they will bore under Rob Roy Creek for access to the lines. Mr. Keith also discussed the landscaping plan including the parkway trees on Galena & Rt. 47 as well as the buffer near the arrays. He also described the fence they will install and the decommissioning process.

Alderman Transier asked what will happen to the parcel on the east. Mr. Kramer said the owners would like to see residential or commercial development, but the immediate plan is to keep farming it. He noted the challenges with Rob Roy Creek. He added that the property owner is trying to get a full access there, however IDOT may limit it to a right in/right out only. Alderman Funkhouser questioned why the side setback variance would be granted since the UDO revision process was ongoing at the time of variance request. Mr. Kramer said the variation request was in compliance at the time of filing. He said he felt there was no harm being done to residential with the prior setbacks. Ms. Noble clarified the request was filed prior, but the request was on hold until the PUD was repealed and they were asked to meet the current standards and the petitioner wished to keep their setbacks, thus it is considered a variation. Mr. Funkhouser also questioned the material for the access on Galena and Rt. 47.

It was noted that the neighbors next to the property do not have any objections to the project. The committee was OK with the proposal as submitted, except Alderman Tarulis. This request will move to the September 11<sup>th</sup> PZC and October 24<sup>th</sup> City Council meetings.

**7. EDC 2024-55 Eldamain and Solar Farm Setbacks** (out of sequence)

Alderman Funkhouser had requested a map proposing additional setbacks for solar farm developments off Eldamain Rd. The request was for 750 foot setbacks from residential parcels. The agreed upon amount was 1,000 feet for a major roadway. Ms. Noble asked for feedback. Alderman Plocher said 1,000 feet had already been discussed and decided upon at City Council and he did not see a need to change. Alderman Funkhouser said it is a protection for other uses in that corridor. Alderman Transier noted any applicant would still have to go through the process. Attorney Kramer gave the example of the solar field near the county buildings and that 80% of the County's electrical needs are provided by that field.

**1. EDC 2024-49 Building Permit Report for June 2024**

Mr. Ratos said there were 27 single-family detached homes and 163 total permits issued in June.

**2. EDC 2024-50 Building Inspection Report for June 2024**

Inspections totaled 925 for the month and 222 were outsourced.

**3. EDC 2024-51 Property Maintenance Report for June 2024**

Mr. Ratos stated there were 2 hearings, one for fencing which became compliant. The other was a grass/weeds issue that was found liable and fined \$2,000. Since the city is mowing the property, a lien will be placed on the home to later collect fees.

**4. EDC 2024-52 Economic Development Report for July 2024**

Ms. Kellogg presented a drawing of the new hotel and banquet facility proposed to be added to the current hotel in Kendall Crossing. She also noted the former “Tuffy's” has re-opened as My Auto Dr. with the same owner.

**6. EDC 2024-54 Kendall County Petition 24-07 – 1.5 Mile Review (7789 Route 47)**

Ms. Mendez recapped this petition saying Jerry Styrzula/A&D Properties had previously requested site plan approval to operate a trucking business and sale/storage for small trailers. In April 2024, a map amendment was requested for B-3 to M-1. In May 2024 Yorkville approved the rezoning and the County later approved it as well. She said the proposed land use and M-1 zoning in Kendall County are inconsistent with the City Comp Plan and if approved, an amendment may be needed for Yorkville's Comp Plan. This goes to PZC on September 11<sup>th</sup> and City Council September 24<sup>th</sup>.

Alderman Funkhouser asked about the trailers on the premises. In an earlier meeting, it was noted they would only be temporary, so Ms. Noble will obtain clarification prior to the PZC meeting.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 6:56pm.

Minutes respectfully submitted by Marlys Young, Minute Taker



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

Agenda Item Number

New Business #1

Tracking Number

EDC 2024-56

### Agenda Item Summary Memo

**Title:** Building Permit Report for July 2024

**Meeting and Date:** Economic Development Committee – September 3, 2024

**Synopsis:** All permits issued in July 2024.

### 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:

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# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

### JULY 2024

#### 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
July 2024	167	9	0	0	13	0	145	5,737,971.00	84,840.75
Calendar Year 2024	949	152	0	0	64	0	733	112,244,644.00	1,859,541.09
Fiscal Year 2025	503	58	0	0	32	0	413	18,471,127.00	661,808.22
July 2023	287	28	17	0	13	0	229	10,968,487.00	615,108.83
Calendar Year 2023	1335	164	75	0	59	0	1037	58,376,323.00	2,778,331.43
Fiscal Year 2024	888	77	37	0	25	0	749	34,093,873.00	1,620,283.50
July 2022	147	10	0	0	12	0	125	3,052,438.00	91,690.30
Calendar Year 2022	907	108	21	0	72	0	706	34,323,118.00	969,388.05
Fiscal Year 2023	506	48	9	0	40	0	409	15,100,232.00	466,501.30
July 2021	149	26	10	0	3	0	110	6,819,196.00	261,925.91
Calendar Year 2021	1066	158	82	0	80	0	746	47,074,320.00	1,640,910.04
Fiscal Year 2022	527	59	58	0	28	0	381	22,322,360.00	745,872.35



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 2024-57

### Agenda Item Summary Memo

**Title:** Building Inspection Report for July 2024

**Meeting and Date:** Economic Development Committee – September 3, 2024

**Synopsis:** All inspections scheduled in July 2024.

### 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:

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DATE: 07/31/2024  
TIME: 16:07:46  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 1

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		116-PLF PLUMBING - FINAL OSR READ	10000001	COUNTY INSPECTIONS	0		07/23/2024
		Comments1: 5491 WHITETAIL PKWY					
PR		PM 001-MIS MISCELLANEOUS	20200080	2105 TREMONT AVE	459		07/17/2024
		Comments1: RPZ CAP					
BC		002-REI REINSPECTION	20200968	844 CANYON TR	109		07/03/2024
		Comments1: FINAL POOL					
PR	10:00	012-FIN FINAL INSPECTION	20221011	1555 W CORNEILS RD			07/25/2024
		Comments1: ALAN 630-640-9301					
PR	10:00	013-FEL FINAL ELECTRIC					07/25/2024
PR	10:00	014-FMC FINAL MECHANICAL					07/25/2024
PR	10:00	015-PLF PLUMBING - FINAL OSR READ					07/25/2024
GS		026-EFL ENGINEERING FINAL SITE	20230053	2748 CURTIS CT	122		07/15/2024
		Comments1: TEMP TO FINAL					
GS		025-REI REINSPECTION	20230388	1477 WOODSAGE AVE	19		07/19/2024
		Comments1: EFL -- BBOX NOT KEYABLE					
GS		026-EFL ENGINEERING FINAL SITE					07/23/2024
BC		003-FIN FINAL INSPECTION	20230412	210 E KENDALL DR	0		07/09/2024
		Comments1: POOL					
PR		028-FIN FINAL INSPECTION	20230570	105 W FOX ST	2		07/03/2024
		Comments1: KEN 630-962-2883					
PR		029-FEL FINAL ELECTRIC					07/03/2024
PR		030-FMC FINAL MECHANICAL					07/03/2024
PR		031-PLF PLUMBING - FINAL OSR READ					07/03/2024
GS		025-EFL ENGINEERING FINAL SITE	20230925	2741 CURTIS CT	115		07/15/2024
		Comments1: TEMP TO FINAL					
GS		021-EFL ENGINEERING FINAL SITE	20231193	3386 CALEDONIA DR	178		07/22/2024
		Comments1: TEMP TO FINAL					
GH	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20231208	2677 EMERALD LN	384		07/16/2024
		Comments1: RONNIE -- 773-647-0299					
BC		AM 003-FIN FINAL INSPECTION	20231260	596 W BARBERRY CIR	7		07/18/2024
		Comments1: DECK & PATIO -- TALEN 630-945-0281					

DATE: 07/31/2024  
TIME: 16:07:46  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 2

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	_____	AM 001-FIN FINAL INSPECTION	20231271	1957 BANBURY AVE	25	07/29/2024	
		Comments1: WINDOWS --					
BF	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF	20231324	781 OMAHA DR	17		07/19/2024
		Comments1: BASEMENT -- GUY 630-373-6218 -- B&F WOUL					
		Comments2: DNT JUST CHECK THE FRAMING					
BC	14:00	002-RFR ROUGH FRAMING RESCHECK SF					07/29/2024
		Comments1: GUY					
GS	_____	021-EFL ENGINEERING FINAL SITE	20231337	2733 ELLORY CT	130		07/15/2024
		Comments1: TEMP TO FINAL					
PR	_____	022-EFL ENGINEERING FINAL SITE	20231359	2618 SEELEY ST	748		07/11/2024
		Comments1: SIDEWALKS					
PR	_____	023-EFL ENGINEERING FINAL SITE	20231360	2614 SEELEY ST	749		07/11/2024
		Comments1: SIDEWALKS					
GS	_____	023-REI REINSPECTION	20231363	572 TIMBER OAK LN	44		07/29/2024
		Comments1: TEMP TO FINAL					
PR	_____	021-EFL ENGINEERING FINAL SITE	20231420	2606 SEELEY ST	751		07/11/2024
		Comments1: INSTALL CONCRETE DENSIFIER OR REPLACE AL					
		Comments2: L SIDEWALKS					
PR	_____	020-EFL ENGINEERING FINAL SITE	20231421	2610 SEELEY ST	750		07/11/2024
		Comments1: SIDEWALKS					
GS	_____	022-REI REINSPECTION	20231426	372 BISCAYNE LN			07/31/2024
		Comments1: TEMP TO FINAL					
GS	_____	025-EFL ENGINEERING FINAL SITE	20231462	395 TIMBER OAK LN	32		07/29/2024
		Comments1: TEMP TO FINAL					
GS	_____	026-REI REINSPECTION	20231463	552 TIMBER OAK LN	43		07/29/2024
		Comments1: TEMP TO FINAL					
PR	14:00	026-FIN FINAL INSPECTION	20231592	1821 S BRIDGE ST	1		07/16/2024
PR	_____	027-FEL FINAL ELECTRIC					07/16/2024
PR	_____	028-FMC FINAL MECHANICAL					07/16/2024
PR	_____	029-PLF PLUMBING - FINAL OSR READ					07/16/2024
GS	_____	023-EFL ENGINEERING FINAL SITE	20231619	2730 ELLORY CT	137		07/15/2024
		Comments1: TEMP TO FINAL					

DATE: 07/31/2024  
TIME: 16:07:46  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 021-EPW PUBLIC WALK Comments1: MW	20231622	2651 GOULD CT	69		07/02/2024
GH	_____	PM 022-REI REINSPECTION Comments1: MW - REINSPECTION PUBLIC WALK					07/02/2024
GS	_____	023-ADA ADA ACCESSIBLE WALK WAY					07/02/2024
GS	_____	030-EFL ENGINEERING FINAL SITE	20231634	492 TIMBER OAK LN	40		07/29/2024
GS	_____	021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231643	311 ANDREW DR	200		07/12/2024
GS	_____	021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231644	321 ANDREW DR	201		07/12/2024
GS	_____	024-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231645	327 ANDREW DR	202		07/12/2024
PR	_____	030-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231664	3388 GABRIEL DR	168		07/09/2024
PR	_____	022-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231666	3358 GABRIEL DR	166		07/09/2024
PR	_____	025-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231668	3328 GABRIEL DR	164		07/09/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: UPLAND	20231702	3238 LEHMAN CROSSING	753		07/10/2024
GH	_____	AM 003-BKF BACKFILL Comments1: STEVE 224-283-1211					07/15/2024
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: SEROTH@DRHORTON.COM					07/17/2024
PBF	_____	AM 005-ESW SEWER / WATER Comments1: TERRI@HOLIDAY CONSTRUCTION.COM					07/16/2024
GH	_____	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: STEVE					07/18/2024
JP	11:30	002-FOU FOUNDATION Comments1: UPLAND	20231703	3234 LEHMAN CROSSING	754		07/03/2024
GH	_____	AM 003-BKF BACKFILL Comments1: STEVE 224-283-1211 NEED TO BRACE WALLS					07/10/2024

DATE: 07/31/2024  
TIME: 16:07:46  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

PAGE: 4

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	_____	PM 004-ESW SEWER / WATER					07/15/2024
		Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					07/17/2024
		Comments1: SEROTH@DRHORTON.COM					
GH	_____	PM 006-BG BASEMENT AND GARAGE FLOOR					07/18/2024
		Comments1: STEVE					
GH	_____	007-GPL GREEN PLATE INSPECTION					07/23/2024
		Comments1: STEVE					
BC	_____	PM 001-FIN FINAL INSPECTION	20231723	1309 WILLOW WAY			07/11/2024
		Comments1: HVAC --					
PR	_____	021-EFL ENGINEERING FINAL SITE	20231751	3221 LEHMAN CROSSING	758		07/09/2024
		Comments1: TEMP TO FINAL					
PR	_____	020-EFL ENGINEERING FINAL SITE	20231752	3229 LEHMAN CROSSING	760		07/09/2024
		Comments1: TEMP TO FINAL					
PR	_____	021-EFL ENGINEERING FINAL SITE	20231753	3225 LEHMAN CROSSING	759		07/09/2024
		Comments1: TEMP TO FINAL					
PR	_____	020-EFL ENGINEERING FINAL SITE	20231754	3233 LEHMAN CROSSING	761		07/09/2024
		Comments1: TEMP TO FINAL					
GS	_____	020-EFL ENGINEERING FINAL SITE	20231759	3059 JETER ST	577		07/22/2024
		Comments1: TEMP TO FINAL					
GS	_____	022-EFL ENGINEERING FINAL SITE	20231760	3072 JETER ST	568		07/22/2024
		Comments1: TEMP TO FINAL					
PR	_____	021-EFL ENGINEERING FINAL SITE	20231796	3338 GABRIEL DR	165		07/09/2024
		Comments1: TEMP TO FINAL					
GS	_____	023-EFL ENGINEERING FINAL SITE	20231798	3385 JONATHAN DR	161		07/22/2024
		Comments1: TEMP TO FINAL					
BC	_____	PM 001-FIN FINAL INSPECTION	20231823	2359 TITUS DR	253	07/31/2024	
		Comments1: RICHARD 630-391-2559					
GS	_____	025-EFL ENGINEERING FINAL SITE	20231900	3127 JETER CT	502		07/22/2024
		Comments1: TEMP TO FINAL					
GS	_____	021-EFL ENGINEERING FINAL SITE	20231943	2701 BERRYWOOD LN	773		07/24/2024
		Comments1: TEMP TO FINAL					

DATE: 07/31/2024  
TIME: 16:07:46  
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	022-REI REINSPECTION Comments1: ADA REINSPECT					07/25/2024
GS	_____	021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231944	2705 BERRYWOOD LN	774		07/24/2024
GS	_____	021-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231945	2709 BERRYWOOD LN	775		07/24/2024
GS	_____	020-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231946	2713 BERRYWOOD LN	776		07/24/2024
GS	_____	024-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231991	3135 JETER CT	501		07/22/2024
BF	_____	AM 014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232038	1050 GILLESPIE LN	218		07/26/2024
BF	_____	AM 015-FEL FINAL ELECTRIC					07/26/2024
BF	_____	AM 016-FMC FINAL MECHANICAL					07/26/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/26/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					07/26/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232039	1052 GILLESPIE LN	217		07/26/2024
GH	_____	PM 015-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/31/2024
GH	_____	PM 016-FEL FINAL ELECTRIC					07/31/2024
GH	_____	PM 017-FMC FINAL MECHANICAL					07/31/2024
PBF	_____	PM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/31/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232040	1054 GILLESPIE LN	216		07/26/2024
GH	_____	PM 015-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/31/2024
GH	_____	PM 016-FEL FINAL ELECTRIC					07/31/2024
GH	_____	PM 017-FMC FINAL MECHANICAL					07/31/2024

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PBF	_____	PM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/31/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232041	1056 GILLESPIE LN	215		07/26/2024
GS	_____	014-EFL ENGINEERING FINAL SITE	20232042	1058 GILLESPIE LN	214		07/26/2024
BF	_____	AM 014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232043	1060 GILLESPIE LN	213		07/26/2024
BF	_____	AM 015-FEL FINAL ELECTRIC					07/26/2024
BF	_____	AM 016-FMC FINAL MECHANICAL					07/26/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/26/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	AM 015-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232044	1051 GILLESPIE LN	224		07/22/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					07/22/2024
GH	_____	AM 017-FMC FINAL MECHANICAL Comments1: A/C NOT OPERATIONAL					07/22/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/22/2024
GH	_____	019-REI REINSPECTION Comments1: FINAL MECHANICAL -- JENN					07/23/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	AM 014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232045	1053 GILLESPIE LN	223		07/22/2024
GH	_____	AM 015-FEL FINAL ELECTRIC					07/22/2024
GH	_____	AM 016-FMC FINAL MECHANICAL					07/22/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/22/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					07/26/2024
JP	_____	AM 014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232046	1055 GILLESPIE LN	222		07/23/2024

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JP	_____	AM 015-FEL FINAL ELECTRIC					07/23/2024
JP	_____	AM 016-FMC FINAL MECHANICAL					07/23/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/23/2024
PBF	_____	018-REI REINSPECTION Comments1: FINAL PLUMBING - ABBYPROPERTIES.LLC@GMAI Comments2: L.COM					07/24/2024
GS	_____	019-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	AM 014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232047	1057 GILLESPIE LN	221		07/23/2024
GH	_____	AM 015-FEL FINAL ELECTRIC					07/23/2024
GH	_____	AM 016-FMC FINAL MECHANICAL					07/23/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/23/2024
PBF	_____	018-REI REINSPECTION Comments1: FINAL PLUMBING - ABBYPROPERTIES.LLC@GMAI Comments2: L.COM					07/24/2024
GS	_____	019-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	AM 014-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232048	1059 GILLESPIE LN	220		07/24/2024
GH	_____	AM 015-FEL FINAL ELECTRIC					07/24/2024
GH	_____	AM 016-FMC FINAL MECHANICAL					07/24/2024
PBF	_____	AM 017-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/24/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	AM 016-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM	20232049	1061 GILLESPIE LN	219		07/24/2024
GH	_____	AM 017-FEL FINAL ELECTRIC					07/24/2024
GH	_____	AM 018-FMC FINAL MECHANICAL					07/24/2024

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PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/24/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					07/26/2024
BC	_____	025-REI REINSPECTION Comments1: FINAL FRAMING	20232057	2929 ALDEN AVE	301		07/02/2024
BC	_____	026-REI REINSPECTION Comments1: FINAL ELECTRIC					07/02/2024
BC	_____	027-REI REINSPECTION Comments1: FINAL MECHANICAL					07/02/2024
PBF	_____	028-REI REINSPECTION Comments1: FINAL PLUMBING - MARCO.DELTORO@YAHOO.COM Comments2: 630-742-5673					07/02/2024
PWK	_____	029-REI REINSPECTION Comments1: EFL					07/05/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: MT FOY	20232075	2720 BERRYWOOD LN	767		07/09/2024
GH	_____	017-FEL FINAL ELECTRIC					07/09/2024
GH	_____	018-FMC FINAL MECHANICAL					07/09/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: MTFOY@DRHORTON.COM					07/09/2024
GS	_____	024-EFL ENGINEERING FINAL SITE					07/10/2024
GS	_____	025-REI REINSPECTION Comments1: EFL					07/17/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: STEVE	20232076	2726 BERRYWOOD LN	766		07/24/2024
GH	_____	017-FEL FINAL ELECTRIC					07/24/2024
GH	_____	018-FMC FINAL MECHANICAL					07/24/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: SEROTH@DRHORTON.COM					07/24/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					07/24/2024



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GS	_____	016-EFL ENGINEERING FINAL SITE	20232077	2730 BERRYWOOD LN	765		07/24/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: RANDY					07/30/2024
GH	_____	018-FEL FINAL ELECTRIC					07/30/2024
GH	_____	019-FMC FINAL MECHANICAL					07/30/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: RTTETTEMER@DRHORTON.COM					07/30/2024
GH	_____	PM 021-REI REINSPECTION Comments1: FINAL FRAME					07/31/2024
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: HVAC -- MALCOLM 630-512-1210 -- NO ONE W Comments2: AS HOME	20232125	645 BIRCHWOOD DR	144		07/11/2024
BC	_____	AM 002-REI REINSPECTION Comments1: HVAC -- MALCOLM 630-512-1210					07/19/2024
GS	_____	018-EFL ENGINEERING FINAL SITE	20232203	1100 GILLESPIE LN	324		07/03/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20232204	1102 GILLESPIE LN	323		07/03/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20232205	1104 GILLESPIE LN	322		07/03/2024
GS	_____	018-EFL ENGINEERING FINAL SITE	20232206	1106 GILLESPIE LN	321	07/03/2024	
GS	_____	020-EFL ENGINEERING FINAL SITE	20232207	1108 GILLESPIE LN	320		07/03/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20232208	1110 GILLESPIE LN	319		07/03/2024
BC	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF Comments1: ABBY 630-365-7229 JENN@ABBYPROPERTIES.LL Comments2: C	20232212	1126 GILLESPIE LN	316		07/01/2024
BC	_____	010-REL ROUGH ELECTRICAL					07/01/2024
BC	_____	011-RMC ROUGH MECHANICAL					07/01/2024
PBF	_____	AM 012-PLR PLUMBING - ROUGH Comments1: ABBY 630-365-7229 JENN@ABBYPROPERTIES.LL Comments2: C					07/01/2024
JP	_____	013-INS INSULATION Comments1: ABBY 630-365-7229 JENN@ABBYPROPERTIES.LL Comments2: C					07/02/2024

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JP	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF 20232213	1128	GILLESPIE LN	317		07/02/2024
		Comments1: ABBY 630-365-7229 JENN@ABBYPROPERTIES.LL					
		Comments2: C					
JP	_____	010-REL ROUGH ELECTRICAL					07/02/2024
JP	_____	011-RMC ROUGH MECHANICAL					07/02/2024
PBF	_____	012-PLR PLUMBING - ROUGH					07/02/2024
		Comments1: ABBY 630-365-7229 JENN@ABBYPROPERTIES.LL					
		Comments2: C					
JP	_____	PM 013-INS INSULATION					07/03/2024
		Comments1: ABBY 630-365-7229 JENN@ABBYPROPERTIES.LL					
		Comments2: C					
BF	_____	009-RFR ROUGH FRAMING RESCHECK SF 20232214	1130	GILLESPIE LN	318		07/05/2024
		Comments1: APPROVED AS NOTED					
BF	_____	010-REL ROUGH ELECTRICAL					07/05/2024
BF	_____	011-RMC ROUGH MECHANICAL					07/05/2024
PBF	_____	012-PLR PLUMBING - ROUGH					07/05/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 013-INS INSULATION					07/08/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 011-RFR ROUGH FRAMING RESCHECK SF 20232215	1121	GILLESPIE LN	301		07/10/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 012-REL ROUGH ELECTRICAL					07/10/2024
BC	_____	PM 013-RMC ROUGH MECHANICAL					07/10/2024
PBF	_____	PM 014-PLR PLUMBING - ROUGH					07/10/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
BC	_____	PM 015-INS INSULATION					07/11/2024
		Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF 20232216	1123	GILLESPIE LN	302		07/15/2024
		Comments1: MARCO					
JP	_____	PM 010-REL ROUGH ELECTRICAL					07/15/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					07/15/2024

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PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/15/2024
GH	_____	PM 013-INS INSULATION Comments1: MARCO					07/16/2024
GH	_____	AM 009-RFR ROUGH FRAMING RESCHECK SF 20232217 1125 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			303		07/22/2024
GH	_____	AM 010-REL ROUGH ELECTRICAL					07/22/2024
GH	_____	AM 011-RMC ROUGH MECHANICAL					07/22/2024
PBF	_____	AM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/23/2024
JP	_____	PM 013-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/23/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF 20232218 1127 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			304		07/24/2024
JP	_____	PM 010-REL ROUGH ELECTRICAL					07/24/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					07/24/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/24/2024
BC	_____	PM 013-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/25/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF 20232219 1129 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			305		07/29/2024
JP	_____	PM 010-REL ROUGH ELECTRICAL					07/29/2024
JP	_____	PM 011-RMC ROUGH MECHANICAL					07/29/2024
PBF	_____	PM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/29/2024
JP	_____	PM 013-INS INSULATION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/30/2024
JP	_____	PM 009-RFR ROUGH FRAMING RESCHECK SF 20232220 1131 GILLESPIE LN Comments1: ABBYPROPERTIES.LLC@GMAIL.COM			306	07/30/2024	

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JP	_____	PM 010-REL ROUGH ELECTRICAL				07/30/2024	
JP	_____	PM 011-RMC ROUGH MECHANICAL				07/30/2024	
PBF	_____	AM 012-PLR PLUMBING - ROUGH Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					07/31/2024
GH	_____	AM 011-WK SERVICE WALK Comments1: MW	20232242	4466 TAMPA DR	1968		07/03/2024
BC	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					07/09/2024
BC	_____	013-REL ROUGH ELECTRICAL					07/09/2024
BC	_____	014-RMC ROUGH MECHANICAL					07/09/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					07/09/2024
GH	_____	016-INS INSULATION Comments1: JOE					07/11/2024
JP	_____	017-EPW PUBLIC WALK Comments1: MW					07/17/2024
PR	_____	023-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20232246	3378 GARBIEL DR	167		07/09/2024
JP	_____	007-GPL GREEN PLATE INSPECTION Comments1: DAVE 224-519-4791	20232274	267 ANDREW DR	193		07/08/2024
JP	_____	AM 002-FOU FOUNDATION Comments1: COMEX 847-551-9066	20232275	257 ANDREW DR	192		07/01/2024
PBF	_____	003-ESW SEWER / WATER Comments1: DAISY@HMDCONST.COM					07/08/2024
JP	_____	PM 004-BKF BACKFILL Comments1: COMEX					07/03/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					07/11/2024
BC	_____	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					07/15/2024
GH	_____	007-GPL GREEN PLATE INSPECTION					07/18/2024

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GS	_____	027-EFL ENGINEERING FINAL SITE	20232297	551 BISCAYNE CT	2010		07/31/2024
		Comments1: TEMP TO FINAL					
GH	_____	019-FIN FINAL INSPECTION	20232341	601 ASH CT	17		07/08/2024
		Comments1: JASON					
GH	_____	020-FEL FINAL ELECTRIC					07/08/2024
GH	_____	021-FMC FINAL MECHANICAL					07/08/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					07/08/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
GS	_____	023-EFL ENGINEERING FINAL SITE					07/10/2024
GH	_____	AM 024-REI REINSPECTION					07/10/2024
		Comments1: FINAL FRAME -- AFTER 9 AM -- JASON					
BF	_____	AM 020-FIN FINAL INSPECTION	20232342	761 ASH CT	10		07/19/2024
		Comments1: JASON					
BF	_____	AM 021-FEL FINAL ELECTRIC					07/19/2024
BF	_____	AM 022-FMC FINAL MECHANICAL					07/19/2024
PBF	_____	AM 023-PLF PLUMBING - FINAL OSR READ					07/19/2024
		Comments1: JJACOBS@RALLYHOMES.NET					
GS	_____	024-EFL ENGINEERING FINAL SITE					07/17/2024
GS	_____	025-EFL ENGINEERING FINAL SITE	20232343	366 BISCAYNE LN	1979		07/31/2024
		Comments1: TEMP TO FINAL					
GS	_____	023-EFL ENGINEERING FINAL SITE	20232344	4441 SARASOTA AVE	1995		07/10/2024
		Comments1: TEMP TO FINAL					
GS	_____	022-EFL ENGINEERING FINAL SITE	20232346	371 BISCAYNE LN	1984		07/31/2024
		Comments1: TEMP TO FINAL					
GH	_____	017-FIN FINAL INSPECTION	20232353	3394 JONATHAN DR	158		07/10/2024
		Comments1: JEFF					
GH	_____	018-FEL FINAL ELECTRIC					07/10/2024
GH	_____	019-FMC FINAL MECHANICAL					07/10/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					07/10/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					

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GS	_____	021-EFL ENGINEERING FINAL SITE					07/10/2024
GH	_____	018-FIN FINAL INSPECTION	20232354	3388 JONATHAN DR	157		07/18/2024
		Comments1: JEFF					
GH	_____	019-FEL FINAL ELECTRIC					07/18/2024
GH	_____	020-FMC FINAL MECHANICAL					07/18/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					07/18/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GS	_____	022-EFL ENGINEERING FINAL SITE					07/19/2024
GH	_____	018-FIN FINAL INSPECTION	20232355	3384 JONATHAN DR	156		07/26/2024
		Comments1: JEFF					
GH	_____	019-FEL FINAL ELECTRIC					07/26/2024
GH	_____	020-FMC FINAL MECHANICAL					07/26/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					07/26/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GS	_____	022-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	AM 016-WKS PUBLIC & SERVICE WALKS	20232358	3368 JONATHAN DR	154		07/01/2024
		Comments1: COMEX					
JP	_____	AM 017-PHD POST HOLE - DECK					07/02/2024
		Comments1: COMEX					
GH	_____	AM 016-WKS PUBLIC & SERVICE WALKS	20232359	3378 JONATHAN DR	155		07/01/2024
		Comments1: COMEX					
BC	_____	AM 002-RFR ROUGH FRAMING RESCHECK SF	20232384	1008 N BRIDGE ST	4		07/09/2024
		Comments1: MIKE 262-933-7811					
BC	_____	AM 003-REL ROUGH ELECTRICAL					07/12/2024
		Comments1: DAVE 815-302-0034					
GH	_____	006-GPL GREEN PLATE INSPECTION	20240003	2810 CRYDER WAY	453		07/01/2024
		Comments1: TIM MDWBRK 815-603-0589					
GS	_____	026-EFL ENGINEERING FINAL SITE	20240010	491 BISCAYNE LN	1992		07/31/2024
		Comments1: TEMP TO FINAL					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20240036	3348 JONATHAN DR	150		07/11/2024
		Comments1: JEFF -- extraneous material in beam prod					
		Comments2: ucts					

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BC	_____	010-REL ROUGH ELECTRICAL					07/11/2024
BC	_____	011-RMC ROUGH MECHANICAL					07/11/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					07/11/2024
BC	_____	013-INS INSULATION Comments1: JEFF					07/16/2024
BC	_____	014-REI REINSPECTION Comments1: ROUGH FRAMING					07/12/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: COMEX					07/18/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF 20240037 3354 JONATHAN DR Comments1: JEFF			151		07/05/2024
BC	_____	010-REL ROUGH ELECTRICAL					07/05/2024
BC	_____	011-RMC ROUGH MECHANICAL					07/05/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JEFFREY.LEADER@LENNAR.COM					07/05/2024
GH	_____	013-INS INSULATION Comments1: JEFF					07/10/2024
GH	_____	014-WKS PUBLIC & SERVICE WALKS Comments1: COMEX					07/16/2024
JP	_____	AM 015-WK SERVICE WALK Comments1: COMEX	20240038	3358 JONATHAN DR	152		07/02/2024
GH	_____	016-EPW PUBLIC WALK Comments1: COMEX					07/16/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: COMEX	20240039	3364 JONATHAN DR	153		07/01/2024
JP	_____	AM 016-PHD POST HOLE - DECK Comments1: COMEX					07/02/2024
JP	_____	AM 017-EPW PUBLIC WALK Comments1: COMEX					07/02/2024
GH	_____	023-REI REINSPECTION Comments1: REINSPECTION - FRAMING	20240045	3121 JETER CT	503		07/01/2024

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GH	_____	AM 024-REI REINSPECTION Comments1: REINSPECTION -ELECTRICAL					07/01/2024
JP	_____	016-FIN FINAL INSPECTION Comments1: JIM	20240046	3037 CONSTITUTION WAY	518		07/05/2024
JP	_____	017-FEL FINAL ELECTRIC					07/05/2024
JP	_____	018-FMC FINAL MECHANICAL					07/05/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					07/05/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					07/08/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: JIM	20240047	3072 CONSTITUTION WAY	586		07/11/2024
GH	_____	017-FEL FINAL ELECTRIC					07/11/2024
GH	_____	018-FMC FINAL MECHANICAL					07/11/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JIMFLAHERT@NVRINC.COM					07/11/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					07/12/2024
GH	_____	021-REI REINSPECTION Comments1: FINAL ELECTRIC -- JIM					07/16/2024
GS	_____	021-EFL ENGINEERING FINAL SITE	20240049	4434 SARASOTA AVE	2007		07/10/2024
JP	_____	AM 003-FOU FOUNDATION Comments1: COMEX 847-551-9066	20240064	302 RYAN CT	203		07/01/2024
PBF	_____	004-ESW SEWER / WATER Comments1: DAISY@HMDCONST.COM					07/08/2024
JP	_____	PM 005-BKF BACKFILL Comments1: MW					07/03/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: JEFFREY.LEADER@LENNAR.COM					07/11/2024
BC	_____	PM 007-BG BASEMENT AND GARAGE FLOOR Comments1: COMEX					07/15/2024
JP	_____	008-GPL GREEN PLATE INSPECTION Comments1: JEFF					07/25/2024



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GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20240089	2738 BERRYWOOD LN	763		07/09/2024
		Comments1: STEVE 224-283-1211					
GH	_____	010-REL ROUGH ELECTRICAL					07/09/2024
GH	_____	011-RMC ROUGH MECHANICAL					07/09/2024
PBF	_____	012-PLR PLUMBING - ROUGH					07/09/2024
		Comments1: 224-283-1211 SEROTH@DRHORTON.COM					
GH	_____	013-INS INSULATION					07/11/2024
		Comments1: STEVE					
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS					07/31/2024
		Comments1: STEVE - PIN STOOPS TO SERVICE WALK					
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20240090	2734 BERRYWOOD LN	764		07/01/2024
		Comments1: RICH					
GH	_____	010-REL ROUGH ELECTRICAL					07/01/2024
GH	_____	011-RMC ROUGH MECHANICAL					07/01/2024
PBF	_____	012-PLR PLUMBING - ROUGH					07/01/2024
		Comments1: RJDEUTER@DRHORTON.COM					
GH	_____	013-INS INSULATION					07/03/2024
		Comments1: RICH					
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS					07/12/2024
		Comments1: UPLAND					
GH	_____	AM 009-WKS PUBLIC & SERVICE WALKS	20240091	2737 BERRYWOOD LN	782		07/12/2024
		Comments1: UPLAND					
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF					07/16/2024
		Comments1: STEVE 224-286-1211					
JP	_____	011-REL ROUGH ELECTRICAL					07/16/2024
JP	_____	012-RMC ROUGH MECHANICAL					07/16/2024
PBF	_____	013-PLR PLUMBING - ROUGH					07/16/2024
		Comments1: SEROTH@DRHORTON.COM					
GH	_____	014-INS INSULATION					07/18/2024
		Comments1: STEVE 224-283-1211					

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BC	_____	015-REI REINSPECTION Comments1: INSULATION					07/19/2024
GH	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: STEVE PIN STOOP TO SERVICE WALK, BEND RE Comments2: BAR AT B-BOX					07/31/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE SIDE YARD GATE DRAGGING AND DIFFIC Comments2: ULT TO CLOSE/LATCH	20240094	322 W KENDALL DR	26		07/29/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: TIM.KIRKY@MBHOMES.COM	20240117	2911 CRYDER WAY	469		07/25/2024
BC	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: COX					07/29/2024
JP	_____	018-FIN FINAL INSPECTION Comments1: JIM	20240120	3107 JETER CT	505	07/30/2024	
JP	_____	019-FEL FINAL ELECTRIC				07/30/2024	
JP	_____	020-FMC FINAL MECHANICAL				07/30/2024	
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					07/29/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					07/29/2024
GH	_____	019-FIN FINAL INSPECTION Comments1: KEN	20240121	2759 ROYAL CT	105		07/02/2024
GH	_____	020-FEL FINAL ELECTRIC					07/02/2024
GH	_____	021-FMC FINAL MECHANICAL					07/02/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					07/02/2024
JP	_____	023-REI REINSPECTION Comments1: FINAL ELECTRIC					07/05/2024
GH	_____	018-FIN FINAL INSPECTION Comments1: KEN	20240122	2758 ROYAL CT	108		07/08/2024
GH	_____	019-FEL FINAL ELECTRIC					07/08/2024
GH	_____	020-FMC FINAL MECHANICAL					07/08/2024

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PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					07/08/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					07/08/2024
GH	_____	021-FIN FINAL INSPECTION Comments1: KEN	20240123	2753 ROYAL CT	102		07/02/2024
GH	_____	022-FEL FINAL ELECTRIC					07/02/2024
GH	_____	023-FMC FINAL MECHANICAL					07/02/2024
PBF	_____	024-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					07/02/2024
JP	_____	025-REI REINSPECTION Comments1: FINAL ELECTRIC					07/05/2024
JP	_____	026-REI REINSPECTION Comments1: FINAL MECH					07/05/2024
GS	_____	027-EFL ENGINEERING FINAL SITE					07/03/2024
JP	_____	017-FIN FINAL INSPECTION Comments1: JOE	20240124	431 BISCAYNE LN	1989		07/10/2024
JP	_____	018-FEL FINAL ELECTRIC					07/10/2024
JP	_____	019-FMC FINAL MECHANICAL					07/10/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					07/10/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					07/12/2024
GS	_____	019-EFL ENGINEERING FINAL SITE	20240125	4445 SARASOTA AVE	1996		07/12/2024
GH	_____	020-FIN FINAL INSPECTION Comments1: JOE					07/16/2024
GH	_____	021-FEL FINAL ELECTRIC					07/16/2024
GH	_____	022-FMC FINAL MECHANICAL					07/16/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					07/16/2024
BC	_____	017-FIN FINAL INSPECTION Comments1: JOE	20240126	4435 SARASOTA AVE	1994		07/08/2024

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BC	_____	018-FEL FINAL ELECTRIC					07/08/2024
BC	_____	019-FMC FINAL MECHANICAL					07/08/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					07/08/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					07/10/2024
BC	_____	AM 020-FEL FINAL ELECTRIC	20240130	681 ASH CT	13		07/29/2024
BC	_____	AM 021-FMC FINAL MECHANICAL					07/29/2024
PBF	_____	AM 022-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					07/29/2024
GS	_____	023-EFL ENGINEERING FINAL SITE					07/29/2024
BC	_____	025-FIN FINAL INSPECTION					07/29/2024
BC	_____	026-REI REINSPECTION Comments1: FINAL FRAMING					07/30/2024
BF	_____	018-PHD POST HOLE - DECK	20240137	741 ASH CT	11		07/18/2024
GH	_____	014-FIN FINAL INSPECTION Comments1: ANDREW	20240141	2757 ROYAL CT	104		07/17/2024
GH	_____	015-FEL FINAL ELECTRIC					07/17/2024
GH	_____	016-FMC FINAL MECHANICAL					07/17/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					07/17/2024
GS	_____	018-EFL ENGINEERING FINAL SITE					07/17/2024
JP	_____	AM 017-WKS PUBLIC & SERVICE WALKS Comments1: MW	20240152	665 TIMBER OAK LN	20		07/25/2024
BC	_____	AM 010-STP STOOPS Comments1: FR AND REAR -- MW	20240153	782 TIMBER OAK LN	51		07/03/2024
JP	_____	AM 011-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON				07/26/2024	
JP	_____	AM 012-REL ROUGH ELECTRICAL				07/26/2024	

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JP	_____	AM 013-RMC ROUGH MECHANICAL				07/26/2024	
PBF	_____	AM 014-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					07/26/2024
JP	_____	AM 015-INS INSULATION Comments1: JASON				07/31/2024	
JP	_____	PM 003-PHF POST HOLE - FENCE	20240169	844 CARLY CT	34		07/01/2024
JP	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE	20240171	412 BISCAYNE LN	2019		07/02/2024
JP	_____	011-REL ROUGH ELECTRICAL					07/02/2024
JP	_____	012-RMC ROUGH MECHANICAL					07/02/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					07/02/2024
JP	_____	014-INS INSULATION Comments1: JOE					07/05/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: MW					07/03/2024
JP	_____	AM 016-EPW PUBLIC WALK Comments1: MW					07/17/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: MW	20240172	4465 SARASOTA AVE	1999		07/03/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: PARTIAL -- MW					07/16/2024
GS	_____	017-ADA ADA ACCESSIBLE WALK WAY					07/23/2024
JP	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW	20240173	4438 SARASOTA AVE	2006		07/11/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: JOEMANUE@NVRINC.COM					07/26/2024
GH	_____	017-FEL FINAL ELECTRIC					07/26/2024
GH	_____	018-FMC FINAL MECHANICAL					07/26/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					07/26/2024

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GH	_____	AM 020-REI REINSPECTION Comments1: FINAL ELECTRIC -- JOE					07/29/2024
GH	_____	PM 021-REI REINSPECTION Comments1: ELECTRICAL					07/29/2024
GS	_____	016-EFL ENGINEERING FINAL SITE	20240175	3053 CONSTITUTION WAY	515		07/12/2024
BF	_____	017-FIN FINAL INSPECTION Comments1: JFLAHERT@NVRINC.COM					07/19/2024
BF	_____	018-FEL FINAL ELECTRIC					07/19/2024
BF	_____	019-FMC FINAL MECHANICAL					07/19/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					07/19/2024
GS	_____	016-EFL ENGINEERING FINAL SITE	20240176	3068 CONSTITUTION WAY	585		07/12/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: JIM					07/16/2024
GH	_____	018-FEL FINAL ELECTRIC					07/16/2024
GH	_____	019-FMC FINAL MECHANICAL					07/16/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					07/16/2024
GH	_____	021-REI REINSPECTION Comments1: FRAMING -- JIM FLAHERTY					07/18/2024
GH	_____	013-EPW PUBLIC WALK Comments1: MW	20240177	4611 W MILLBROOK CIR	112		07/02/2024
GS	_____	014-ADA ADA ACCESSIBLE WALK WAY					07/03/2024
GH	_____	015-FIN FINAL INSPECTION Comments1: KEN					07/25/2024
GH	_____	016-FEL FINAL ELECTRIC					07/25/2024
GH	_____	017-FMC FINAL MECHANICAL					07/25/2024
PBF	_____	018-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					07/25/2024

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GS	_____	019-EFL ENGINEERING FINAL SITE					07/26/2024
GH	_____	020-REI REINSPECTION Comments1: FINAL FRAME					07/29/2024
GH	_____	021-REI REINSPECTION Comments1: FINAL ELECTRIC					07/29/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW PARTIAL PASSED, PARTIAL FAILED (NOT E Comments2: NOUGH BASE). ALLOWED MW TO POUR WHERE BA Comments3: SE WAS GOOD ONLY	20240178	4560 W MILLBROOK CIR	96	07/09/2024	
GH	_____	017-FIN FINAL INSPECTION Comments1: KEN					07/25/2024
GH	_____	018-FEL FINAL ELECTRIC					07/25/2024
GH	_____	019-FMC FINAL MECHANICAL					07/25/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: KSHELTON@NVRINC.COM					07/25/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					07/26/2024
JP	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO AND DRIVEWAY -- JASMINE 815-508-43 Comments2: 84	20240188	3156 JUSTICE DR	607		07/05/2024
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVEN 224-283-1211	20240216	2741 BERRYWOOD LN	783		07/24/2024
BC	_____	010-REL ROUGH ELECTRICAL					07/24/2024
BC	_____	011-RMC ROUGH MECHANICAL					07/24/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					07/24/2024
JP	_____	013-INS INSULATION Comments1: STEVE				07/26/2024	
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE	20240217	2745 BERRYWOOD LN	784		07/30/2024
BC	_____	010-REL ROUGH ELECTRICAL					07/30/2024
BC	_____	011-RMC ROUGH MECHANICAL					07/30/2024

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PBF		012-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					07/30/2024
PR		PM 001-RFR ROUGH FRAMING RESCHECK SF 20240247 Comments1: CHUCK 630-596-6947	1124	REDWOOD DR	50		07/26/2024
PR		PM 002-REL ROUGH ELECTRICAL					07/26/2024
PR		PM 003-RMC ROUGH MECHANICAL					07/26/2024
PR		PM 004-PLR PLUMBING - ROUGH					07/26/2024
JP		009-RFR ROUGH FRAMING RESCHECK SF 20240255 Comments1: JASON FIREBLOCKING NEEDED IN BASEME Comments2: NT, EXTERIOR WALL OUTLETS NEED SEALING, Comments3: WINDOW WELL LATDDER MISSING ITEMS Comments4: FIXED, LADDER WILL BE INSTALLED @ FINAL	621	ASH CT	16		07/15/2024
JP		010-REL ROUGH ELECTRICAL					07/15/2024
JP		011-RMC ROUGH MECHANICAL					07/15/2024
PBF		012-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					07/11/2024
JP		AM 013-INS INSULATION Comments1: JASON MISSING INSUL IN RIM JOISTS ADD Comments2: ED PHOTOS SENT					07/22/2024
BF		014-PHD POST HOLE - DECK					07/18/2024
JP		AM 015-WKS PUBLIC & SERVICE WALKS Comments1: MW					07/25/2024
GH		014-INS INSULATION Comments1: JASON 630 732 7433	20240256	661 ASH CT	14		07/01/2024
BF		016-PHD POST HOLE - DECK					07/18/2024
GH		AM 009-STP STOOPS Comments1: FR AND R	20240280	3062 CONSTITUTION WAY	584		07/09/2024
JP		010-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					07/09/2024
JP		011-REL ROUGH ELECTRICAL					07/09/2024
JP		012-RMC ROUGH MECHANICAL					07/09/2024



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PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					07/09/2024
BC	_____	PM 014-INS INSULATION Comments1: JIM 224-828-3245					07/11/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: MW					07/26/2024
JP	_____	AM 018-EPW PUBLIC WALK Comments1: MW	20240281	3047 JETER ST	579		07/03/2024
GH	_____	015-EPW PUBLIC WALK Comments1: MW	20240282	3026 CONSTITUTION WAY	580		07/16/2024
GS	_____	016-ADA ADA ACCESSIBLE WALK WAY					07/17/2024
GS	_____	019-ADA ADA ACCESSIBLE WALK WAY	20240283	3096 JETER ST	572		07/17/2024
GH	_____	AM 020-EPW PUBLIC WALK Comments1: MW - PARTIAL					07/17/2024
GH	_____	AM 009-STP STOOPS Comments1: FRONT AND REAR -- MW	20240284	4454 SARASOTA AVE	2003		07/03/2024
JP	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					07/16/2024
JP	_____	011-REL ROUGH ELECTRICAL					07/16/2024
JP	_____	012-RMC ROUGH MECHANICAL					07/16/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					07/16/2024
JP	_____	014-INS INSULATION Comments1: JOE					07/17/2024
GH	_____	AM 015-WK SERVICE WALK Comments1: MW					07/16/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW					07/25/2024
GH	_____	AM 011-WK SERVICE WALK Comments1: MW	20240285	4433 TAMPA DR	1959		07/03/2024
BC	_____	PM 012-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					07/22/2024

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BC	_____	PM 013-REL ROUGH ELECTRICAL					07/22/2024
BC	_____	PM 014-RMC ROUGH MECHANICAL					07/22/2024
PBF	_____	PM 015-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					07/22/2024
JP	_____	AM 016-INS INSULATION Comments1: JOE					07/24/2024
GH	_____	AM 017-EPW PUBLIC WALK Comments1: MW					07/30/2024
GH	_____	AM 010-WK SERVICE WALK Comments1: MW	20240286	4451 SARASOTA AVE	1997		07/03/2024
BC	_____	PM 012-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					07/25/2024
BC	_____	PM 013-REL ROUGH ELECTRICAL					07/25/2024
BC	_____	PM 014-RMC ROUGH MECHANICAL					07/25/2024
PBF	_____	PM 015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					07/25/2024
GH	_____	AM 016-INS INSULATION Comments1: JOE					07/29/2024
GH	_____	017-EPW PUBLIC WALK Comments1: MW - PARTIAL					07/26/2024
GH	_____	AM 012-WK SERVICE WALK Comments1: MW	20240287	382 BISCAYNE LN	1977		07/03/2024
BC	_____	013-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					07/10/2024
BC	_____	014-REL ROUGH ELECTRICAL					07/10/2024
BC	_____	015-RMC ROUGH MECHANICAL					07/10/2024
PBF	_____	016-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					07/10/2024
JP	_____	017-INS INSULATION Comments1: JOE					07/12/2024

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GH		AM 018-EPW PUBLIC WALK					07/25/2024
		Comments1: MW					
GH		AM 019-REI REINSPECTION					07/25/2024
		Comments1: MW - REINSPECTION PUBLIC WALK					
PR		005-PLU PLUMBING - UNDERSLAB	20240296	1167 CODY CT	10		07/16/2024
		Comments1: TIM					
BC	08:30 AM	006-BSM BASEMENT FLOOR					07/18/2024
		Comments1: KEN 630-546-0735					
BC	08:30	007-GAR GARAGE FLOOR					07/18/2024
BC	08:30	008-STP STOOPS					07/18/2024
		Comments1: FR & R					
PR		009-RFR ROUGH FRAMING RESCHECK SF					07/18/2024
		Comments1: TIM					
PR		010-REL ROUGH ELECTRICAL					07/18/2024
PR		011-RMC ROUGH MECHANICAL					07/18/2024
PR		012-PLR PLUMBING - ROUGH					07/18/2024
BC		AM 013-INS INSULATION					07/23/2024
		Comments1: TIM 630-878-5291					
BC		003-REI REINSPECTION	20240304	3072 GRANDE TR	544		07/02/2024
		Comments1: FINAL DECK -- LOGAN 630-740-9711					
BC		AM 003-BKF BACKFILL	20240307	3230 LEHMAN CROSSING	755		07/08/2024
		Comments1: RICH					
GH		AM 004-BKF BACKFILL					07/10/2024
		Comments1: STEVE 224-283-1211					
PBF		PM 005-ESW SEWER / WATER					07/15/2024
		Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					
PBF		006-PLU PLUMBING - UNDERSLAB					07/15/2024
		Comments1: SEROTH@DRHORTON.COM					
GH		PM 007-BG BASEMENT AND GARAGE FLOOR					07/18/2024
		Comments1: STEVE					
BF		008-GPL GREEN PLATE INSPECTION					07/19/2024
		Comments1: STEVE					

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GH	_____	AM 002-FOU FOUNDATION	20240308	2765 BERRYWOOD LN	788		07/15/2024
		Comments1: UPLAND					
GH	_____	AM 003-BKF BACKFILL					07/18/2024
		Comments1: JESUS					
PBF	_____	PM 005-WAT WATER					07/24/2024
		Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					
PBF	_____	PM 006-ESS STORM SEWER					07/24/2024
PBF	_____	007-PLU PLUMBING - UNDERSLAB					07/30/2024
PR	_____	005-PLU PLUMBING - UNDERSLAB	20240310	501 BIRCHWOOD DR	131		07/22/2024
JP	_____	AM 009-STP STOOPS	20240320	3344 JONATHAN DR	149		07/02/2024
		Comments1: FR AND REAR -- COMEX					
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF					07/18/2024
		Comments1: JEFF					
GH	_____	011-REL ROUGH ELECTRICAL					07/18/2024
GH	_____	012-RMC ROUGH MECHANICAL					07/18/2024
PBF	_____	013-PLR PLUMBING - ROUGH					07/18/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
GH	_____	014-INS INSULATION					07/23/2024
		Comments1: JEFF					
GH	_____	009-STP STOOPS	20240321	3338 JONATHAN DR	148		07/16/2024
		Comments1: COMEX FRONT EXPOSED OSB/NO MEMBRANE					
JP	_____	010-RFR ROUGH FRAMING RESCHECK SF					07/25/2024
		Comments1: JEFF					
JP	_____	011-REL ROUGH ELECTRICAL					07/25/2024
JP	_____	012-RMC ROUGH MECHANICAL					07/25/2024
PBF	_____	013-PLR PLUMBING - ROUGH					07/25/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
BC	_____	014-INS INSULATION					07/30/2024
		Comments1: JEFF					
GH	_____	015-STP STOOPS					07/16/2024
		Comments1: COMEX - REAR					

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GH	_____	009-STP STOOPS	20240323	3334 JONATHAN DR	147		07/16/2024
		Comments1: COMEX - FRONT & REAR FRONT STOOP OUT OF					
		Comments2: SQUARE BY 2-12", EXPOSED PLATE AT REAR S					
		Comments3: TOOP - REINSPECTED OK					
BC	_____	017-RFR ROUGH FRAMING RESCHECK SF	20240324	4546 W MILLBROOK CIR	98		07/01/2024
		Comments1: DECK FRAMING					
JP	_____	AM 018-EPW PUBLIC WALK					07/09/2024
		Comments1: MW					
GH	_____	015-INS INSULATION	20240325	3083 CONSTITUTION WAY	509		07/02/2024
		Comments1: jim					
GH	_____	AM 016-WK SERVICE WALK					07/22/2024
		Comments1: MW					
GH	_____	017-EPW PUBLIC WALK					07/24/2024
		Comments1: MW					
GH	_____	AM 008-GPL GREEN PLATE INSPECTION	20240326	531 BISCAYNE CT	2009		07/01/2024
		Comments1: JOE					
GH	_____	009-STP STOOPS					07/01/2024
		Comments1: MW - FRONT & REAR					
JP	_____	010-ELS ELECTRIC SERVICE					07/17/2024
		Comments1: JOE					
GH	_____	AM 011-WK SERVICE WALK					07/30/2024
		Comments1: MW					
BC	_____	PM 012-RFR ROUGH FRAMING RESCHECK SF				07/31/2024	
		Comments1: JOE					
BC	_____	PM 013-REL ROUGH ELECTRICAL				07/31/2024	
BC	_____	PM 014-RMC ROUGH MECHANICAL				07/31/2024	
PBF	_____	PM 015-PLR PLUMBING - ROUGH					07/31/2024
		Comments1: JOEMANUE@NVRINC.COM					
GH	_____	009-STP STOOPS	20240351	3052 JETER ST	565		07/24/2024
		Comments1: MW - FRONT STOOP					
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF					07/26/2024
		Comments1: JIM					

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BC	_____	011-REL ROUGH ELECTRICAL					07/26/2024
BC	_____	012-RMC ROUGH MECHANICAL					07/26/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					07/26/2024
BC	_____	AM 014-STP STOOPS Comments1: MW					07/26/2024
BC	_____	015-INS INSULATION Comments1: JIM					07/30/2024
BC	_____	016-REI REINSPECTION Comments1: ROUGH FRAMING					07/29/2024
BC	_____	017-REI REINSPECTION Comments1: ROUGH ELECTR					07/29/2024
BC	_____	015-RFR ROUGH FRAMING RESCHECK SF 20240353 2752 ROYAL CT Comments1: DECK FRAMING			111		07/01/2024
GH	_____	AM 016-WK SERVICE WALK Comments1: MW REBAR MISSING AT STOOP AND NOT COMPAC Comments2: TED					07/09/2024
GH	_____	AM 017-EPW PUBLIC WALK Comments1: MW - PARTIAL ACROSS DRIVEWAY TO FIRE HYD Comments2: RANT ONLY					07/18/2024
BF	_____	AM 018-WKS PUBLIC & SERVICE WALKS Comments1: SERVICE AND PARTIAL PUBLIC -- MW					07/19/2024
GH	_____	AM 019-EPW PUBLIC WALK Comments1: MW					07/24/2024
GS	_____	AM 020-ADA ADA ACCESSIBLE WALK WAY					07/24/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20240354	471 BISCAYNE LN	1991		07/01/2024
GH	_____	AM 006-STP STOOPS Comments1: FRONT AND REAR -- MW ALREADY POURED AT 8 Comments2: :50AM					07/03/2024
GH	_____	007-BSM BASEMENT FLOOR Comments1: MW					07/02/2024

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JP	_____	AM 008-GPL GREEN PLATE INSPECTION					07/10/2024
		Comments1: JOE					
JP	_____	009-ELS ELECTRIC SERVICE					07/17/2024
		Comments1: JOE					
GH	_____	AM 010-WK SERVICE WALK					07/30/2024
		Comments1: MW					
GH	_____	019-FIN FINAL INSPECTION	20240371	3095 CONSTITUTION WAY	507		07/30/2024
		Comments1: JIM					
GH	_____	020-FEL FINAL ELECTRIC					07/30/2024
GH	_____	021-FMC FINAL MECHANICAL					07/30/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					07/29/2024
		Comments1: JFLAHERT@NVRINC.COM					
GS	_____	023-EFL ENGINEERING FINAL SITE					07/29/2024
PBF	_____	004-ESW SEWER / WATER	20240372	406 MONTEREY ST	2025		07/02/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
GH	_____	AM 005-BKF BACKFILL					07/03/2024
		Comments1: MW					
PBF	_____	006-PLU PLUMBING - UNDERSLAB					07/09/2024
		Comments1: JOEMANUE@NVRINC.COM					
JP	_____	AM 007-BG BASEMENT AND GARAGE FLOOR					07/10/2024
		Comments1: MW					
GH	_____	AM 008-STP STOOPS					07/11/2024
		Comments1: FR AND REAR -- MW					
JP	_____	PM 009-GPL GREEN PLATE INSPECTION					07/17/2024
		Comments1: JOE					
JP	_____	010-ELS ELECTRIC SERVICE					07/17/2024
		Comments1: JOE					
GH	_____	AM 011-WK SERVICE WALK					07/30/2024
		Comments1: MW					
JP	10:00	001-PHF POST HOLE - FENCE	20240373	3393 JONATHAN DR	159		07/08/2024
		Comments1: MARIA 630-797-3642					

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PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM	20240399	2755 ROYAL CT	103		07/02/2024
JP	_____	007-GPL GREEN PLATE INSPECTION					07/10/2024
GH	_____	AM 009-STP STOOPS Comments1: FRONT MW	20240400	2754 ROYAL CT	110		07/09/2024
JP	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: ANDREW					07/11/2024
JP	_____	011-REL ROUGH ELECTRICAL					07/11/2024
JP	_____	012-RMC ROUGH MECHANICAL					07/11/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					07/11/2024
GH	_____	AM 014-INS INSULATION Comments1: ANDREW					07/15/2024
GH	_____	010-STP STOOPS Comments1: MW - FRONT	20240401	3005 CONSTITUTION WAY	524		07/12/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					07/17/2024
BC	_____	012-REL ROUGH ELECTRICAL					07/17/2024
BC	_____	013-RMC ROUGH MECHANICAL					07/17/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					07/17/2024
BF	_____	015-INS INSULATION Comments1: JFLAHERT@NVRINC.COM					07/19/2024
GH	_____	016-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- JIM					07/25/2024
JP	_____	AM 009-STP STOOPS Comments1: FR AND REAR -- MW	20240402	3001 CONSTITUTION WAY	525		07/12/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					07/23/2024
BC	_____	011-REL ROUGH ELECTRICAL					07/23/2024



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BC	_____	012-RMC ROUGH MECHANICAL					07/23/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					07/23/2024
GH	_____	014-INS INSULATION Comments1: JIM					07/25/2024
GH	_____	015-STP STOOPS Comments1: MW - FRONT STOOP					07/24/2024
JP	_____	AM 010-PHD POST HOLE - DECK Comments1: MW	20240403	3078 CONSTITUTION WAY	587		07/12/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- JIM					07/18/2024
BC	_____	AM 012-RFR ROUGH FRAMING RESCHECK SF 20240417 1962 MEADOWLARK LN Comments1: MARVIN 630 551 6620 MARVIN.MARVIN75@YAH Comments2: O.COM			149		07/02/2024
BC	_____	013-REL ROUGH ELECTRICAL					07/02/2024
BC	_____	014-RMC ROUGH MECHANICAL					07/02/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: MARVIN 630 551 6620 MARVIN.MARVIN75@YAH Comments2: O.COM					07/02/2024
JP	_____	AM 016-INS INSULATION Comments1: MARVIN					07/05/2024
BC	_____	017-WKS PUBLIC & SERVICE WALKS Comments1: FERNANDO 773-372-0569					07/26/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS -- SAMANTHA 603-521-0444 CA Comments2: ULKING NEEDED @ WINDOW TRIM AND SIDING	20240424	1536 STONERIDGE CT	58		07/08/2024
BF	_____	AM 004-REI REINSPECTION Comments1: SOLAR -- KALEM 224-762-3606	20240425	2780 BERRYWOOD LN	833		07/11/2024
BC	_____	AM 001-FEL FINAL ELECTRIC Comments1: LIGHTS IN BEUTY DEPT -- JARED 847-894-53 Comments2: 23	20240451	975 ERICA LN			07/10/2024
BC	_____	AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: BILL - 630-639-8506	20240458	781 OMAHA DR	17		07/12/2024

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BC		AM 002-FIN FINAL INSPECTION Comments1: POOL -- JESSICA 630-853-2611					07/26/2024
BC		AM 004-INS INSULATION Comments1: RUSS	20240459	1402 WALSH DR	200		07/05/2024
BC		006-ELS ELECTRIC SERVICE	20240482	906 HAYDEN DR	55		07/03/2024
PR		AM 007-ESW SEWER / WATER Comments1: REMY					07/17/2024
JP	09:00	008-ROF ROOF UNDERLAYMENT ICE & W Comments1: REMY					07/25/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20240487	511 BISCAYNE CT	2008		07/01/2024
GH		AM 006-STP STOOPS Comments1: FRONT AND REAR -- MW					07/03/2024
GH		AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					07/02/2024
JP		AM 008-GPL GREEN PLATE INSPECTION Comments1: JOE					07/10/2024
GH		009-ELS ELECTRIC SERVICE Comments1: JOE--					07/30/2024
GH		AM 010-WK SERVICE WALK Comments1: MW					07/30/2024
BC		PM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: CLEAN EDGE	20240504	2286 CRYDER CT	437		07/26/2024
BC		003-REL ROUGH ELECTRICAL					07/26/2024
PR		005-PLU PLUMBING - UNDERSLAB Comments1: MCCUE	20240521	1141 GRACE DR	65	07/31/2024	
BC		AM 001-FIN FINAL INSPECTION Comments1: WINDOWS	20240525	900 E SPRING ST			07/09/2024
BC		PM 003-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- CHRIS 630-330-8038	20240537	2221 COUNTRY HILLS DR	469		07/10/2024
BC		004-FIN FINAL INSPECTION Comments1: DECK -- CHRIS					07/22/2024

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JP	10:00	001-FIN FINAL INSPECTION	20240544	554 KELLY AVE	161		07/16/2024
		Comments1: WINDOWS -- TRACI 630-669-9434					
PR	_____ PM	001-RFR ROUGH FRAMING RESCHECK SF	20240548	676 HAYDEN DR	68		07/23/2024
		Comments1: JULIE 847-658-8989					
PR	_____ PM	002-PLR PLUMBING - ROUGH					07/23/2024
PR	_____ AM	003-FIN FINAL INSPECTION					07/30/2024
		Comments1: JULIE 847-658-8989					
PR	_____ AM	004-PLF PLUMBING - FINAL OSR READ					07/30/2024
BC	_____ AM	008-PHD POST HOLE - DECK	20240549	4558 W MILLBROOK CIR	97		07/19/2024
		Comments1: MW					
JP	_____	009-RFR ROUGH FRAMING RESCHECK SF					07/24/2024
		Comments1: ANDREW					
JP	_____	010-REL ROUGH ELECTRICAL					07/24/2024
JP	_____	011-RMC ROUGH MECHANICAL					07/24/2024
PBF	_____	012-PLR PLUMBING - ROUGH					07/24/2024
		Comments1: AMEEKS@NVRINC.COM					
GH	_____ AM	013-INS INSULATION					07/26/2024
		Comments1: ANDREW					
GH	_____ AM	014-STP STOOPS					07/25/2024
		Comments1: FRONT ONLY --MW					
BC	_____	015-RFR ROUGH FRAMING RESCHECK SF				07/31/2024	
		Comments1: DECK FRAMING -- ANDREW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240552	3034 CONSTITUTION WAY	581		07/02/2024
		Comments1: JFLAHERT@NVRINC.COM					
JP	_____ AM	006-BSM BASEMENT FLOOR					07/03/2024
		Comments1: MW					
GH	_____	007-GAR GARAGE FLOOR					07/08/2024
		Comments1: MW					
BF	_____ PM	008-GPL GREEN PLATE INSPECTION				07/18/2024	
		Comments1: JFLAHERT@NVRINC.COM					
GH	_____ AM	009-STP STOOPS					07/26/2024
		Comments1: REAR -- MW					

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BC		009-GPL GREEN PLATE INSPECTION Comments1: JIM	20240553	3009 CONSTITUTION WAY	523		07/10/2024
GH		010-STP STOOPS Comments1: MW - FRONT STOOP					07/24/2024
GH		AM 011-STP STOOPS Comments1: REAR -- MW					07/26/2024
JP		007-GPL GREEN PLATE INSPECTION	20240554	565 TIMBER OAK LN	24		07/11/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20240563	2975 GRANDE TR	390		07/25/2024
BC		AM 001-FTG FOOTING Comments1: LATE AM -- PACO 630-536-4171	20240574	2166 HENNING LN	338		07/19/2024
BC	11:30	002-FOU FOUNDATION Comments1: PACO 630-536-4171					07/23/2024
JP		003-BKF BACKFILL Comments1: PACO					07/30/2024
JP	13:00	001-FTG FOOTING Comments1: PACO	20240575	2172 HENNING LN	339	07/26/2024	
JP	13:00	001-FTG FOOTING Comments1: PACO 630-536-4171	20240577	2186 HENNING LN	342	07/26/2024	
BC		AM 002-FOU FOUNDATION Comments1: COX				07/31/2024	
BC	14:30	001-PPS PRE-POUR, SLAB ON GRADE Comments1: ADAM 630-429-3124	20240583	2800 N BRIDGE ST			07/02/2024
BC		PM 001-FIN FINAL INSPECTION Comments1: SOLAR MITCH 815-608-9386	20240584	409 CENTER PKWY			07/15/2024
BC		PM 002-FEL FINAL ELECTRIC					07/15/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20240588	1009 INDEPENDENCE BLVD	7		07/01/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE -- CLASSIC	20240591	1485 WALSH DR	88		07/12/2024
PR		AM 002-FOU FOUNDATION Comments1: RICH	20240609	2881 ALDEN AVE	293		07/01/2024

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BC	_____	AM 003-BKF BACKFILL Comments1: RICH					07/05/2024
GH	_____	004-BSM BASEMENT FLOOR Comments1: MW	20240612	2755 ROYAL CT	103		07/08/2024
GH	_____	005-GAR GARAGE FLOOR Comments1: MW					07/08/2024
JP	_____	001-FIN FINAL INSPECTION Comments1: SHED - BABATUN 630-400-5337	20240614	2654 SEELEY ST	739		07/02/2024
BC	_____	PM 001-FTG FOOTING Comments1: STEVE 224-283-1211	20240620	3381 SEELEY CT	810		07/18/2024
PBF	_____	PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					07/25/2024
JP	_____	AM 003-FOU FOUNDATION Comments1: UPLAND APPROX 8' OF WALL NOT RESTING ON Comments2: FOOTING - NORTH SIDE					07/30/2024
BC	_____	PM 001-FTG FOOTING Comments1: STEVE 224-283-1211	20240621	3373 SEELEY CT	808		07/18/2024
PBF	_____	PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					07/25/2024
BC	_____	AM 003-FOU FOUNDATION Comments1: UPLAND					07/30/2024
GH	_____	AM 001-FTG FOOTING Comments1: UPLAND	20240622	2761 BERRYWOOD LN	787		07/10/2024
GH	_____	AM 002-FOU FOUNDATION Comments1: UPLAND					07/18/2024
GH	_____	AM 003-BKF BACKFILL Comments1: UPLAND					07/24/2024
PBF	_____	PM 004-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					07/24/2024
PBF	_____	PM 005-ESS STORM SEWER					07/24/2024
BC	_____	PM 001-FTG FOOTING Comments1: STEVE 224-283-1211	20240623	3385 SEELEY CT	811		07/18/2024

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PBF		PM 002-WAT WATER Comments1: TERRI@HOLIDAYCONSTRUCTION.COM					07/25/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE -- HOLLY 630-551-3400	20240624	3377 GABRIEL DR	170		07/17/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE -- 573-855-3270	20240636	3069 GRANDE TR	555		07/08/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE	20240640	3135 JETER CT	501		07/08/2024
BC	14:00	001-FTG FOOTING Comments1: MW	20240651	3058 JETER ST	566		07/15/2024
GH		PM 002-FOU FOUNDATION Comments1: MW					07/17/2024
GH		AM 003-BKF BACKFILL Comments1: MW					07/23/2024
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/23/2024
GH		PM 001-FTG FOOTING Comments1: MW	20240652	4627 W MILLBROOK CIR	113		07/25/2024
GH		AM 002-FOU FOUNDATION Comments1: MW					07/29/2024
GH		AM 001-FTG FOOTING Comments1: MW	20240654	4510 W MILLBROOK CIR	101		07/12/2024
GH		AM 002-FOU FOUNDATION Comments1: MW					07/17/2024
GH		AM 003-BKF BACKFILL Comments1: MW					07/23/2024
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/24/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					07/29/2024
GH		006-BG BASEMENT AND GARAGE FLOOR Comments1: MW - PASSED AS NOTED					07/30/2024

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GH		AM 002-FOU FOUNDATION Comments1: MIDWEST 815 839 8175	20240655	4534 W MILLBROOK CIR	99		07/01/2024
JP		AM 003-BKF BACKFILL Comments1: MW					07/05/2024
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/08/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					07/12/2024
GH		PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					07/12/2024
GH		PM 007-GPL GREEN PLATE INSPECTION Comments1: ANDREW					07/17/2024
JP		001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO & WALK BERNIE 630-666-5676	20240662	1223 MISTWOOD CT	156		07/01/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: ADRIANNA 815-834-1200	20240663	1521 ORCHID ST	197		07/10/2024
JP		001-FIN FINAL INSPECTION Comments1: SHED	20240665	341 DRAYTON CT	56	07/26/2024	
PR		PM 007-FIN FINAL INSPECTION Comments1: GREG - 224-805-5066	20240674	2042 WILD INDIGO LN	88		07/19/2024
PR		PM 008-FEL FINAL ELECTRIC					07/19/2024
PR		PM 009-FMC FINAL MECHANICAL					07/19/2024
PR		PM 010-PLF PLUMBING - FINAL OSR READ					07/19/2024
BC		PM 001-REL ROUGH ELECTRICAL Comments1: MARK 630-677-3101	20240677	209 E CENTER ST			07/12/2024
JP		AM 002-FTG FOOTING Comments1: MIDWEST 815 839 8175	20240682	332 TIMBER OAK LN	35		07/01/2024
GH		PM 003-FOU FOUNDATION Comments1: MW					07/08/2024
GH		PM 004-BKF BACKFILL Comments1: MW					07/16/2024

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PBF		005-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/19/2024
PR		006-PLU PLUMBING - UNDERSLAB					07/23/2024
JP		AM 007-GPL GREEN PLATE INSPECTION Comments1: JASON				07/26/2024	
GH		001-FTG FOOTING Comments1: MW	20240683	641 ASH CT	15		07/12/2024
GH		AM 001-FTG FOOTING Comments1: MW	20240684	465 TIMBER OAK LN	30		07/02/2024
GH		PM 002-FOU FOUNDATION Comments1: MW					07/15/2024
PBF		003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/19/2024
JP		AM 004-BKF BACKFILL Comments1: MW					07/23/2024
JP		AM 005-FOU FOUNDATION Comments1: MW				07/26/2024	
JP		001-PHD POST HOLE - DECK	20240693	1961 SUNNY DELL CT	92		07/11/2024
BC		AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: RANDY JR CONST 630 742 2435					07/22/2024
BF		PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- RYAN 815-409-5467 -- NO TECH ON Comments2: SITE	20240694	3068 GRANDE TR	543		07/05/2024
BF		PM 002-FEL FINAL ELECTRIC					07/05/2024
BF		AM 003-REI REINSPECTION Comments1: SOLAR -- RYAN 815-409-5467					07/11/2024
BF		AM 004-REI REINSPECTION					07/11/2024
BC		AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: 8:30-11:00 -- DAVID 630-664-1156	20240698	1401 WHITE PINE CT	102		07/09/2024
BC		003-FIN FINAL INSPECTION Comments1: DECK -- DAVE 630-664-1156					07/30/2024



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JP	13:00	001-PHF POST HOLE - FENCE Comments1: CARLA 815-460-3449	20240701	2958 GRANDE TR	422	07/31/2024	
GH	_____	001-FTG FOOTING Comments1: MW	20240709	4522 W MILLBROOK CIR	100		07/10/2024
GH	_____	PM 002-FOU FOUNDATION Comments1: MW					07/12/2024
PBF	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/17/2024
BC	_____	AM 004-BKF BACKFILL Comments1: MW					07/19/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: AMEEKS@NVRINC.COM					07/24/2024
GH	_____	AM 007-GAR GARAGE FLOOR					07/25/2024
GH	_____	PM 008-BSM BASEMENT FLOOR Comments1: MW					07/25/2024
PR	_____	003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20240710	3032 JETER ST	562		07/03/2024
JP	_____	AM 004-BKF BACKFILL Comments1: MW					07/03/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JIM					07/10/2024
GH	_____	AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					07/12/2024
GH	_____	AM 007-PHD POST HOLE - DECK Comments1: MW					07/12/2024
BF	_____	PM 008-GPL GREEN PLATE INSPECTION Comments1: JFLAHERT@NVRINC.COM					07/18/2024
BC	_____	AM 009-REI REINSPECTION Comments1: GREEN PLATE JIM/RYAN 224-828-3245					07/22/2024
JP	_____	001-PTO PREPOUR BASE FOR PATIO Comments1: JOHN 630-862-8053	20240726	4446 TAMPA DR	1971		07/22/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: WINDOWS -- ROBERT 708-243-5123	20240732	1814 COUNTRY HILLS DR	20		07/11/2024

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BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF 20240748	1735	CALLANDER TR	70		07/17/2024
		Comments1: VIC 773-876-2605					
BC	_____	AM 002-REL ROUGH ELECTRICAL					07/17/2024
BC	_____	AM 003-RMC ROUGH MECHANICAL					07/17/2024
PR	_____	004-PLR PLUMBING - ROUGH					07/17/2024
BC	_____	AM 005-INS INSULATION					07/24/2024
		Comments1: VICTOR					
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF 20240749	556	MANCHESTER LN	387		07/17/2024
		Comments1: VIC 773-876-2605					
BC	_____	AM 002-REL ROUGH ELECTRICAL					07/17/2024
BC	_____	AM 003-RMC ROUGH MECHANICAL					07/17/2024
PR	_____	AM 004-PLR PLUMBING - ROUGH					07/17/2024
BC	_____	AM 005-INS INSULATION					07/24/2024
		Comments1: VICTOR 773-876-2605					
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF 20240750	2057	INGEMUNSON LN	151		07/12/2024
		Comments1: JIM 224-324-0813					
BC	_____	AM 002-REL ROUGH ELECTRICAL					07/12/2024
BC	_____	AM 003-RMC ROUGH MECHANICAL					07/12/2024
BC	_____	PM 004-INS INSULATION					07/16/2024
		Comments1: JIM					
BC	11:30	001-PHF POST HOLE - FENCE	20240753	781 OMAHA DR	17		07/26/2024
		Comments1: JAZLYN 224-220-1042					
BC	_____	PM 001-FOU FOUNDATION	20240755	3109 CONSTITUTION WAY	494		07/03/2024
		Comments1: MW					
BC	_____	AM 002-FTG FOOTING					07/02/2024
		Comments1: MW					
PBF	_____	003-WAT WATER					07/12/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
JP	_____	004-BKF BACKFILL					07/12/2024
		Comments1: MW					

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PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					07/19/2024
GH		PM 006-BSM BASEMENT FLOOR Comments1: MW					07/22/2024
GH		007-GAR GARAGE FLOOR Comments1: MW					07/22/2024
BC		008-GPL GREEN PLATE INSPECTION Comments1: JIM					07/23/2024
GH		AM 001-FTG FOOTING Comments1: MW	20240756	3011 CONSTITUTION WAY	522		07/23/2024
GH		AM 002-FOU FOUNDATION Comments1: MW					07/24/2024
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/31/2024
JP		AM 004-BKF BACKFILL Comments1: MW					07/30/2024
GH		PM 001-FTG FOOTING Comments1: MW	20240757	3025 CONSTITUTION WAY	521		07/09/2024
GH		AM 002-FOU FOUNDATION					07/11/2024
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					07/18/2024
GH		AM 004-BKF BACKFILL Comments1: MW					07/17/2024
BC		005-GPL GREEN PLATE INSPECTION Comments1: JIM					07/23/2024
PBF		006-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					07/24/2024
GH		PM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					07/25/2024
BF		PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- FRANK 224-237-8025	20240766	882 N CARLY CIR	48		07/02/2024
BF		PM 002-FEL FINAL ELECTRIC					07/02/2024

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BC		PM 003-FIN FINAL INSPECTION Comments1: DECK-- DENNIS 630-688-6539	20240769	3135 JETER CT	501		07/05/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: SARAH -- 815-836-8731	20240770	321 ANDREW DR	201		07/09/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JASON	20240771	602 FREEMONT ST	11		07/01/2024
JP		001-PHF POST HOLE - FENCE	20240773	2702 BERRYWOOD LN	772		07/15/2024
JP		AM 001-PTO PREPOUR BASE FOR PATIO Comments1: DEVASISH 917-664-5154	20240774	2631 SEELEY ST	816		07/09/2024
JP		001-PHF POST HOLE - FENCE	20240777	1055 CANARY AVE	253		07/24/2024
JP		PM 001-PHF POST HOLE - FENCE Comments1: EARLY PM -- CLASSIC	20240778	1377 SLATE DR	334		07/02/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE -- CLASSIC					07/15/2024
JP		PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: BALA 419-490-0305	20240779	2638 SEELEY ST	743		07/09/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: ADRIANNA	20240781	2058 SQUIRE CIR	188		07/08/2024
JP	09:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B	20240782	2884 CRYDER WAY	441		07/10/2024
JP		PM 001-PHD POST HOLE - DECK Comments1: CHRIS	20240783	823 CANYON TR	114		07/10/2024
BC		PM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- CHRIS					07/18/2024
BC		AM 003-FIN FINAL INSPECTION Comments1: CHRIS 630-330-8038					07/29/2024
GH		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: SHED SLAB -- JOHN 630-862-8053	20240786	3029 GRANDE TR	532		07/18/2024
JP	08:30	001-PHD POST HOLE - DECK Comments1: CHRIS 630-921-0869	20240787	204 RIVER ST			07/22/2024
BC		AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: ALYSSA 630-297-2012	20240789	971 BLACKBERRY SHORE LN	31		07/01/2024

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JP	10:00	001-PHF POST HOLE - FENCE Comments1: ACOSTA	20240793	1041 GILLESPIE LN	231		07/09/2024
BC	_____ AM	002-FIN FINAL INSPECTION Comments1: DECK -- SEE INSPECTION NOTES	20240794	2647 KELLOGG CT	52		07/16/2024
BC	_____ AM	003-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK					07/16/2024
BC	_____	004-REI REINSPECTION Comments1: FINAL DECK AND FRAMING -- 630-296-7663					07/18/2024
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC, Comments1: MATT 630-779-6742	20240801	2723 GOLDENROD DR	242		07/01/2024
BC	_____ AM	002-BND POOL BONDING Comments1: MATT					07/03/2024
BC	_____	003-FIN FINAL INSPECTION Comments1: POOL					07/03/2024
BC	_____ AM	001-FIN FINAL INSPECTION Comments1: HVAC -- FLOYD 773-742-6925	20240802	1104 SUNSET AVE	49		07/16/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: KIM	20240803	534 REDHORSE LN	136	07/30/2024	
JP	12:00	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: KIM				07/31/2024	
JP	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: VICTOR 630 788 1934	20240804	2211 FAIRFIELD AVE	367		07/01/2024
BC	_____ PM	001-FIN FINAL INSPECTION Comments1: WINDOWS -- 630-418-2701	20240806	822 HALEY CT			07/18/2024
BC	14:30	001-PTO PREPOUR BASE FOR PATIO Comments1: JOSH -- 847-873-6891	20240808	3127 JETER CT	502		07/08/2024
JP	_____ PM	001-PTO PREPOUR BASE FOR PATIO Comments1: JOHN 630-862-8053	20240810	2781 BERRYWOOD LN	792		07/25/2024
BF	_____ AM	001-FIN FINAL INSPECTION Comments1: SOLAR -- KALEM 224-762-3606	20240812	1284 MISTWOOD CT	149		07/11/2024
BF	_____ AM	002-FEL FINAL ELECTRIC					07/11/2024
BF	_____ AM	001-FIN FINAL INSPECTION Comments1: SOLAR -- KALEM 224-762-3606 ***PLEASE DO Comments2: THIS ONE FIRST***	20240814	1446 ASPEN LN	128		07/11/2024

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BF	_____	AM 002-FEL FINAL ELECTRIC					07/11/2024
BC	11:00 AM	002-FTG FOOTING Comments1: CATHY 630-904-2288	20240815	1092 KATE DR	43		07/03/2024
BC	_____	AM 003-FOU FOUNDATION Comments1: LATE AM -- KATHY					07/09/2024
BC	_____	004-BKF BACKFILL Comments1: NORWOOD- 630-904-2288 -- BRACE WALLS BEF Comments2: ORE BACKFILL					07/15/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: 224-220-1042	20240816	3387 JONATHAN DR	160		07/11/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: LEXI -- 708-316-9740	20240817	363 BISCAYNE LN	1983		07/10/2024
BF	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- GABE -- 773-996-2178	20240822	2076 SQUIRE CIR	183	07/31/2024	
BF	_____	PM 002-FEL FINAL ELECTRIC				07/31/2024	
BC	_____	AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: TYLER -- 815-570-1863	20240827	1934 COUNTRY HILLS DR	124		07/05/2024
BC	_____	002-FIN FINAL INSPECTION Comments1: DECK -- TYLER 815-570-1863					07/18/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: DAN 708-901-3440	20240830	2610 SEELEY ST	750		07/22/2024
BC	_____	PM 001-PHF POST HOLE - FENCE Comments1: EARLY PM -- CLASSIC 630-551-3400	20240834	3112 JETER CT	497		07/19/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE					07/23/2024
JP	_____	AM 001-FTG FOOTING Comments1: MW	20240836	3048 CONSTITUTION WAY	582		07/30/2024
JP	_____	001-PTO PREPOUR BASE FOR PATIO Comments1: 630-877-7918	20240838	1131 BLACKBERRY SHORE LN	47	07/31/2024	
JP	11:30	001-PHF POST HOLE - FENCE Comments1: JAZLYN 224-220-1042	20240839	723 KENTSHIRE DR	135		07/22/2024
JP	_____	AM 002-FIN FINAL INSPECTION Comments1: FENCE					07/24/2024

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ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		AM 001-PTO PREPOUR BASE FOR PATIO Comments1: SERGIO 815-909-5737	20240841	3388 GABRIEL DR	168		07/03/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: ANTHONY 630-406-8410 X 212	20240842	3377 CALEDONIA DR	184		07/15/2024
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CARI	20240844	1983 PRAIRIE ROSE LN	94		07/11/2024
PR	10:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANDREW 630-901-5447	20240846	207 E CENTER ST			07/19/2024
JP		001-PHD POST HOLE - DECK	20240848	1644 SHETLAND LN	46		07/05/2024
BC		PM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: CHUCK 630-841-2114					07/12/2024
BC		AM 001-TRN TRENCH - (GAS, ELECTRIC, Comments1: JEREMY 407-446-6848	20240850	867 GREENFIELD TURN	43		07/19/2024
BC		AM 002-BND POOL BONDING					07/19/2024
BC		PM 003-FIN FINAL INSPECTION Comments1: MIN LATCH RELEASE HEIGHT - 54 INCHES					07/25/2024
PR	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: A&B 815-786-3100	20240851	1478 CORNERSTONE DR	16		07/19/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240852	2168-2178 MUIRFIELD CT		07/31/2024	
JP	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240854	2157-2177 MUIRFIELD CT		07/31/2024	
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240856	2142-2152 MUIRFIELD CT			07/30/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ANGELO 331-305-7178	20240857	2154-2164 MUIRFIELD CT			07/30/2024
BC		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: DWAY AND PATIO -- RUDOLPHO 630-636-1542	20240878	2651 BURR ST	84		07/19/2024
BC		PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: DAN 630-333-5077	20240880	577 E KENDALL DR	4&5		07/24/2024
BC		PM 002-BND POOL BONDING					07/24/2024

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	002-ROF ROOF UNDERLAYMENT ICE & W	20240883	155-197 E VETERANS PKWY			07/11/2024
JP	12:00	003-ROF ROOF UNDERLAYMENT ICE & W Comments1: ISRAEL 135 EAST VETERANS PARKWAY					07/12/2024
JP		001-PTO PREPOUR BASE FOR PATIO Comments1: EDDIE 630-605-6514	20240884	1010 GILLESPIE LN	248		07/12/2024
PR		001-FIN FINAL INSPECTION Comments1: BEER CAN BAR	20240892	4000 N BRIDGE ST			07/05/2024
JP		PM 001-PTO PREPOUR BASE FOR PATIO Comments1: GUS 331-717-8254	20240894	1606 CYPRESS LN	38		07/09/2024
JP		AM 001-PTO PREPOUR BASE FOR PATIO Comments1: LINDSAY 630-347-6045	20240898	3338 GABRIEL DR	165		07/15/2024
PR		AM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: DOMINIC 815-735-4933	20240899	1951 S BRIDGE ST			07/03/2024
PR		AM 002-REL ROUGH ELECTRICAL					07/03/2024
PR		AM 003-RMC ROUGH MECHANICAL					07/03/2024
PR		AM 004-PLR PLUMBING - ROUGH					07/03/2024
PR		PM 005-FIN FINAL INSPECTION Comments1: DOMINIC 815-735-4933					07/29/2024
PR	13:00	PM 006-FEL FINAL ELECTRIC					07/29/2024
PR	13:00	007-FMC FINAL MECHANICAL					07/29/2024
PR	13:00	008-PLF PLUMBING - FINAL OSR READ					07/29/2024
PR		009-OCC OCCUPANCY INSPECTION					07/29/2024
BKF		010-OCC OCCUPANCY INSPECTION					07/29/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: AAA	20240901	613 WHITE OAK WAY	71		07/15/2024
BC	12:00	002-ROF ROOF UNDERLAYMENT ICE & W					07/16/2024
JP	12:00	003-ROF ROOF UNDERLAYMENT ICE & W					07/17/2024
JP		001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PASS W PHOTOS	20240902	710 HEUSTIS ST			07/05/2024



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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	08:30	001-PPS PRE-POUR, SLAB ON GRADE	20240903	735 EDWARD LN			07/24/2024
		Comments1: LOADING DOCK -- RICHIE	630-862-1882				
BC	09:00	002-PPS PRE-POUR, SLAB ON GRADE					07/25/2024
		Comments1: LOADING DOCK -- RICHIE					
BC	09:30	003-PPS PRE-POUR, SLAB ON GRADE					07/29/2024
		Comments1: RICHIE					
BC	_____ AM	001-REI REINSPECTION	20240905	2122 KINGSMILL ST	112		07/22/2024
		Comments1: POST HOLE -- DECK -- ANDY	815-693-4810				
BC	_____	002-FIN FINAL INSPECTION					07/26/2024
		Comments1: DECK -- TRISH	630-596-7472	-- 4 OR MORE			
		Comments2: RISERS REQUIRE A RAIL					
BC	_____	003-REI REINSPECTION				07/31/2024	
		Comments1: FINAL DECK					
BC	_____	001-TRN TRENCH - (GAS, ELECTRIC,	20240906	2011 RAINTREE RD	64		07/19/2024
		Comments1: BILL	630-335-1868				
JP	_____ AM	001-PHD POST HOLE - DECK	20240907	1324 CORALBERRY CT		07/31/2024	
		Comments1: LATE AM -- CLEAN EDGE					
BC	_____ AM	001-PHF POST HOLE - FENCE	20240908	4626 PLYMOUTH AVE	93		07/15/2024
		Comments1: ANTHONY					
JP	11:30	001-PHF POST HOLE - FENCE	20240909	1402 CHESTNUT LN	62		07/22/2024
		Comments1: JAZLYN	224-220-1042				
JP	_____ AM	002-FIN FINAL INSPECTION					07/25/2024
		Comments1: GATES IN FENCE NEED TO OPEN AWAY FROM PO					
		Comments2: OL					
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240910	401 WOODWORTH ST	14		07/09/2024
		Comments1: NICK	630-923-2745				
JP	_____ PM	001-PPS PRE-POUR, SLAB ON GRADE	20240915	3393 JONATHAN DR	159		07/15/2024
		Comments1: 1:00 -- VICS	630-788-934	-- PATIO AND WA			
		Comments2: LK	ORIGINALLY SCHEDULED 7/12,	INSUFFICI			
		Comments3: ENT BASE, RETURNED 7/15	PASS				
JP	14:30	001-PHF POST HOLE - FENCE	20240916	1440 CHESTNUT LANE			07/25/2024
		Comments1: CLASSIC					
BC	_____ AM	001-BND POOL BONDING	20240920	1308 EVERGREEN LN	141		07/25/2024
		Comments1: JUSTIN	630-418-1823				

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UNITED CITY OF YORKVILLE  
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INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240924	1220 WILLOW WAY	196		07/22/2024
		Comments1: CHARLENE 630-742-5736					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240925	325 TIMBALIER ST	1013		07/10/2024
		Comments1: AIDAN 773-681-2443					
BC	11:00	001-PHF POST HOLE - FENCE	20240926	4444 SARASOTA AVE	2005		07/19/2024
		Comments1: ANTHONY 630-406-8410 X 212					
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240928	505 HEUSTIS ST			07/25/2024
		Comments1: PATRICE 630-855-9297					
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240929	491 SUTTON ST	211		07/25/2024
		Comments1: MIGUEL 630-330-5262					
JP	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20240932	2374 SUMAC DR	16		07/24/2024
		Comments1: JOHN 630-862-8053					
PR	_____	001-PLR PLUMBING - ROUGH	20240937	214 S BRIDGE ST			07/16/2024
		Comments1: BRIAN					
BF	_____ AM	001-FIN FINAL INSPECTION	20240940	2788 CRANSTON CIR	101		07/18/2024
		Comments1: SOLAR -- dave 224-474-2058					
BF	_____	AM 002-FEL FINAL ELECTRIC					07/18/2024
JP	11:00	001-PHF POST HOLE - FENCE	20240942	3341 SEELEY ST	800		07/23/2024
		Comments1: PERMIT SHOWS INTERIOR PLACEMENT, NOT AT					
		Comments2: LOT LINE, 20 FT IN FROM BERRYWOOD					
JP	_____ AM	001-PTO PREPOUR BASE FOR PATIO	20240943	432 WINDETT RIDGE RD	191		07/25/2024
		Comments1: SAUL 630-881-2510					
PR	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20240945	2185 BLUEBIRD LN	329		07/19/2024
		Comments1: JAY 630-882-9244					
GH	_____ PM	001-PTO PREPOUR BASE FOR PATIO	20240947	2687 SEELEY ST	825		07/17/2024
		Comments1: DAVID 630-878-1859					
JP	08:30	001-PTO PREPOUR BASE FOR PATIO	20240950	2610 SEELEY ST	750		07/22/2024
		Comments1: WILLIAM 630-740-4058					
BC	_____	001-BND POOL BONDING	20240953	702 GREENFIELD TURN	99	07/31/2024	
		Comments1: JASON 630-800-6409					
JP	_____	001-PTO PREPOUR BASE FOR PATIO	20240954	907B FAWN RIDGE CT	32		07/24/2024
		Comments1: MATLYNNE 773-317-0575					

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP		002-PTO PREPOUR BASE FOR PATIO Comments1: INSUFFICIENT BASE					07/23/2024
BC	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DEBBIE 773-678-2427	20240962	324 BERTRAM DR	1162		07/19/2024
PR		001-ELS ELECTRIC SERVICE	20240965	BRIARWOOD POND	45		07/22/2024
BC		PM 001-TRN TRENCH - (GAS, ELECTRIC, Comments1: GAZEBO	20240977	2863 ROOD ST	318		07/30/2024
JP		AM 001-PHF POST HOLE - FENCE Comments1: SERGIO 224-239-4146	20240978	2772 HOBBS CT	148	07/29/2024	
JP	11:00	001-PTO PREPOUR BASE FOR PATIO Comments1: IVAN	20241022	301 ANDREW DR	198		07/30/2024
JP		AM 001-PTO PREPOUR BASE FOR PATIO Comments1: MIKE 815-378-4299	20241025	2841 ROOD ST	316	07/31/2024	

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INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
-----							
PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING		1			
		ADD ADDITION		2			
		AGP ABOVE-GROUND POOL		10			
		BDO COMMERCIAL BUILD-OUT		10			
		BSM BASEMENT REMODEL		23			
		COM COMMERCIAL BUILDING		12			
		CON CONCRETE PAD		1			
		CRM COMMERCIAL REMODEL		6			
		DCK DECK		27			
		ELE ELECTRIC		2			
		ESS BATTERY ENERGY STORAGE SYSTEMS		1			
		FNC FENCE		33			
		GAZ GAZEBO		1			
		HVC HVAC UNIT/S		5			
		IGP IN-GROUND POOL		3			
		MSC MISCELLANEOUS		2			
		PTO PATIO / PAVERS		24			
		PVG PAVING		3			
		REM REMODEL		8			
		REF REPAIR		1			
		ROF ROOFING		24			
		RPZ RPZ - BACKFLOW PREVENTION		1			
		SFA SINGLE-FAMILY ATTACHED		105			
		SFD SINGLE-FAMILY DETACHED		567			
		SHD SHED/ACCESSORY BUILDING		2			
		SOL SOLAR PANELS		16			
		WIN WINDOW REPLACEMENT		6			
INSPECTION SUMMARY:		ADA ADA ACCESSIBLE WALK WAY		6			
		BG BASEMENT AND GARAGE FLOOR		12			
		BKF BACKFILL		22			
		BND POOL BONDING		5			
		BSM BASEMENT FLOOR		6			
		EFL ENGINEERING FINAL SITE		80			
		ELS ELECTRIC SERVICE		6			
		EPW PUBLIC WALK		19			
		ESS STORM SEWER		2			
		ESW SEWER / WATER		9			
		FEL FINAL ELECTRIC		48			
		FIN FINAL INSPECTION		84			
		FMC FINAL MECHANICAL		40			
		FOU FOUNDATION		23			
		FTG FOOTING		19			
		GAR GARAGE FLOOR		5			
		GPL GREEN PLATE INSPECTION		19			
		INS INSULATION		38			
		MIS MISCELLANEOUS		1			

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INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
-----							
		OCC OCCUPANCY INSPECTION			2		
		PHD POST HOLE - DECK			13		
		PHF POST HOLE - FENCE			23		
		PLF PLUMBING - FINAL OSR READY			43		
		PLR PLUMBING - ROUGH			40		
		PLU PLUMBING - UNDERSLAB			22		
		PPS PRE-POUR, SLAB ON GRADE			13		
		PTO PREPOUR BASE FOR PATIO			18		
		REI REINSPECTION			44		
		REL ROUGH ELECTRICAL			43		
		RFR ROUGH FRAMING RESCHECK SFD SFA			58		
		RMC ROUGH MECHANICAL			40		
		ROF ROOF UNDERLAYMENT ICE & WATER			25		
		STP STOOPS			22		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			4		
		WAT WATER			13		
		WK SERVICE WALK			17		
		WKS PUBLIC & SERVICE WALKS			12		
INSPECTOR SUMMARY:		BC BOB CREADEUR			181		
		BF B&F INSPECTOR CODE SERVICE			39		
		BKF BRISTOL KENDALL FIRE DEPT			1		
		GH GINA HASTINGS			224		
		GS GEORGE STEFFENS			78		
		JP JOHN PETRAGALLO			192		
		PBF PLUMBER			112		
		PR PETER RATOS			68		
		PWK PUBLIC WORKS			1		
STATUS SUMMARY:	A	JP			1		
	A	PR			1		
	C	BC			39		
	C	BF			25		
	C	BKF			1		
	C	GH			67		
	C	GS			57		
	C	JP			31		
	C	PBF			31		
	C	PR			19		
	C	PWK			1		
	I	BC			142		
	I	BF			14		
	I	GH			157		
	I	GS			13		
	I	JP			160		
	I	PBF			81		

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UNITED CITY OF YORKVILLE  
CALLS FOR INSPECTION REPORT

INSPECTIONS SCHEDULED FROM 07/01/2024 TO 07/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
-----							
		I PR			39		
		T GS			8		
		T PR			9		

REPORT SUMMARY: 896



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 2024-58

### Agenda Item Summary Memo

**Title:** Property Maintenance Report for July 2024

**Meeting and Date:** Economic Development Committee – September 3, 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:

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# Memorandum

To: Economic Development Committee  
From: Pete Ratons, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland  
Date July 17, 2024  
Subject: July Property Maintenance

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## Property Maintenance Report July 2024

There were 3 cases heard in July 2024

### 7/01/2024

N 4484	3128 Boombah Blvd	Certain Weeds	Dismissed
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### 7/15/2024

N 2714	1145 N Bridge St	Work W/O Permit	Liabe \$75
N 4485	2601 Fairfax Way	Work W/O Permit	Liabe \$100





## Case Report

07/01/2024 - 07/31/2024

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
20240136	7/31/2024	900 Heartland Dr	Grass/Weeds Height	IN VIOLATION							
20240135	7/31/2024	562 West Barberry Cir	Permit Violation	TO BE INSPECTED							
20240134	7/31/2024	301 Jackson St	Grass/Weeds Height; Exterior Structure	IN VIOLATION							
20240133	7/31/2024	208 Van Emmon	Grass/Weeds Height	IN VIOLATION							
20240132	7/25/2024	304 River St	Construction Noise	PENDING							
20240131	7/24/2024	511 Birchwood	Grading and Drainage	TO BE INSPECTED							
20240130	7/24/2024	Harvest Trail (dead-end)	Dumping	IN VIOLATION							
20240129	7/24/2024	102 Worsley St	Commencing Work W/O Permit	IN VIOLATION							
20240128	7/24/2024	684 W Veterans Pkwy	Grass/Weeds Violation	CLOSED							
20240127	7/24/2024	601 E Countryside	Weeds/Grass Violation	CLOSED							
20240126	7/24/2024	Raintree HOA	Weeds/Grass Violation	IN VIOLATION							
20240125	7/22/2024	McHugh Rd	Saplings & Weeds	CLOSED							
20240124	7/18/2024	4441 Sarasota Ave	Grass/Weeds Height	IN VIOLATION							
20240123	7/17/2024	952 Hayden Dr	Rubbish/Debris	IN VIOLATION							
20240122	7/15/2024	2349 Fairfield Ave	Grass/Weeds Height	CLOSED		COMPLIANT					
20240121	7/10/2024	302-322 E Kendall Dr	Grass/Weeds Height	CLOSED		COMPLIANT					
20240120	7/9/2024	1991 S Bridge	Grass/Weeds Height	CLOSED		COMPLIANT					
20240119	7/9/2024	Lt 11 Longford Lakes	Grass/Weeds Height	CLOSED		COMPLIANT					
20240118	7/9/2024	PT LT 2 FOUNTAIN (PIN	Grass/Weeds Height	CLOSED		COMPLIANT					

20240117	7/8/2024	3069	Littering	CLOSED		COMPLIANT					
20240116	7/8/2024	1148 Homestead	Watering Restrictions	CLOSED		COMPLIANT					
20240115	7/8/2024	Ryan Ct	Obstructing Public Way/Littering	CLOSED		COMPLIANT					
20240114	7/8/2024	412 Elm St	Open Burning	CLOSED		COMPLIANT					
20240113	7/3/2024	599 W Barberry Cir	Obstructing Public Way - Tree	CLOSED		COMPLIANT					
20240112	7/3/2024	332 E Veterans Pkwy	Fire Code Violation	CLOSED		COMPLIANT					
20240111	7/2/2024	1426 Aspen	Refuse	CLOSED		COMPLIANT					
20240110	7/1/2024	2875 Cryder Way	Grass/Weeds Height	IN VIOLATION			6/24/2024	8/5/2024	6/12/2024		yes

Total Records: 27

8/1/2024



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 2024-59

### Agenda Item Summary Memo

**Title:** Economic Development Report for August 2024

**Meeting and Date:** Economic Development Committee – September 3, 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 – September 2024 EDC Meeting of the United City of Yorkville

**August 2024 Activity New Development:**

- **My Auto Doctor – 456 E Veterans Parkway:** Brandon Kribbs owner/operator of the former Tuffy's Auto, which in this location; is back with his full service auto mechanical repair shop. This business opened on August 5<sup>th</sup>.
- **Hofmann Fluid Power – 109 Beaver Street – Fox Industrial Park:** John Hofmann relocated his business to Yorkville in 2020 at 210 Beaver. Now John has purchase 109 Beaver Street. He plans on expanding into the former "Meadowvale" building, and most recently "Seal School"; by the end of the year. The new building is 30,000 square feet in size.

**August 2024 Previously Reported Updates:**

- **Kharisma's Kuddles – 104 E. Schoolhouse Rd:** Kharisma Benard will open a daycare for children ages 2 to 6, and also offer before and after school care for elementary school children, at this location. She is going through approvals with DCFS at this time, and hopes to be open later this year.
- **Youniverse Collective – 1953 S. Bridge Street – Fountain Village Development:** Yorkville resident **Dominic Cappellett** opened a tattoo collective on August 1, 2024.
- **John Chambers Garage – 1821 S. Bridge Street - Lot 1 Fountain Village:** Yorkville resident **John Chambers** is opening a garage that specializes in custom Interior restorations, custom fabrications, and mechanical repairs. John has over 40 years of experience in this industry, and also works on boats, and other vehicles that require this type of expertise. John opened for business on August 1<sup>st</sup>. **Eleno Silva**, the owner of Martini Banquets, built this new 5,800 square foot building.
- **Triple T Express Car Wash - 1981 S. Bridge Street – Fountain Village Development:** Local residents **Allison and Steve English** have applied for a building permit to construct a new free-standing tunnel car wash, just north of Walgreens. This will be the first car wash on Yorkville's "south-side". A tunnel car wash is automated car wash that uses belts to move a vehicle through a series of cleaning stations. They are hopeful to begin construction later in 2024, and have this business open in early 2025.
- **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** is preparing to apply for a building permit to complete his project at Kendall Crossing. The foundation for this building was made back in 2019. At this time, the plan includes a first-floor banquet center that will accommodate 450 guests, a small restaurant and bar that will be open to the public, a second-floor roof top bar, and 4 additional floors of hotel rooms. The hotel "flag" has not yet been disclosed. Construction will begin later this year, with the goal of opening in summer of 2025.
- **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 in after Labor Day 2024.
- **Langston Pediatric Physical Therapy – 724 E. Veterans Parkway – The Heartland Center:** **Laura Langston** and her team have offered these important services in Yorkville since 2010. The business is currently located at 10 Savaranos Drive. They will be relocating and expanding into 3,600 square feet of the 7,200 square feet. The building is currently under construction. They are hoping to be operational in this new location, in after Labor Day 2024.
- **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 later 2024. **The reason that they have not been able to move into their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive.** 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. **The reason that they have not been able to move into their new location, is that the site has to be certified by the State of Illinois. This process is very time intensive.** Director Jessica Wathen hopes to open in October 2024. You can learn more by visiting their website <https://www.childrencourtyard.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. Construction is slated to begin in September 2024. Opening of Yorkville's QuikTrip is slotted for 2025.
- **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](mailto:lynn@dlkllc.com)  
630-209-7151 cell



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-60

### Agenda Item Summary Memo

**Title:** Kendallwood Estates Amended Development Agreement – Rally Homes

**Meeting and Date:** Economic Development Committee – September 3, 2024

**Synopsis:** A proposed amended development agreement for the former Kendallwood Estates residential subdivision with Rally Homes.

#### Council Action Previously Taken:

Date of Action: CC – 1/25/22 Action Taken: Approval of Development Agreement

Item Number: EDC 2021-43

**Type of Vote Required:** Informational

**Council Action Requested:** Discussion and recommendation

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

#### Agenda Item Notes:

Please see the attached memo.



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: August 28, 2024  
Subject: **Kendallwood Estates/Timber Ridge Estates – Amended Agreement**  
Proposed Time Extension for Water Main Installation

## Request Summary:

An application has been filed with the City of Yorkville by Anthony Montalbano on behalf of Rally Homes, LLC, the owner/developer of the Timber Ridge Estates (formerly Kendallwood Estates) subdivision, seeking an extension to the timing of the required watermain installation from May 31, 2024 to November 30, 2025. The original development agreement was approved by the City on January 25, 2022 via Ordinance No. 2022-05.

## Development Background:

In 2022, Rally Homes, LLC, purchased eighty-three (83) single family lots comprising the former Kendallwood Estates development located north of IL Rte. 126 and extending south of E. Van Emmon Road near downtown Yorkville and renamed the subdivision Timber Ridge Estates. As the successor developer, Rally Homes agreed to install a single 12" high pressure water line and relocate it along Illinois Route 126 outside of the future IDOT right-of-way by purchasing additional easement area owned by Grace Community Church as well as install a pressure reducing valve station to serve the lower pressure areas of the subdivision located in the south towards IL Rte. 126. As required by ordinance, the developer submitted a letter of credit in the amount of \$2,225,499.00 which reflected the engineer's estimate for the cost of all required public improvements to complete the development, at that time. This was memorialized in a development agreement approved by the City via Ordinance No. 2022-05.

According to the current development agreement, the developer was allowed to construct and receive final occupancy for up to 43 home sites located on lots identified on the attached Kendallwood Estates Fire Flow map prepared by EEI dated August 2021, prior to the looping of the water main system. However, the completion of the water main extension along Illinois Route 126 and looping of system, as approved by the City Engineer and Public Works Director, was to occur no later than May 31, 2024.





## **Proposed Amendments to Development Agreement:**

### *Off-Site Watermain Construction*

After the issuance of thirty (30) building permits since construction began in 2022, Rally Homes, is nearing the threshold for maximum home construction per the agreement and has yet to install the required off-site watermain line or pressure reducing valve station. The developer has indicated that the necessary easements from the two (2) adjacent property owners, Grace Community Church and Rainy Land Investments, to run the watermain and loop the system within the subdivision have not been obtained in time to meet the original agreement's deadline.

As of June, the developer has obtained signatures for easement acquisition from Rainy Land Investments through its property to the south and reached an agreement with Grace Community Church for acquiring the easement on their property along IL 126. Since the easement needed from Grace Community Church is a direct result of the City requesting the new watermain be moved out of the future IDOT right-of-way and upsize the line from the originally approved twelve inches (12") to sixteen inches (16") to accommodate the pending Lake Michigan water project, the City is offering the following:

1. Reimburse the developer the difference in cost from a twelve-inch (12") to sixteen-inch (16") watermain (**\$218,321.22**) **within 30 days of substantial completion**.
2. Reimburse the developer fifty percent (**50%**) or **\$2,500** for the Grace Church easement acquisition and grant one (1) free utility connection worth approximately \$6,555 in 2024 at such time the Grace Community Church property requests service.
  - a. The commitment to the future water tap-on fee waiver will be memorialized in an ordinance to be approved by the City Council accepting the easement at a later date.
3. Reimburse the developer the engineering cost for redesigning the water main from a twelve-inch (12") to sixteen-inch (16") watermain (**\$5,277.50**) within thirty (30) days of executing this agreement.

In anticipation of the easements being acquired, the developer has ordered the fabrication of the pressure reducing valve and submitted all necessary permits for ComEd, IDOT and IEPA approval to begin construction on the watermain extension. **The developer is requesting** a final completion and system operation deadline of November 30, 2025 for any contingencies that may arise during construction.

### *Retaining Wall Repair*

Incidental to the city's site inspections for the home construction and public improvement installations, it became apparent that the existing retaining wall and fencing is in need of immediate repair and/or replacement. The developer has been made aware of the wall and fence condition as early as 2022 and as recently June 13, 2024 in a letter from EEI. The city has also included the repair as part of punchlist updates and for construction bonding. Therefore, **staff is recommending** a deadline for the repair and/or replacement of the retaining wall and fence no later than November 30, 2024.

## **Staff Comments:**

Since this request is for a development agreement amendment, a public hearing is not required. Should the matter proceed out of committee, staff has tentatively scheduled it for consideration before the entire City Council at the **September 10, 2024** meeting. Staff and the petitioner will be available at the EDC meeting to answer any questions.

## **Attachments:**

1. Draft First Amendment to a Development Agreement
2. Petitioner's Application
3. Ordinance 2022-05
4. Kendallwood Estates Fire Flow map prepared by EEI dated August 2021

5. EEI Letter re: Kendallwood Estates/Timber Ridge Estates Retaining Wall Inspection dated June 13, 2024



**Ordinance No. 2024-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS, APPROVING THE FIRST AMENDMENT TO A DEVELOPMENT  
AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE AND RALLY  
HOMES, L.L.C.**

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

**WHEREAS**, Rally Homes, LLC, an Illinois limited liability company (the “Developer”) has acquired approximately fifty (50) acres located in the City at Van Emmon Road and Timber Oak Lane (formerly Benjamin Street), commonly known as “Kendallwood Estates” legally described on Exhibit A attached hereto (the “Subject Property”) and entered into a Development Agreement on January 25, 2022 with the City to develop the Subject Property (the “Original Agreement”) with eighty-three (83) single family homes (the “Development”); and

**WHEREAS**, the Original Agreement required the Developer, among other things, to construct a twelve-inch (12”) high pressure water line to be located along Illinois Route 126 and to acquire an easement from the adjoining property to the south of the Development and the installation of a pressure reducing valve station to serve the lower pressure areas of the Development (the “Water Main Extension”) on or before May 31, 2024; and

**WHEREAS**, the Developer, at the request of the City, is now required to install a sixteen-inch (16”) high pressure water main line to be located outside the future Illinois Department of Transportation (IDOT) right of way, but has not been able to acquire the easements necessary to proceed to construct the Water Main Extension and has requested an extension of time to complete the Water Main Extension to November 30, 2025, and complete repairs to the existing retaining wall and fence along the perimeter of the subdivision no later than November 30, 2024 pursuant to an amendment to the Original Agreement as hereinafter provided.

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

**Section 1.** That the recitals in the preambles to this Ordinance are incorporated into this Section 1 as if fully set forth herein.

**Section 2.** That the First Amendment to a Development Agreement Between the United City of Yorkville and Rally Homes, LLC, attached hereto and made a part hereof, is hereby approved and the Mayor, City Clerk, and City Administrator are hereby authorized to execute and deliver said Agreement and undertake any and all actions as may be required to implement its terms on behalf of the City.

**Section 3.** This Ordinance shall be in full force and effect from and after 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

*Attest:*

\_\_\_\_\_  
CITY CLERK

**FIRST AMENDMENT TO A DEVELOPMENT AGREEMENT BY  
AND BETWEEN THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS AND RALLY HOMES, LLC**

This First Amendment (the “*Amendment*”) to a Development Agreement (the “*Original Agreement*”) dated January 25, 2022, by and between the United City of Yorkville, Kendall County, Illinois (the “*City*”) and Rally Homes, LLC, an Illinois limited liability company (the “*Developer*”) is entered into the \_\_\_\_ day of September 2024.

Article 1: Recitals

1.1 The City is a duly organized and validly existing non home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State with authority to promote the health and welfare of its inhabitants, to encourage private development in order to enhance the local tax base, to increase job opportunities and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.2 On January 25, 2022, the City and the Developer entered into the Original Agreement by which the Developer agreed to construct eighty-three (83) single family homes (the “*Development*”) on fifty (50) acres located at Van Emmon Road and Timber Oak Lane, formerly Benjamin Street (the “*Subject Property*”) which included the following specific obligations of the Developer pursuant to Sections 1.3(a) and 1.3 (b) of the Original Agreement:

(a) Instead of constructing two water lines each serving a section of the Development, the Developer plans to construct a twelve inch (12”) high pressure water line to be located along Illinois Route 126 (the “*Water Main Extension*”) which shall require the Developer to acquire an easement upon the adjoining property to the south of the Development and immediately north of Illinois Route 126; and the installation of a pressure reducing valve station to serve lower pressure areas of the Development; which a water main extension shall be sufficient to serve the Development.

(b) That the Developer be permitted to construct, sell and obtain occupancy permits for up to forty-three (43) residential home sites as approved by the City Engineer provided that the completion of the entire required Water Main Extension along Illinois Route 126 and the looping as approved by the City Engineer and the Director of the City's Public Works Department for the entire Development be completed and operational on or before May 31, 2024.

## Article 2: Amendments to the Original Agreement

The Original Agreement is hereby amended as follows:

2.1 Section 1.3 (a) of the Original Agreement is hereby deleted and replaced with the following:

1.3 (a) The Developer agrees to install a sixteen-inch (16") water main as a part of the City's Lake Michigan water improvement project instead of a twelve-inch (12") water main and to construct such water main extension outside of the Illinois Department of Transportation future Illinois Route 126 right-of-way. The City agrees to reimburse the Developer for the cost difference for installing the sixteen-inch (16") water main instead of a twelve-inch (12") water main in the amount of \$218,321.22 and to pay HR Green \$5,277.50 for redesigning the water main due to the increase from twelve-inch (12") to six-inch (16"). Payment to Developer of \$218,321.22 shall be made within thirty (30) days of the date of substantial completion of the water main installment as determined by the city engineer. Payment to HR Green shall be made within thirty (30) days of the date of the execution of this Amendment.

2.2 Section 1.3 (b) is hereby amended by deleting said section and replacing it with the following:

1.3 (b) That the Developer agrees to acquire the two easements necessary to construct the Water Main Extension and the necessary looping system, one of which has been acquired. The property owner of the second necessary easement has demanded a sale price of \$5,000 and one free water connection to the Water Main Extension. The City agrees to reimburse the Developer \$2,500 for the second easement upon delivery of an easement document executed by the property owner in a form approved by the City Engineer and recorded by the Kendall County Recorder. The City agrees to permit the construction of up to forty-three (43) residential homes in accordance with all permits and applicable City ordinances provided the Water Main Extension along Illinois Route 126 and the looping of the water main as approved by the City Engineer and the Director of Public Works be completed on or before November 30, 2025.

2.3 The Developer agrees to repair or replace, if necessary, on or before November 30, 2024, all retaining walls and fencing which is located around the perimeter of the Subject Property and in the water retention areas.

2.4 Article 4 of the Original Agreement is hereby deleted in its entirety.

### Article 3. Mutual Agreements

3.1 The parties to this Amendment hereby agree and confirm that all provisions of the Original Agreement not amended by this Amendment remain in full force and effect for the term as provided in Article above.

3.2 No modification, addition, deletion, revision, alteration, or other change to the Original Agreement or these Amendments shall be effective unless and until the change is reduced to writing and executed and delivered by the City and the Developer. No term or condition of the Original Agreement or this Amendment shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable,

the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of the Original Agreement or this Amendment shall be deemed or construed as a waiver of any other terms or conditions of the Original Agreement or this Amendment nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of the Original Agreement or this Amendment.

3.3 The term of this Agreement shall commence upon execution of the parties and this Amendment and the Original Agreement shall terminate on the fifth anniversary of the date of execution of this Amendment.

3.4 The City will assist, if necessary, in getting Developer reimbursement as set forth in the 2006 Development Agreement, recorded in Kendall County, Illinois.

3.5 If any section, subsection, term, or provision of the Original Agreement or this Amendment or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term, or provision of the Original Agreement or this Amendment or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

3.6 This Amendment is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this Amendment as of the date set forth below their respective signatures, to be effective as of the date said execution.

**UNITED CITY OF YORKVILLE,**  
an Illinois municipal corporation

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_, 2024

*Attest:*

By: \_\_\_\_\_  
City Clerk

**RALLY HOMES, LLC,**  
an Illinois Limited Liability Company

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2024



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# APPLICATION FOR AGREEMENT AMENDMENT

## INTENT AND PURPOSE

Annexation Agreements specify the desired requested approvals from the petitioner that will affect the property and successor owners. Planned Unit Development (PUD) Agreements are unique and a complex form of development which differs from the conventional approval process allowing for flexibility in-the design and land use of larger scale developments. Such approvals require agreements that are contractual in nature, therefore an amendment must be sought when a change, minor or substantial, in the original terms of the Annexation or Planned Unit Development (PUD) Agreement occurs.

This packet explains the process to successfully submit and complete an Application to Amend an Annexation or Planned Unit Development Agreement. It includes a detailed description of the process, outlines required submittal materials, and contains the application.

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 4, Section 10: Amendments" and "Title 10, Chapter 8, Section 9: Amendments and Minor Revisions to PUD" of the Yorkville, Illinois City Code.

## APPLICATION PROCEDURE

### STEP

# 1

### APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

### STEP

# 2

### PLAN COUNCIL

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

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





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# APPLICATION FOR AGREEMENT AMENDMENT

## STEP

# 3

### ECONOMIC DEVELOPMENT COMMITTEE

#### MEETS ON THE 1ST TUESDAY OF THE MONTH

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

## STEP

# 4

### PUBLIC HEARING

*Annexation Agreement amendments require a public hearing held by the City Council which meets on the second and fourth Tuesday of the month. PUD Agreement amendments require a public hearing held by the Planning and Zoning Commission which meets on the second Wednesday of the month.*

The petitioner will attend and present their request at a public hearing. The reviewing body will conduct the public hearing on the request, take public comments, and discuss the request.

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

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

## STEP

# 5

### CITY COUNCIL

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

The petitioner will attend the City Council meeting where the annexation request will be reviewed. If the amendment is for an Annexation Agreement this meeting may be held at the same meeting of the public hearing. If approved, City staff will have a drafted ordinance to be signed by the Council and must be recorded with the County Clerk before any further steps may be taken by the petitioner.

## SUMMARY OF RESPONSIBILITIES

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

#### PETITIONER

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

#### CITY STAFF

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



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# APPLICATION FOR AGREEMENT AMENDMENT

## SAMPLE MEETING SCHEDULE

### PLANNED UNIT DEVELOPMENT AGREEMENT AMENDMENT

#### MONTH 1

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

Plan Council Meeting

#### MONTH 2

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

Economic Development Committee

#### MONTH 3

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

Planning & Zoning Commission Public Hearing

#### MONTH 4

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

City Council

### ANNEXATION AGREEMENT AMENDMENT

#### MONTH 1

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

Plan Council Meeting

#### MONTH 2

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

Economic Development Committee

#### MONTH 3

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

City Council Public Hearing

Meeting Date

Updated Materials Submitted for Meeting

Public Notice Mailing Window

## DORMANT APPLICATIONS

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

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

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

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



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# APPLICATION FOR AGREEMENT AMENDMENT

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



United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR AGREEMENT AMENDMENT

DATE: 05/30/24	PZC NUMBER:	DEVELOPMENT NAME: Timber Ridge Estates	
<b>PETITIONER INFORMATION</b>			
NAME: Anthony Montalbano Sr Manager / Owner		COMPANY: Rally Homes LLC	
MAILING ADDRESS: 1010 Jorie Blvd, Ste 138			
CITY, STATE, ZIP: Oak Brook, IL 60523		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-613-2710	
EMAIL: Tmontalbano@rallyhomes.net		FAX:	
<b>PROPERTY INFORMATION</b>			
NAME OF HOLDER OF LEGAL TITLE: Rally Homes, LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION:			
CURRENT ZONING CLASSIFICATION:			
LIST ALL GOVERNMENTAL ENTITIES OR AGENCIES REQUIRED TO RECEIVE NOTICE UNDER ILLINOIS LAW:			
<b>ZONING AND LAND USE OF SURROUNDING PROPERTIES</b>			
NORTH:			
EAST:			
SOUTH:			
WEST:			
<b>KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)</b>			



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# APPLICATION FOR AGREEMENT AMENDMENT

## PROPERTY INFORMATION

NAME OF AGREEMENT:

DATE OF RECORDING:

SUMMARIZE THE ITEMS TO BE AMENDED FROM THE EXISTING AGREEMENT:

Rally Homes is requesting the City to participate in obtaining the easement from the Church, Rainy Day Investments, and ComEd. The original design did not require Rally to obtain an easement from the church, Rainy Day Investments, and ComEd; however, due to IDOT's widening of 126 and the city's request for the developer to relocate the watermain out of the future IDOT ROW, we need the easement in order for Rally to put the water main in the new location.

We are requesting the extension of the Water Main to November 30, 2024.

## ATTACHMENTS

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

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

Petitioner must attach a true and correct copy of the existing agreement and title it as "Exhibit C".

Petitioner must attach amendments from the existing agreement and title it as "Exhibit D".



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Yorkville, Illinois, 60560  
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# APPLICATION FOR AGREEMENT AMENDMENT

## ATTORNEY INFORMATION

NAME: Mike McGurn

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP: Aurora, IL

TELEPHONE: 630-674-1347

EMAIL: michael5076@hitmail.com

FAX:

## ENGINEER INFORMATION

NAME: Dave Schultz

COMPANY: HR Green

MAILING ADDRESS: 2363 Sequoia Drive | Suite 101

CITY, STATE, ZIP: Aurora, IL 60506

TELEPHONE: 815-693-8887

EMAIL: dschultz@hrgreen.com

FAX:

## LAND PLANNER/SURVEYOR INFORMATION

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

TELEPHONE:

EMAIL:

FAX:

## AGREEMENT

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

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

Anthony Montalvo  
PETITIONER SIGNATURE

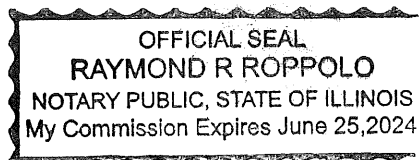
5-30-24  
DATE

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

Anthony Montalvo  
OWNER SIGNATURE

5-30-24  
DATE

Ray Roppolo





United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, Illinois, 60560  
Telephone: 630-553-4350  
Fax: 630-553-7575  
Website: www.yorkville.il.us

## APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
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### PETITIONER DEPOSIT ACCOUNT FUND:

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

### ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

### FINANCIALLY RESPONSIBLE PARTY:

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

PRINT NAME

TITLE

SIGNATURE\*

DATE

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

### INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

#### ENGINEERING DEPOSITS:

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

#### LEGAL DEPOSITS:

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

**CERTIFIED MAILING**  
**AFFIDAVIT**

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KENDALL )

I/We, \_\_\_\_\_, petitioner, being first duly sworn, do hereby state under oath that to the best of my knowledge the **attached** list is a true, correct and **complete list of all permanent parcel numbers, and names and addresses of owners**, of all lots and parts of lots located within 500 feet (exclusively of any public streets and alleys) of the property legally described on the attached application for annexation, rezoning, special use permit, planned unit development, variation, or other zoning amendment. I further state that said list was obtained from the current tax rolls of the Kendall County Treasurer's Office. I further state that I mailed by U.S. Certified Mail, Return Receipt Requested, a copy of the Public Notice of Public Hearing before the United City of Yorkville Planning and Zoning Commission for the Public Hearing held on Wednesday, \_\_\_\_\_, at the United City of City Council Chambers, Yorkville, Illinois. The notice was mailed to the attached list of all of the permanent parcel numbers and names and addresses of owners at the U.S. Post office on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Petitioner(s)

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public





United City of Yorkville  
651 Prairie Pointe Drive  
Yorkville, Illinois, 60560  
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Website: [www.yorkville.il.us](http://www.yorkville.il.us)

# APPLICATION FOR PUBLIC HEARING SIGN

<b>PERMIT NUMBER:</b>		<b>DATE/TIME RECEIVED:</b>								
SITE ADDRESS:		PARCEL NUMBER:								
SUBDIVISION:		LOT/UNIT:								
<b>APPLICANT INFORMATION</b>										
NAME:	TELEPHONE: <input type="radio"/> HOME <input type="radio"/> BUSINESS									
ADDRESS:	E-MAIL: <input type="radio"/> HOME <input type="radio"/> BUSINESS									
CITY, STATE, ZIP:	FAX:									
<b>SIGN INFORMATION</b>										
DATE OF PICK UP:	NUMBER OF SIGNS:									
DATE OF PUBLIC HEARING:	SIGN RETURN DATE:									
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>  <table border="0" style="width: 100%;"><tr><td style="width: 60%; border-bottom: 1px solid black;"></td><td style="width: 40%; border-bottom: 1px solid black;"></td></tr><tr><td>SIGNATURE/AUTHORIZED AGENT</td><td>DATE</td></tr></table>  <table border="0" style="width: 100%;"><tr><td style="width: 60%;">DATE RETURNED: _____</td><td style="width: 40%;"></td></tr><tr><td>RECEIVED BY: _____</td><td>PZC# _____</td></tr></table>					SIGNATURE/AUTHORIZED AGENT	DATE	DATE RETURNED: _____		RECEIVED BY: _____	PZC# _____
SIGNATURE/AUTHORIZED AGENT	DATE									
DATE RETURNED: _____										
RECEIVED BY: _____	PZC# _____									

**UNITED CITY OF YORKVILLE  
KENDALL COUNTY, ILLINOIS**

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**ORDINANCE NO. 2022-05**

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**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,  
APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE  
AND RALLY HOMES, L.L.C.**

**Passed by the City Council of the  
United City of Yorkville, Kendall County, Illinois  
This 25<sup>th</sup> day of January, 2022**

**Published in pamphlet form by the  
authority of the Mayor and City Council  
of the United City of Yorkville, Kendall  
County, Illinois on February 7, 2022.**

*Ordinance No. 2022-05*

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE AND RALLY HOMES, L.L.C.**

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

**WHEREAS**, the Developer has acquired approximately fifty (50) acres located in the City at Van Emmon Road and Benjamin Street, commonly known as “Kendallwood Estates” legally described on Exhibit A attached hereto (the “*Subject Property*”) and has presented an application for a Development Agreement dated September 9, 2021 (the “*Application*”) to the City to develop the Subject Property in accordance with the 2006 approved Final Subdivision Plat and Development Agreement providing for the construction of eighty-three (83) single family homes utilizing existing streets, storm water management basins, water mains, and utilities (the “*Development*”); and

**WHEREAS**, the Developer is in the business of land and home construction and desires to complete the development of the Property but cannot economically do so unless the City and the Developer agree to certain conditions and covenants regarding certain fees and infrastructure improvements; and

**WHEREAS**, the Mayor and City Council of the City (the “**Corporate Authorities**”) have reviewed Developer’s proposals and have concluded that the completion of the Subject Property would substantially benefit the City by enhancing the tax base of the City and the other taxing districts, and add to the wealth and prosperity of the City and its citizens; and,

**WHEREAS**, pursuant to applicable provisions of the Illinois Municipal Code, including specifically, but without limitation Sec. 8-1-2.5 thereof (the “Act”), the Corporate Authorities are empowered to “appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality”.

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

*Section 1.* That the recitals in the preambles to this Ordinance are incorporated into this Section 1 as if fully set forth herein.

*Section 2.* That the Development Agreement Between the United City of Yorkville and Rally Homes, LLC, attached hereto and made a part hereof, is hereby approved and the Mayor, City Clerk, and City Administrator are hereby authorized to execute and deliver said Agreement and undertake any and all actions as may be required to implement its terms on behalf of the City.


*Section 3.* This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 25<sup>th</sup> day of January, A.D. 2022.

  
CITY CLERK

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

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois  
this 1<sup>st</sup> day of February, A.D. 2022.

  
\_\_\_\_\_  
MAYOR

*Attest:*

  
\_\_\_\_\_  
CITY CLERK

## **Exhibit A**

**DEVELOPMENT AGREEMENT BY  
AND BETWEEN THE UNITED CITY OF YORKVILLE,  
KENDALL COUNTY, ILLINOIS AND RALLY HOMES, LLC**

**THIS DEVELOPMENT AGREEMENT** (hereafter "**Agreement**") is made and entered into this \_\_\_\_ day of January, 2022 (hereafter "**Effective Date**") by and between the United City of Yorkville, Kendall County, Illinois (the "**City**") and Rally Homes, LLC, an Illinois Limited Liability Company (the "**Developer**"), which parties are hereafter sometimes collectively referred to as the "**Parties**" and individually as a "**Party**".

**ARTICLE I: RECITALS**

1.1 The City is a duly organized and validly existing non home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State with authority to promote the health and welfare of its inhabitants, to encourage private Development in order to enhance the local tax base, to increase job opportunities and to enter into contractual agreements with third parties for the purpose of achieving these goals.

1.2 The Developer has acquired approximately fifty (50) acres located in the City at Van Emmon Road and Benjamin Street , commonly known as "Kendallwood Estates" legally described on Exhibit A attached hereto (the "*Subject Property*") and has presented an application for a Development Agreement dated September 9, 2021 (the "*Application*") to the City to develop the Subject Property in accordance with the 2006 approved Final Subdivision Plat and Development Agreement providing for the construction of eighty-three (83) single family homes utilizing existing streets, storm water management basins, water mains, and utilities(*the Development*").

1.3 The City has reviewed the proposal as set forth in the Application which proposal conforms to all of the requirements of the R-2 Single Family Zoning District in which it is located, and also adheres to the approved landscape plan which included tree preservation and woodland restoration to maintain the wooded character of the general area; however, the Developer included a request to the City for certain changes from the prior approved Development plan as follows:

(a) Instead of constructing two water lines each serving a section of the Development, the Developer plans to construct a twelve inch (12") high pressure water line to be located along Illinois Route 126 which shall require the Developer to acquire an easement upon the adjoining property to the south of the Subject Property and immediately north of Illinois Route 126; and the installation of a pressure reducing valve station to serve lower pressure areas of the Subject Property; which a water main extension shall be sufficient to serve the Development.

(b) That the Developer be permitted to construct, sell and obtain occupancy permits for up to forty-three (43) residential home sites as approved by the City Engineer provided that the completion of the entire

required water main extension along Illinois Route 126 and the looping as approved by the City Engineer and the Director of the City's Public Works Department for the entire Development be completed and operational on or before May 31, 2024.

(c) To reduce the land cash assessed value from \$101,000 per improved acre as determined as of the approval of the initial 2006 Development Agreement to \$55,000 thereby reducing the park land cash fee to \$2,062.94 per dwelling unit (previously \$3,787.50 per dwelling unit) and \$3,286.58 school land cash fee per dwelling unit (previously \$6,035.36 per dwelling unit) with all fees to be collected at the time of issuance of a building permit.

(d) That the name of the Development be changed from "Kendallwood Estates" to "Timber Ridge Estates".

## **ARTICLE 2: CITY'S RESPONSE**

The City has reviewed the Developer's requested changes from the original Development Agreement of 2006 and is prepared to agree to the Developer's requests subject to the terms and conditions hereinafter stated in Article 3.

## **ARTICLE 3: MUTUAL AGREEMENTS OF THE CITY AND THE DEVELOPER**

3.1 The City and the Developer hereby agree that the Developer may proceed with the construction of eighty-three (83) single family homes pursuant to the approved 2006 final subdivision Plat.

3.2 The Developer agrees to adhere to the approved landscape plan dated August 14, 2007 which includes tree preservation and woodland restoration in order to maintain the wooded character of the area.

3.3 The Developer and the City agree that the Developer may proceed to construct an offsite water main extension along Illinois Route 126 on the condition that an easement is acquired by the Developer from the successor property owner of the former "Woodstone" development on or before the construction of the forty fourth (44th) residence.

3.4 The City agrees that the Developer may construct and receive final occupancy limited to the home sites identified on the Kendallwood Estates fire flow map prepared by the City Engineer in August of 2021 attached hereto as Exhibit B.

3.5 The Developer agrees to complete construction of the water main extension along Illinois Route 126, install a pressure reducing valve station to serve the lower pressure areas and loop the system on or before May 31, 2024, it being understood that no permits for construction of home sites in addition to the forty-three (43) designated on the Kendallwood Estates fire flow



map shall be issued until completion and acceptance of the entire water system serving the Development.

3.6 The City agrees to a reduction of the assessed land value from \$101,000 to \$55,000 and the reduced park land cash fee of \$2,062.94 per dwelling until and \$3,286.58 school land cash fee per dwelling unit, payable at the time of building permit issuance.

3.7 The City agrees to the future granting of one (1) free utility connection to the successor property owner of the former "Woodstone" development upon confirmation of the acquisition of an easement by Rally Homes, LLC and approved by the City Engineers along Illinois Route 126 for purposes of constructing, repair, replacing and maintaining the water main extension to the Development .

3.8 The Developer has provided a letter of credit in the amount of \$2,225,499 based upon the City Engineer's estimate of the cost of all public improvements requested to serve the Development which letter of credit shall remain in full force and effect without cancellation in the amount determined by the City Engineer at all times during the letter of this Agreement.

#### **ARTICLE 4: TERMS OF AGREEMENT**

This Agreement shall remain in full force and effect upon its approval and execution by both parties and shall continue until the fifth (5<sup>th</sup>) anniversary of said date.

#### **ARTICLE 5: ENFORCEMENT AND REMEDIES**

5.1 Enforcement: Remedies. The City may enforce or compel the performance by the Developer of this Agreement, in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance. Notwithstanding the foregoing, the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgement for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, or attorneys thereof, on account of the negotiation, execution, or breach of any of the terms and conditions of this Agreement.

5.2 Notice; Cure; Self-Help. In the event of a breach of this Agreement by the Developer, the City agrees that the Developer shall have thirty (30) days after notice of any breach delivered in accordance with Article 6 to correct the same prior to the pursuit of any remedy provided for in this Section 5; provided, however, that the 30-day period shall be extended, but only (i) if the alleged breach is not responsibly susceptible to being cured within the 30-day period, and (ii) if the Developer has promptly initiated the cure for the breach, and (iii) if the Developer diligently and continuously pursues the cure of the breach until its completion. If the Developer shall fail to perform any of its obligations under this Agreement, and if the City shall have given written notice of the default to the Developer, and if the Developer shall have failed to cure the default as provided in this Section 5.2, then, in addition to any and all other remedies that may be available either in law or equity, the City shall have the right (but not the obligation) to take any action as in its discretion and judgement shall be necessary to cure the default. In any event, the Developer hereby agrees to pay and reimburse the City for all costs and expenses reasonable

incurred by it in connection with action taken to cure the default, including attorney's fees and court costs.

#### **ARTICLE 6: TIME OF THE ESSENCE/FORCE MAJEURE**

Time is of the essence of this Agreement and of each and every provision of this Agreement. However, a Party shall not be deemed in material breach of this Agreement with respect to any obligations arising under this Agreement on such Party's part to be performed if such Party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, civil disorder, severe weather conditions, wet soil conditions, failure or interruptions of power, riots, insurrections, acts of terrorism, war, fuel shortages, accidents casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargoes, or similar causes beyond the reasonable control of such Party ("**Force Majeure**"). If one of the foregoing events occurs or either Party claims that such an event occurred, the Party to whom such claim is made shall investigate and consult with the Party making such claim, and the Party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of the delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided that the failure of performance was reasonably caused by such Force Majeure.

#### **ARTICLE 7: SEVERABILITY**

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

#### **ARTICLE 8: NOTICES**

All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (a) when delivered in person on a business day at the address set forth below, or (b) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (c) by facsimile or email transmission, when transmitted to either the facsimile telephone number or email address set forth below, when actually received.

*Notices and communications to Developer shall be addressed to, and delivered at, the following addresses:*

**To Developer:**

Rally Homes, LLC  
1010 Jorie Blvd  
Oak Brook, Illinois 60523  
Attn: Anthony Montalbano  
Phone: (630) 613-2710  
Email: [tmontalbano@rallyhomes.net](mailto:tmontalbano@rallyhomes.net)

*Notices and communications to the City shall be addressed to and delivered at these addresses:*

To the City:

Bart Olson  
City Administrator  
United City of Yorkville  
800 Game Farm Road  
Yorkville, IL 60560  
Phone: (630) 553-8537  
Email: [Bolson@yorkville.il.us](mailto:Bolson@yorkville.il.us)

With a copy to:

Kathleen Field Orr  
City Attorney  
2024 Hickory Road, Suite 205  
Homewood, Illinois 60430  
Phone: (312) 382-2113  
Email: [kfo@kfoassoc.com](mailto:kfo@kfoassoc.com)

By notice complying with the requirements of this Article, each party shall have the right to change the address or addressee, or both, for all future notices and communications to such party, but no notice of a change of address or addressee shall be effective until actually received.

#### **ARTICLE 7: IN GENERAL**

7.1 No modification, addition, deletion, revision, alteration, or other change to this Agreement shall be effective unless and until the change is reduced to writing and executed and delivered by the City and the Developer. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to the waiver and, where applicable, the conditions and limitations on the waiver are set forth specifically in a duly authorized and written waiver of such party. No waiver by any party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this agreement.

7.2 The Developer acknowledges and agrees that (i) the City is not, and shall not be, in any way liable for any damages or injuries that may be sustained as the result of the City's review and approval of any plans or improvements or as a result of the issuance of any approvals, permits, certificates, or acceptances for the Development or use of any portion of the Subject Property or the improvements and (ii) the City's review and approval of any plans and the issuance of any approvals, permits, certificates, or acceptances does not, and shall not, in any way be deemed to insure the Developer, or any of its successors, assigns, tenants, or licensees, or any third party, against violations or damage or injury of any kind at any time.

7.3 No claim as a first party beneficiary under this Agreement by any person, firm or corporation shall be made, or be valid, against the City or the Developer.

7.4 This agreement shall constitute the entire agreement of the parties; all prior agreements between the Parties, whether written or oral, are merged into this Agreement and shall be of no force and effect.

7.5 This Agreement is to be executed in two or more counterparts, each of which shall be deemed an original but all of which shall constitute the same instrument.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the dates set forth below their respective signatures, to be effective as of the date first written above.

**UNITED CITY OF YORKVILLE,**  
an Illinois municipal corporation

By:   
Mayor

Date: February 1, 2022

Attest:

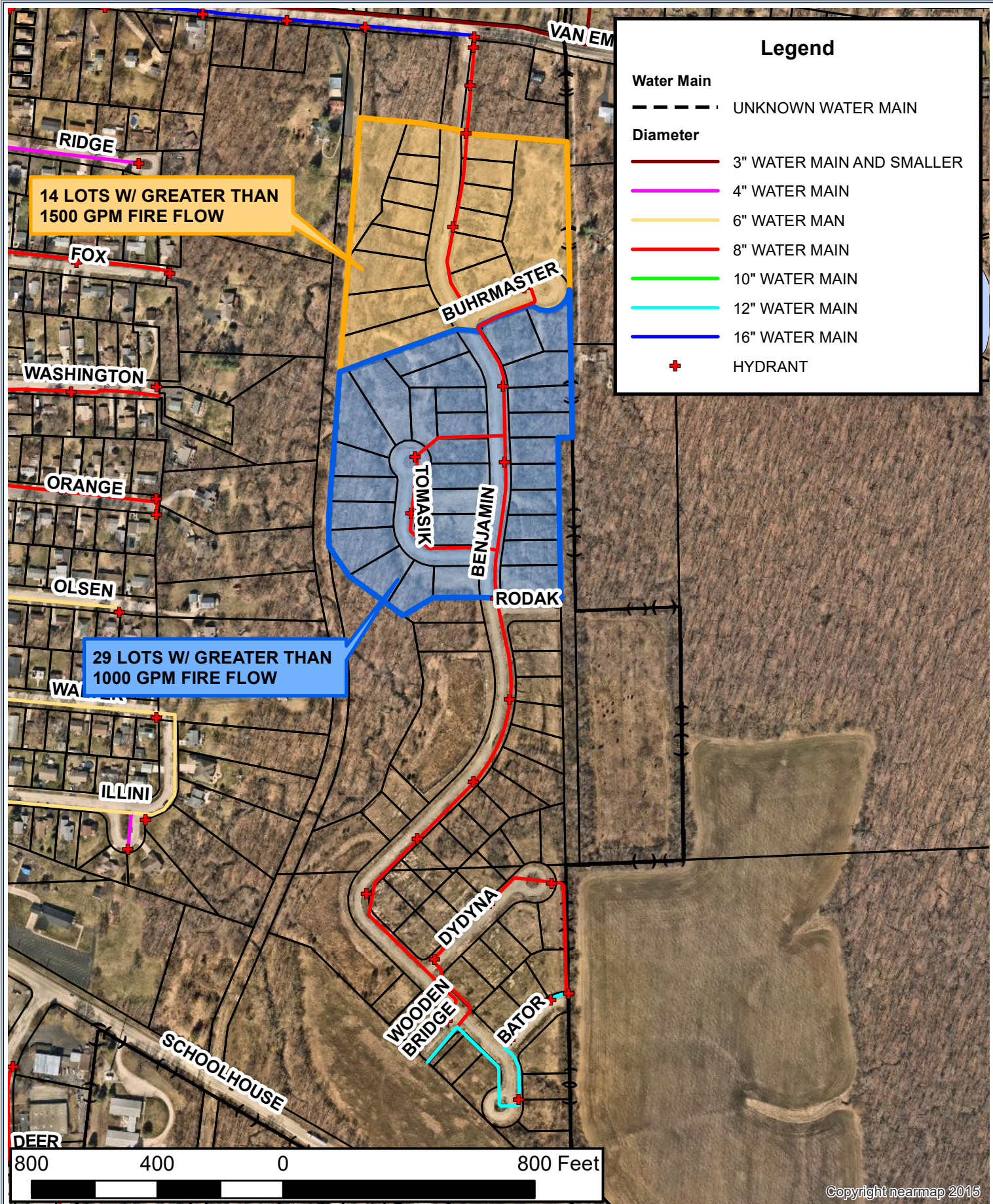
By:   
City Clerk

**RALLY HOMES, LLC,**  
an Illinois Limited Liability Company

By: 

Date: 2-17, 2022









June 13, 2024

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

**Re: Kendallwood Estates/ Timber Ridge Estates  
Retaining Wall Inspection  
United City of Yorkville  
Kendall County, Illinois**

Dear Krysti:

Representatives from the Building Department and EEI performed an on-site inspection of the retaining walls throughout the referenced development.

In several locations, the retaining walls and fencing have been damaged and require significant repair causing notable safety concerns. A structural engineer shall inspect the retaining walls and a report shall be submitted to EEI for approval, including a structural engineer's recommended method of repair.

Retaining wall inspection, EEI's approval of the repair plan, and completion of all recommended repairs shall be completed by the developer prior to further building permits being granted by the City.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.

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

BPS/emw  
Enclosures

pc: Mr. Bart Olson, City Administrator (via e-mail)  
Ms. Erin Willrett, Assistant City Administrator (via e-mail)  
Mr. Eric Dhuse, Director of Public Works (via e-mail)  
Mr. Pete Ratos, Building Department (via e-mail)  
Ms. Dee Weinert, Admin Assistant (via e-mail)  
Ms. Jori Behland, City Clerk (via e-mail)  
Mr. Jason Jacobs, Rally Homes (via e-mail)  
Mr. Tony Montalbano, Rally Homes (via e-mail)  
BPS, TAW, EMW, EEI (via-email)



MISSING RETAINING WALL BLOCKS



FALLEN RETAINING WALL BLOCKS





DAMAGED FENCING



MISSING FENCING





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

Agenda Item Number

New Business #6

Tracking Number

EDC 2024-61

### Agenda Item Summary Memo

**Title:** PZC 2024-17 – Chapter 8: UDO Review & Approval Procedures (Text Amendment)

**Meeting and Date:** Economic Development Committee – September 3, 2024

**Synopsis:** Text Amendment to the Unified Development Ordinance regarding Review & Approval Procedures

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Krysti J. Barksdale-Noble, AICP

Community Development

Name

Department

#### Agenda Item Notes:

See the attached memo.



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Sara Mendez, Planner I  
Date: August 28, 2024  
Subject: **PZC 2024-17** Chapter 8: UDO Review & Approval Procedures  
Proposed Text Amendment

---

## Summary

This memo highlights two (2) key areas necessitating a proposed text amendment to Chapter 8 of the Unified Development Ordinance (UDO):

1. **Clarification of Public Hearing and Mailed Notice Requirements for Annexation Agreement Requests**

The need for this amendment was driven by the Hagemann Trust annexation agreement application, which exposed confusion within the UDO regarding the requirement for mailed notices in cases involving annexation agreements. To resolve this, staff proposes revisions aimed at making the requirements for public hearings and mailed notices more explicit, ensuring that all stakeholders have a clear understanding of the procedures.

2. **Correction of Additional Inconsistencies and Errors in Chapter 8 of the UDO**

In addition to clarifying the annexation notice requirements, this amendment seeks to rectify other unrelated issues within Chapter 8. Specifically, the amendment will reconcile inconsistencies between the text and graphical representations within the UDO, and correct various oversights and grammatical errors that were identified during a comprehensive review by staff and the City Attorney.

In addition to the text, recommended revisions are also specific to the following tables/figures within the UDO: Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures, Table 10-8-4(B)(1): Notice Methods by Board/Commission Review and Action Procedure, Figure 8.2. Subdivision Procedure, Figure 8.4. Text Amendment, and Figure 8.6 Annexation Procedure.

## Chapter 8 - Unified Development Ordinance

Chapter 8 of the Unified Development Ordinance (UDO) outlines the processes and authorities for various development approvals, including special uses, planned unit developments, variations, subdivisions, appeals, map and text amendments, annexations, and building permits. It also defines the roles of key officials, such as the Zoning Administrator, Zoning Officer, and the various review bodies, including the Plan Council, Economic Development Committee, and Planning and Zoning Commission.

When adopting the UDO, staff and consultants made minimal changes to the existing zoning authorities. A key goal of the UDO Advisory Committee was to include flow charts and tables that visually simplify the review and approval processes for the public and developers.

During the Hagemann Trust annexation agreement application, it was discovered that a guidance table incorrectly required mailed public hearing notices to property owners within 500 feet, instead of just a published notice in a local newspaper, as mandated by state law and established city practice. Upon realizing this, staff held an additional public hearing and sent certified mail notices to the nearby property owners. Following this, staff and the City Attorney thoroughly reviewed Chapter 8 to recommend procedural corrections, specifically for annexation and annexation agreement notice

requirements, to ensure clarity and consistency with state laws without altering the original intent of the UDO. We also identified other non-related text inconsistencies and grammatical errors within the chapter and are making additional recommendations for amendment.

### **Proposed Text Amendments**

Below is a bullet point summary of the proposed amendments to the text, tables, and figures in Chapter 8 of the Unified Development Ordinance (UDO) Review and Approval Procedures. To simplify reference, the amendments are listed in the order they appear in the UDO. However, staff has categorized each change in the memo as either "Annexation" or "Non-Annexation" to clearly differentiate between clarifications on public hearing and mailed notice requirements for annexations and other unrelated corrections.

1. **NON-ANNEXATION - Section 10-8-2(A): General Application Requirements (page 4 of 37)**
  - Added the word “text” to clarify that a “text amendment” does not require an application and can also be initiated by the majority beneficiary of a land trust and the Mayor.
2. **ANNEXATION - Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures (page 10 of 37) as detailed below:**

Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures				
Petition Review Procedure	Plan Council	Economic Development Committee	Planning and Zoning Commission	City Council
Special Use	A	A	R <sup>1</sup>	D
Subdivision	A	A	R	D
Planned Unit Development	A	A	R <sup>1</sup>	D
Variation	A	A	R <sup>1</sup> /D <sup>3</sup>	D <sup>3</sup>
Appeal			D	
Text Amendment		A	R <sup>1</sup>	D
Map Amendment	A <sup>2</sup>	A	R <sup>1</sup>	D
Annexations	A <sup>2</sup>	A		D
Annexation Agreements	A <sup>2</sup>	A		D <sup>4</sup>
Economic Incentive/Development Agreement	A <sup>2</sup>	A		D
<b>Key:</b>				
A = Advisory Body				
R = Recommending Body				
D = Decision Making Body				
1 = Public <b>Hearing</b> Notice Required				
2 = Optional Review Step at the Zoning Administrator's discretion				
3 = Authorized Variances per Section 10-8-9.B				
4 = Taxing Body Notice per Table 10-8-4 (B)(1)				

- **NON-ANNEXATION** - Revised table regarding the petition review procedures for a Variation to denote those authorized variations can be decided solely by the Planning and Zoning Commission. This is to ensure that the text within the table is consistent with the provisions approved under Section 10-8-9.B.

- **ANNEXATION** - Added “Annexation Agreements” as a separate petition from an “Annexation”.
    - As recommended by the City Attorney, voluntary petitions for annexations that do not include requests for rezoning or variations should not require a public hearing. This is also consistent with Division 1 of Article 7 of the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.) which regulates the various means of annexing property to a municipality.
    - Therefore, any request by a developer/property owner/petitioner **solely seeking annexation**, without a request for an annexation agreement, variance, or for rezoning from the assigned R-1 designation upon annexation, **will not be required** to have a public hearing, publish a notice in the newspaper or send certified mailed notices.
  - **ANNEXATION** - Noted that only “Annexation Agreements” require taxing body notice as further defined in Table 10-8-4(B)(1) per Division 1 of Article 7 of the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.).
  - **NON-ANNEXATION** - Clarified that the Plan Council meeting requirement is an optional review step, subject to the discretion of the Zoning Administrator, for Map Amendments (Rezoning), Annexations, and Annexation Agreements.
  - **ANNEXATION** - Removed the word “Hearing” from #1 under the Key within the Table to read “1= Public Notice Required” and added the word “Public” in Section 10-8-4(B) for consistency in terminology.
3. **ANNEXATION** - Table 10-8-49B)(1): Notice Methods by Board/Commission Review and Action Procedure (page 10-11) as detailed below:

Table 10-8-4(B)(1): Notice Methods by Board/Commission Review and Action Procedure		
Petition Review Procedure	Published Notice	Mailed Notice
Special Use	●	●
Special Use Major Amendment	●	●
Planned Unit Development	●	●
Planned Unit Development Major Amendment	●	●
Variation	●	●
Map Amendment	●	●
Text Amendment	●	
Annexations	●	●
<b>Annexation Agreements</b>	●	1
Economic Incentive/Development Agreement		
<b>Key:</b>		
● = Required Notice Method		
1= Required Notice only to Trustees of Fire Protection District and Township Trustees and Commissioner of Highways if the land to be annexed includes any highway under township jurisdiction.		

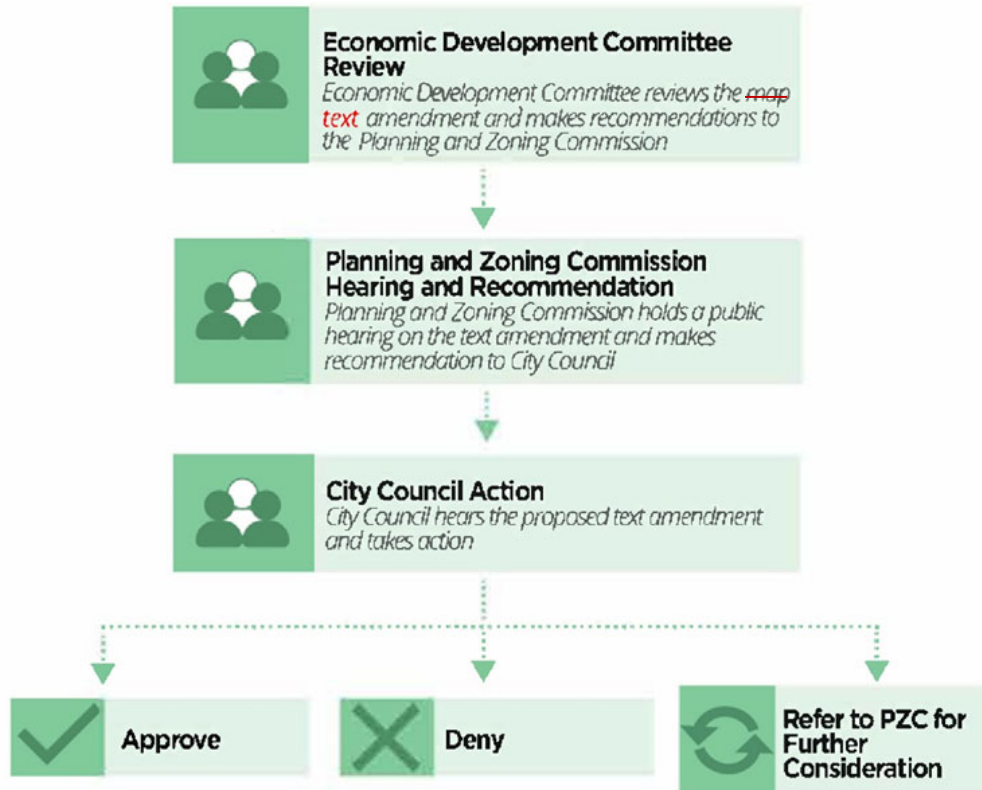
- **ANNEXATION** - Revised table to reflect petitions for “Annexation” without requests for zoning or variances do not require a published notice or mailed notice.
  - **ANNEXATION** - Revised table to reflect petitions for “Annexation Agreement” require a published notice and require only a mailed notice to the Trustees of the Fire Protection District and Township Trustees and Commissioner of Highways if the land to be annexed includes any highway under the township jurisdiction to reflect state statute.
    - This has been staff’s practice for all annexations, but this language clarifies and codifies that process.
4. **NON-ANNEXATION - Section 10-8-4(B)(2): Published Notice (page 11 of 37)**
- Added the requirement for the legal description, parcel index number (PIN), and/or address of the subject property, if applicable, to be included as part of the published notice.
    - This has been staff’s practice for all required published notices, but this language clarifies and codifies that process.
5. **ANNEXATION - Section 10-8-4(B)(3): Mailed Notice (page 11 of 37)**
- Clarified that the mailed notices can either be sent by the applicant or the City, at the discretion of the Zoning Administrator, and clarified that the mailed notices must be sent within 15-30 days prior to the hearing date. This is consistent with the language for published notice. Further, it explains an affidavit for mailing is only required when the applicant sends the notices.
    - This has been staff’s practice for all required mailed notices, but this language clarifies and codifies that process.
  - Adds Section 10-8-4(B)(3)(b). Annexation Agreements. This section establishes the requirement for mailed notices for annexation agreement requests be sent to Trustees of the Fire Protection District and Township Trustees and Commissioner of Highways if the land to be annexed includes any highway under the township jurisdiction no less than ten (10) days prior to the hearing date, per the Illinois Municipal Code statutes.
    - This has been staff’s practice for all required mailed notices, but this language clarifies and codifies that process.
6. **NON-ANNEXATION - Section 10-8-4(C): Recording of Documents (page 11 of 37)**
- Adds the word “map” to clarify that the requirement for recordation is for a map amendment or rezoning.
7. **NON-ANNEXATION - Section 10-8-6(D): Amendments to Approved Subdivisions (page 11 of 37)**
- Added a reference to Section 10-8-3(D)(1) with regard to Minor Amendments to Approved Subdivisions to make those provisions applicable here.
    - Corrects an oversight in the previously approved UDO which did not add a reference to Section 10-8-3(D)(1) which provides administrative authority to correct errors or omissions on a filed Final Plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.

8. **NON-ANNEXATION - Section 10-8-11. Text Amendments (page 32 of 37)**

- Revised list of initiators of a text amendment to be consistent with previously proposed revised Section 10-8-2(A)(2).

9. **NON-ANNEXATION - Figure 8.4 Text Amendment Procedure (page 32 of 37)**

- Corrected a typographical error on the chart to accurately reflect the procedure is for a “text” amendment rather than a “map” amendment.



10. **NON-ANNEXATION - Section 10-8-12. Map Amendments (page 33 of 37)**

- Revised the Map Amendment Review Standards as follows:
  - Added the text “make findings of fact...based upon the following standards” to reflect these standards must be considered when determining a rezoning, per Illinois State case law.
  - Deleted duplicate standard “ The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of this UDO.”
  - Added text “unless otherwise granted relief as specified in Section 10-8-9. Variations” to the standards which requires the proposed parcel(s) to be rezoned meet the minimum frontage and area requirements of the requested zoning district.
  - Added the following additional standards which were used previously under the former Yorkville Zoning Ordinance and were recommended by the City Attorney and staff to be inserted back into the considerations for rezoning to be consistent

with Illinois case law findings in *LaSalle Nat'l Bank of Chicago v. County of Cook* (1957) and *Sinclair Pipeline Co. v. Village of Richton Park* (1960):

1. The community need for the proposed use, and
2. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.

#### 11. **ANNEXATION** - Section 10-8-13. Annexations (page 35 of 37)

- Deletes incorrect reference to Annexation petitions may requiring a community meeting as recommended by the Plan Council prior to the Planning and Zoning Commission public hearing date.
  - Annexation petitions do not require a public hearing before the Planning and Zoning Commission.
  - Inconsistent with proposed changes to Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures.
- Deletes incorrect reference to City Council holding a public hearing for an annexation petition.
  - Annexation petitions that do not seek an annexation agreement do not require a public hearing before City Council.
  - Inconsistent with proposed changes to Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures.
- Deletes the word “agreement” in Section 10-8-13(C) to clarify this provision is only related to annexation petitions also requesting map amendment (rezoning) or variations.
- Adds the following language specific to petitions for Annexation Agreements:
  - Petition for Annexation Agreement. All petitions for Annexation which does not include requests for rezoning classification, other than those assigned to property upon annexation into the City, or a request for variations, but seek other approvals by the City Council shall require an annexation agreement. The City Council shall hold a public hearing on the proposed annexation. The City Clerk shall publish notice of the public hearing as required in Section 10-8-4(B).

#### 12. **ANNEXATION** - Figure 8.6 Annexation Procedure (page 36 of 37)

- Revised text to add “Agreement” to accurately reflect the flow chart is for “Annexation Agreement” procedures rather than an “Annexation”.
- Removed the text regarding a Community Meeting to be consistent with the text in Section 10-8-13: Annexation.

#### **Staff Comments**

Staff recommends adopting the proposed revisions to Chapter 8 of the UDO Review and Approval Procedures, which will clarify the steps and requirements for petitions seeking entitlement approvals, regulation changes, and public notices, while ensuring consistency with state statutes and case law. The text amendment was initially scheduled for a public hearing at the August 14th Planning and Zoning

Commission meeting, with a notice published in the July 29th edition of the Beacon Newspaper. However, since the proposed recommendations were not finalized in time for the EDC packet deadline, the public hearing was opened at the August 14th PZC meeting. No public testimony was received, and the commission took no action at that time. The hearing was continued to the September 11, 2024, meeting. Staff will be available at Tuesday night's meeting to discuss this matter in greater detail.

**Attachments**

1. Proposed redlined amendments to Chapter 8. UDO Review & Approval Procedures
2. Public Hearing Notice



## Chapter 8. UDO Review and Approval Procedures

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### 10-8-1. Administrative Authorities

- A. **Zoning Administrator.** The Director of the Department of Community Development shall be the Zoning Administrator and shall enforce and administer the regulations of this Title, including the following responsibilities:
1. Assist in providing public information relative to all matter pertaining to this title and open records for public inspection, as deemed required by law.
  2. Receive and review applications for all procedures related to this Title.
  3. Receive applications for County mile and one-half reviews and forward to the Planning and Zoning Commission and City Council.
  4. Forward materials to the applicable review and/or decision-making committees as applicable.
  5. Interpret the regulations when questions arise, including but not limited to:
    - a. Determine which uses, though not contained by name in a zoning district list of permitted uses, are of the same general character and permit their establishment.
    - b. Determine the parking or loading class of a use which is not contained by name in a parking or loading class.
  6. Maintain permanent and current records pertaining to this Title, including, but not limited to, all maps, amendments, variations, appeals, and publications thereof.
  7. Administer the comprehensive plan and interpret the provisions pertaining to building and site design considering such factors as contextual appropriateness, consistency with the City's general policies, and community need or benefit.

8. Identify all nonconforming structures and uses.
  9. Delegate other duties as may be placed upon them by this Title.
- B. **Zoning Officer.** The Building Code Official shall be the Zoning Officer and be responsible for enforcing this Title, including the following responsibilities:
1. Issue all certificates of use and occupancy and maintain records thereof.
  2. Conduct inspections of building, structures, and use of land to determine compliance with the terms of this Title.
  3. Issue violation notices and citations for violations of this Title.
  4. Require that all construction or work of any type be stopped when such work is not in compliance with this Title; and revoke any permit which was unlawfully issued.
  5. Review all cases of encroachment in required yards.
  6. Issue citations and notify violators from decisions made by the Administration Adjudication Hearing Officer, Planning and Zoning Commission and City Council.
- C. **Plan Council.** The Plan Council may consist of the City Administrator, Community Development Director, City Engineer, Building Code Official, Public Works Director, Director of Parks and Recreation, Police Chief, Sanitary District Director, Fire District representative, or designee from each respective department. The Plan Council shall have the following responsibilities and procedures:
1. The Plan Council shall meet on an as needed basis and the petitioner(s) shall also be present at the meeting.
  2. The City Administrator shall have final authority regarding members and meeting schedule for the Plan Council.
  3. Review all development applications, requests, and documents including but not limited to site plans, concept plans, annexations, planned unit developments, map amendments, text amendments, special use, variance, preliminary and final plats for compliance with City ordinances, standards, and policies.
  4. Work cooperatively with the applicant(s) to find mutually acceptable site design and improvement solutions to specific site problems, in accordance with City ordinances, standards and policies.
  5. Prepare recommendations based upon review of site plans and documents to the applicant(s), committee(s), and Planning and Zoning Commission prior to holding of a public hearing on the application.
- D. **Economic Development Committee.** The Economic Development Committee consists of four (4) City Council members which are appointed by the mayor and shall have the following authorities and responsibilities:
1. Review development applications and serve as an advisory body to any petitioner(s) seeking approval on all documents including but not limited to text amendments, map amendments, planned unit developments, variations, special uses, and plat applications.
  2. Comments and advice given by the Economic Development Committee to any petitioner(s) is for general informational knowledge and to address any potential issues with an application with regards to City ordinances, standards, and policies.
- E. **Planning and Zoning Commission.** The Planning and Zoning Commission, which has been created and appointed by the mayor, shall have the following authorities and responsibilities.
1. To hear and make recommendations to the Mayor and City Council on all applications including but not limited to text amendments, map amendments, planned unit developments, variations, special uses, and plat applications.
  2. To initiate, direct, and review, from time to time, studies of the provisions of this Title, and to make reports of its recommendations to the Mayor and City Council.

3. To perform such duties of a Plan Commission as authorized by division 12 of the Illinois Municipal Code (65 ILCS 5/11-12-1 et seq.).
4. To hear and make recommendations to the Mayor and City Council on all matters upon which it is required to pass under this Title.
5. To prepare and recommend to the Mayor and City Council a comprehensive plan or updates thereto for the present and future development or redevelopment of the City.
6. To hear and act upon requests for interpretations of this Title and appeals of decisions made by the Zoning Administrator or Zoning officer.
7. To hear and decide all matters referred to it and upon which it is required to pass under the zoning ordinance as prescribed by statute.
8. To perform such duties of a Zoning Board of Appeals as authorized by division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.).
9. Grant authorized Variations from the regulations as stated in Section 10-8-9 of this Title.
10. To perform such additional duties as are outlined in this Ordinance, the City of Yorkville Code of Ordinances, or the Illinois Municipal Code.

## 10-8-2. General Application Requirements

### A. Authorization.

1. An application for any request or procedure, except for text amendments, may be filed only by the owner or lessee of the property, or by an agent or contract purchaser specifically authorized by the owner to file such application.
2. ~~An application for an text~~ amendment may be filed-initiated by an owner, lessee, agent, majority beneficiary of a land trust, or contract purchaser of property located in the City or by the Mayor and City Council, Planning and Zoning Commission, Zoning Administrator, or City Administrator.

### B. Filing.

1. An application for any request or procedure shall be filed with the Zoning Administrator.
2. The application shall be on forms provided by the City and shall be filed in such number as the instructions provide.
3. All plans shall be at a scale sufficient to permit a clear and precise understanding of the proposal.
4. The application shall include all information, plans, and data, specified in the forms provided by the City and sufficient to determine whether the application will conform to the requirements set forth in this Title.

### C. Completeness.

1. The Zoning Administrator shall determine whether the application is complete.
2. If the application is not complete, the Zoning Administrator shall notify the applicant of any deficiencies and shall take no steps to process the application until the deficiencies are remedied.
3. **Dormant Applications.**
  - a. If the Zoning Administrator determines that the application is incomplete, it will become dormant under these circumstances:
    - (1) The applicant has been notified of such deficiencies and has not responded or provided a timeline for completing the application within ninety (90) days from the time of notification.
    - (2) The applicant has not responded in writing to a request for information or documentation from staff or the initial Planning and Zoning Commission review within six (6) months from the date of that request.
    - (3) The applicant has not responded to a request for legal or engineering deposit replenishment for City incurred costs and fees within ninety (90) days from the date of the request.
  - b. If the Zoning Administrator has sent the required notice and the applicant has not withdrawn their application or brought it into compliance, then the director shall terminate the application. After termination, the application shall not be reconsidered except after the filing of a completely new application.
  - c. Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant.
4. Once the Zoning Administrator has determined that the application is complete, the application shall be scheduled for consideration at the appropriate meeting, as needed.

### D. Fees.

1. Every application shall be accompanied by the required filing fee as established and modified, from time to time, by the City Council provided in Section 1-7-9 of the Yorkville Municipal Code.
2. No fees shall be waived, and no fees shall be refunded except those authorized by the Mayor, City Administrator, or their designee in their sole discretion.

- E. **Withdrawal of Application.** An applicant shall have the right to withdraw an application at any time prior to the decision on the application by the Planning and Zoning Commission or City Council. Such withdrawal shall be in writing.
- F. **Successive Applications.**
1. A subsequent application shall not be reviewed or heard within one (1) year of the date of denial unless there is substantial new evidence available or if a significant mistake of law or of fact affected the prior denial.
  2. Such subsequent applicant shall include a detailed statement of the grounds justifying its consideration.
  3. The Zoning Administrator shall decide as to whether the subsequent application provides substantial new evidence.
  4. If the Zoning Administrator finds that there are no grounds for consideration of the subsequent application, they shall summarily and without hearing deny the request.

### 10-8-3. Permits, Certificates, and Administrative Review

- A. **Summary of Administrative Review and Action.** Table 10-8-3(A) summarizes the Administrative Review and Approval Procedures and identifies the administrator that serves as the review and decision-making body.

Table 10-8-3(A): Summary of Administrative Review and Approval Procedures		
Administrative Review Procedure	Zoning Administrator	Zoning Officer
Building Permit	○	●
Certificate of Occupancy	○	●
Lot Split	●	
Sign Permit	○	●
Temporary Use Permit	●	○
<b>Key:</b>		
● = Review and Decision Making Body		
○ = Review Body		

- B. **Building Permit.**
1. **Permit Required.** A building permit issued by the Zoning Officer shall be required for the construction, reconstruction, enlargement, or relocation of any building or structure. It shall be unlawful for any person to erect, move, add to, or structurally alter any building or structure, or to use or change the use of any building or land without a building permit.
  2. **Placement.** The permit shall be posted in a prominent place on the premises prior to and during the period of construction, reconstruction, enlargement, or moving.
  3. **Compliance.** Before a building permit is issued for the erection, moving, alteration, enlargement or occupancy of any building or structure or use of premises, the plans and intended use shall indicate conformity in all respects to the provisions of this Title.
  4. **Requirements.**
    - a. **Site Plan.** Every application for a building permit submitted to the officer shall be accompanied by a site plan and/or plat of survey, drawn to scale, showing the lot and the building site and the location of existing building on the lot, accurate dimensions of the lot, yards and building or buildings, together with locations and uses, together with such other information as may be necessary to the enforcement of this title.
    - b. **PIN Number and Address.** Every application shall include the Property Index Number (PIN), lot number, and/or address of the parcel where the improvement is being located.

- c. **Fees.** No approval shall be issued until appropriate fees have been paid as stated in Section 1-7-9 of the Yorkville Municipal Code.

**5. Review Process.**

- a. A building permit application shall be reviewed by both the Zoning Officer and Zoning Administrator or an appointed designee of their choosing.
- b. The Zoning Officer and Zoning Administrator or their appointed designee will ensure that every application is in compliance with this Title and all other adopted municipal regulations.
- c. Site plan review is required prior to the issuance of a building permit to certify compliance and shall be required for any development meeting one of the following criteria.
  - (1) New development, including the construction or placement of any new building(s) or expansion of any existing building.
  - (2) Any development which will increase the overall impervious lot coverage of a parcel.
  - (3) Any development subject to off-street parking and loading requirements.
- d. The Zoning Officer shall act upon each application after it is filed in compliance with the provisions of this Title and provide the applicant(s) with a fee receipt.
- e. In the case that an application is not in compliance with this Title or the application provided insufficient information then the Zoning Officer shall notify the applicant, in writing, of said official's refusal to issue an approval detailing the reason(s) for the refusal.

- 6. **Expiration and Lapse of Approval.** The applicant shall have six (6) months from the date of approval to secure a building permit to carry out the proposed improvements. If a building permit has not been obtained within six (6) months of the date of approval, the approval shall expire. An extension of the time requirements may be requested in writing and granted by the Zoning Administrator for good cause shown by the applicant, provided a written request is filed with the City at least two (2) weeks prior to the respective deadline.

**C. Certificate of Occupancy.**

- 1. A Certificate of Occupancy shall be required for any of the following, except buildings incidental to agricultural operations other than residences:
  - a. Occupancy and use of a building hereafter erected or enlarged.
  - b. Change in the use of an existing building.
  - c. Occupancy and use of vacant land except for the raising of crops.
  - d. Change in the use of land to a use of a different classification except for the raising of crops.
  - e. Any change in the use of a nonconforming use.
- 2. No such occupancy, use or change of use shall take place until a Certificate of Occupancy therefor shall have been issued.
- 3. **Review Process.**
  - a. A Certificate of Occupancy shall be reviewed by both the Zoning Officer and Zoning Administrator.

- b. The Zoning Officer and Zoning Administrator shall ensure that every application is in compliance with this Title and all other adopted municipal regulations.
    - c. **Zoning Officer Action.** The Zoning Officer shall act on an application for a Certificate of Occupancy within ten (10) business days after a written request for the same has been submitted to the Zoning Officer.
  - 4. **Temporary Certificate of Occupancy.** Pending the issuance of such a certificate, the Zoning Officer may issue a temporary Certificate of Occupancy for a period of not more than six (6) months during the completion of the construction of the building or of alterations which are required under the terms of any law or ordinance.
    - a. **Renewal.** Such temporary certificate may be renewed an additional six (6) months, but it shall not be construed in any way to alter the respective rights, duties, or obligations of the owner or of the City relating to the use or occupancy of the land or building, or any other matter covered by this title, and such temporary certificates shall not be issued except under such restrictions and provisions as will adequately ensure the safety of the occupants.
  - 5. **Records Of Action.** A record of all certificates of occupancy shall be kept on file by the Zoning Officer and a copy shall be forwarded, on request, to any person having proprietary or tenancy interest in the building or land affected.
- D. **Lot Splits.**
- 1. **Applicability.** A lot split is a subdivision which meets any one (1) if the following conditions.
    - a. The split of a single lot into three (3) or fewer lots.
    - b. Subdivisions solely for the creation of public right of way or other public tracts of land.
    - c. Lot line or boundary adjustments to a filed Final Plat.
    - d. Correction of errors or omissions on a filed Final Plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.
  - 2. **Lot Split Review Criteria.**
    - a. **Comprehensive Plan Alignment.** The Lot Split is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
    - b. **Compliance.** The Lot Split is consistent with the provisions of this Title and the governing zoning district.
  - 3. **Zoning Administrator Review and Action.** Upon the determination of completeness, the application shall be reviewed by the Zoning Administrator to ensure the application conforms to the criteria in Subsection 2 above. Based upon their review, the Zoning Administrator shall approve or deny the Lot Consolidation/Split application in writing.
  - 4. **Advancement To Variance.** The Zoning Administrator may advance any Lot Consolidation/Split application to a Subdivision in instances that, in the opinion of the Zoning Administrator, require public input and review by the Planning and Zoning Commission to approve or deny. Any Lot Consolidation/Split advanced to a Subdivision shall follow the procedure in Section 10-8-6.
- E. **Sign Permit.**
- 1. **Purpose.** A Sign Permit shall be required prior to the display, copy change, construction, erection, or alteration of a sign, and its structural components, on any property to verify compliance with all applicable standards of this Title and the applicable sections of the building code as adopted by the City. All electrical installations associated with the erection and installation of a sign must be done in accordance with the adopted Building and Electrical Codes.
  - 2. **Exemptions.** Signs exempt from a permit are listed in Section 10-6-4 of this Title.

3. **Sign Permit Review Criteria.** To approve the issuance of a Sign Permit, the Zoning Administrator and Zoning Officer shall make an affirmative finding that all applicable provisions of this Title, the Building Code, and all other City ordinances are met.
4. **Review Process.**
  - a. A Sign Permit application shall be reviewed by both the Zoning Officer and Zoning Administrator.
  - b. The Zoning Officer and Zoning Administrator shall ensure that every application complies with this Title, the Building Code, and all other adopted municipal regulations.
  - c. **Zoning Officer Action.** Based upon their review, the Zoning Officer shall approve or deny the Sign Permit application in writing.
5. **Expiration and Lapse of Approval.** A Sign Permit shall become null and void, if work authorized under the permit has not been completed within six (6) months of the date of issuance.
6. **Comprehensive Sign Plan.** Signage may also be approved through a Comprehensive Sign Plan as specified in Section 10-6-8.

**F. Temporary Use Permit.**

1. **Purpose.** A Temporary Use Permit shall be required prior to the commencement of a Temporary Use identified in Table 10-3-12.
2. **Temporary Use Permit Review Criteria.** To approve a Temporary Use Permit, the Zoning Administrator shall make an affirmative finding that the following criteria are met:
  - a. **Land Use Compatibility.** The Temporary Use shall be compatible with the purpose and intent of this Title and the district in which it will be located. The Temporary Use shall not impair the normal, safe, and effective operation of a permanent use on the same site. The Temporary Use shall not endanger or be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the immediate vicinity, given the nature of the activity, its location on the site, and its relationship to parking and access points.
  - b. **Compliance with Other Regulations.** A Building Permit or temporary Certificate of Occupancy may be required before any structure used in conjunction with the Temporary Use Permit is approved, constructed, or modified. All structures and the site shall meet all applicable building code, UDO, and fire code standards and shall be promptly removed upon the cessation of the use or event. Upon cessation of the use or event, the site shall be returned to its previous condition, including the removal of all trash, debris, signage, attention attracting devices, or other evidence of the special event or use.
  - c. **Hours of Operation and Duration.** The duration and hours of operation of the Temporary Use shall be consistent with the intent of the event or use, and compatible with the surrounding land uses. The duration and hours of operation shall be established by the Zoning Administrator at the time of approval of the Temporary Use Permit.
  - d. **Traffic Circulation.** The Temporary Use shall not cause undue traffic congestion or accident potential given anticipated attendance and the design of adjacent streets, intersections, and traffic controls, as determined by the City Engineer.
  - e. **Off-Street Parking.** Adequate off-street parking shall be provided for the Temporary Use, as determined by the Zoning Administrator, and it shall not create a parking shortage for any of the other existing uses on the site.
  - f. **Public Conveniences and Litter Control.** Adequate on-site restroom facilities and on-site solid waste containers may be required as deemed appropriate by the Zoning Administrator. The applicant shall provide a written guarantee that all litter generated by the event or use shall be removed at no expense to the City.



- g. **Appearance and Nuisances.** The Temporary Use shall be compatible in intensity, appearance, and operation with surrounding land uses, and shall not impair the usefulness, enjoyment, or value of adjacent property due to the generation of noise, dust, smoke, glare, spillover lighting, or other forms of environmental or visual pollution.
- h. **Other Conditions.** The Zoning Administrator may establish any additional conditions deemed necessary to ensure land use compatibility and to minimize potential adverse impacts on nearby uses, including, but not limited to, time and frequency of operation, temporary arrangements for parking and traffic circulation, screening/buffering requirements, and guarantees for site restoration and cleanup following the Temporary Use. Conditions may include, but shall not be limited to:
  - (1) Modifications or restrictions on the hours of operation, duration of the event, size of the activity or other operational characteristics.
  - (2) If the permit applicant requests the City to provide extraordinary services or equipment or if the Zoning Administrator otherwise determines that extraordinary services (e.g., traffic control or security personnel) or equipment should be provided to protect public health or safety, the applicant shall pay to the City a fee sufficient to reimburse the City for the costs of these services if not provided by the applicant. This requirement shall not apply if the event or use has been anticipated in the budget process and sufficient funds have been included in the budget to cover the costs incurred.

3. **Review Process.**

- a. A Temporary Use Permit shall be reviewed by both the Zoning Officer and Zoning Administrator or an appointed designee of their choosing.
- b. The Zoning Officer and Zoning Administrator shall ensure that every application complies with this Title, the Building Code, and all other adopted municipal regulations.
- c. **Zoning Administrator Review and Action.** Upon determination of completeness, the application shall be reviewed by the Zoning Administrator to ensure the application conforms to the criteria in Subsection (F)(2) above. Based upon their review, the Zoning Administrator shall approve or deny the Temporary Use Permit application in writing.

## 10-8-4. Board/Commission General Review and Action Procedures

- A. **Summary of Board/Commission Review and Approval Procedures.** Table 10-8-4(A) summarizes the Board and Commission Review and Approval procedures and identifies the appropriate boards or commissions that serve as recommending or decision-making bodies.

Table 10-8-4(A): Summary of Board/Commission Review and Approval Procedures				
Petition Review Procedure	Plan Council	Economic Development Committee	Planning and Zoning Commission	City Council
Special Use	A	A	R <sup>1</sup>	D
Subdivision	A	A	R	D
Planned Unit Development	A	A	R <sup>1</sup>	D
Variation	A	A	R <sup>1</sup> /D <sup>3</sup>	D <sup>3</sup>
Appeal			D	
Text Amendment		A	R <sup>1</sup>	D
Map Amendment	A <sup>2</sup>	A	R <sup>1</sup>	D
Annexations	A <sup>2</sup>	A		D
<u>Annexation Agreements</u>	<u>A<sup>2</sup></u>	<u>A</u>		<u>D<sup>14</sup></u>
Economic Incentive/Development Agreement	A <sup>2</sup>	A		D
<b>Key:</b>				
A = Advisory Body				
R = Recommending Body				
D = Decision Making Body				
1 = Public <del>Hearing</del> Notice Required				
2 = Optional Review Step at the Zoning Administrator's discretion				
<u>3 = Authorized Variances per Section 10-8-9.B</u>				
<u>4 = Taxing Body Notice per Table 10-8-4 (B)(1)</u>				

- B. **Public Notice Requirements.**

1. **Notice Requirements by Procedure.** Table 10-8-4 (B)(1) summarizes the notice requirements per Board and Commission review and approval procedure.

Table 10-8-4(B)(1): Notice Methods by Board/Commission Review and Action Procedure		
Petition Review Procedure	Published Notice	Mailed Notice
Special Use	•	•
Special Use Major Amendment	•	•
Planned Unit Development	•	•
Planned Unit Development Major Amendment	•	•
Variation	•	•
Map Amendment	•	•
Text Amendment	•	

Annexations	•	•
<u>Annexation Agreements</u>	•	1
Economic Incentive/Development Agreement		
<b>Key:</b>		
• = Required Notice Method		
<u>1= Required Notice only to Trustees of Fire Protection District and Township Trustees and Commissioner of Highways if the land to be annexed includes any highway under township jurisdiction.</u>		

2. **Published Notice.** The City shall cause a notice to be published in a newspaper of general circulation within the City. The notice shall include the date, time, place and purpose of such hearing, the name of the applicant and the legal description, parcel index number (PIN), and/or address of the subject property, if applicable. Such notice shall be published not less than fifteen (15) days nor more than thirty (30) days in advance of the scheduled hearing date.
3. **Mailed Notice.** The applicant or the City, at the discretion of the Zoning Administrator, shall mail notice by certified mail properly addressed as shown on the county tax assessor's rolls and with sufficient postage affixed thereto, with return receipt requested, to all owners of record whose lot or portion of a lot lies within five-hundred (500) feet of the applicable site's outermost property line. The notice shall state the date, time, place, and purpose of the hearing, and shall be sent not less than fifteen (15) days nor more than thirty (30) days in advance of the scheduled hearing date.
  - a. **Affidavit Required.** If such notice is mailed by the applicant, The-the applicant shall file a sworn affidavit containing a complete list of the names and last known addresses of all owners of record entitled to notice and ~~served, and~~served and attach thereto all United States Post Office return receipts as documentation of compliance with provisions in this subsection 3. Such affidavit and the return receipts must be submitted to the Zoning Administrator no later than twenty-four (24) hours in advance of the public hearing.
  - a-b. **Annexation Agreements.** The applicant or the City, at the discretion of the Zoning Administrator, shall only mail notice by certified mail properly addressed as shown on the county tax assessor's rolls and with sufficient postage affixed thereto, with return receipt requested, to the Trustees of Fire Protection District, and Township Trustees and Commissioner of Highways if the land to be annexed includes any highway under township jurisdiction. The notice shall state the date, time, place, and purpose of the hearing, and shall be sent not less than ten (10) days in advance of the scheduled hearing date, in accordance with Section 7-1-1 et seq. of the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.)
4. **Cost of Notice.** All costs associated with mailed and published notice, as required by this UDO, shall be the responsibility of the applicant.
- C. **Recording of Documents.** Recording of documents as required by the City in instances of special use, variation, subdivision, consolidation, map amendment, or Planned Unit Development or otherwise required by state statutes, shall be completed by the City Clerk and at the expense of the applicant. Notice of all fees shall be furnished to the applicant by the Zoning Administrator and paid prior to the recording of documents.

## 10-8-5. Special Uses

- A. **Purpose.** The Special Use process is intended to provide the City additional discretion in the approval process for uses which, because of their unique characteristics, require additional consideration due to the potential impact on neighboring land and of the public need for the particular use at the particular location.
- B. **Procedure.** The Special Use process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

1. **Plan Council.** The Plan Council shall review the application and report to the Planning and Zoning Commission its findings and recommendations.
    - a. A community meeting of area/neighborhood property owners explaining the proposed Special Use conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.
  2. **Economic Development Committee.** The Economic Development Committee shall review the application and report to the Planning and Zoning Commission its findings and recommendations.
  3. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations, including the recommended stipulations of conditions and guarantees as part of the approval.
  4. **City Council.** The City Council shall consider the Planning and Zoning Commission's recommendation, the Zoning Administrator report, and public comment received at the Planning and Zoning Commission public hearing, and shall approve, conditionally approve, or deny the Special Use, or refer the Special Use back to the Planning and Zoning Commission for further consideration.
  5. **Recordation.** Any approved Special Use shall be recorded with the City Clerk.
- C. **Protest.** In the event of written protest against any proposed Special Use, signed and acknowledged by the owners of twenty (20) percent of the frontage adjacent thereto, or across an alley, or directly opposite therefrom, such Special Use shall not be granted except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all members of the City Council. In such cases of written protest, a copy of the written protest shall be served by the protestor(s) on the applicant for the proposed Special Use and a copy upon applicant's Attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed Special Use.
- D. **Standards.** No Special Use shall be recommended by the Planning and Zoning Commission or approved by the City Council unless the following are found:
1. The establishment, maintenance or operation of the Special Use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
  2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within or near the neighborhood in which it is to be located.
  3. The establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
  4. Adequate utilities, access roads, drainage or other necessary facilities have been or shall be provided.
  5. Adequate measures shall be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
  6. The proposed Special Use is not contrary to the objectives of the City's adopted Comprehensive Plan.
- E. **Conditions and Guarantees.** Prior to the granting of any Special Use, the Planning and Zoning Commission may recommend and the City Council may require conditions and restrictions, upon establishment, location, construction, maintenance, and operation of the Special Use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in Subsection F of this section. In all cases in which Special Uses are considered the Planning and Zoning Commission may recommend and the City Council may require such evidence and guarantees as it may deem necessary as proof that the conditions in connection with the Special Use are being and will be complied with as required.

- F. **Approval.** Any application for a Special Use which fails to receive a majority vote for favorable recommendation or favorable recommendation with conditions from the Planning and Zoning Commission shall not be approved except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all the members of the City Council, and any Special Use application which receives the favorable recommendation or favorable recommendation with conditions from the Planning and Zoning Commission may be denied by a majority vote of the City Council.
- G. **Expiration and Lapse of Approval.** In any case where a Special Use has been granted pursuant to the provisions of this chapter, such approval shall become null and void unless it is constructed and in active use within three (3) years of the date of issuance. An applicant may request an extension of an additional year, to be approved by a majority vote of the City Council.
- H. **Amendments to Approved Special Uses.**
1. **Determination of Level of Change.** Upon receiving a Special Use amendment application, the Zoning Administrator shall determine whether the amendment is a minor amendment, or a major amendment based on the criteria detailed in Section 10-8-5(H)(2) below.
  2. **Major Amendment.** A major amendment is any proposed change to an approved Special Use that results in one or more of the following:
    - a. Increase in the intensity of the site's use,
    - b. Additional noise, glare, odor, or other impacts that are detectable from off-site
    - c. Affects the subject property in a manner that inhibits its continued use or reuse, or
    - d. Results in a change inconsistent with any standards or conditions imposed by the City Council in approving the Special Use, as determined by the Zoning Administrator
  3. **Minor Amendment.** A minor amendment is any proposed change to an approved Special Use that is consistent with the standards and conditions upon which the Special Use was approved, which does not alter the concept or intent of the Special Use and is not considered a major amendment as detailed in Section 10-8-5(H)(2).
  4. **Approval Process.**
    - a. **Major Amendments.** A major amendment to an approved Special Use shall follow the procedure for a Special Use approval set in Section 10-8-5(B).
    - b. **Minor Amendments.**
      - (1) **Zoning Administrator Review.** The minor amendment shall be reviewed by the Zoning Administrator for compliance with the Comprehensive Plan and the applicable standards of this UDO. The Zoning Administrator shall then make a recommendation to City Council to approve or deny the application.
      - (2) **City Council Review.** The minor amendment shall be reviewed by the City Council to ensure that the application meets the applicable review criteria. Based on the review, the City Council shall approve or deny the application. Any amendment shall not be approved except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all the members of the City Council. Any minor amendment shall be approved by the City Council by ordinance.
      - (3) **Recordation.** The minor amendment shall be recorded with the City Clerk.

**Figure 8.1. Special Use Procedure**



## 10-8-6. Subdivision Procedures

- A. **Purpose.** The purpose of this section is to establish the procedures regarding the subdivision, development, and platting of land, the preparation of plats, installation of utilities, and extension of streets and highways.
- B. **General Provisions.**
1. **Zoning District Compliance.** No subdivision shall be approved unless it conforms to all of the requirements of this Title. Whenever there is a discrepancy between minimum standards or dimensions of this Title, building codes or other adopted regulations, codes, or ordinances, the most restrictive shall apply.
  2. **Comprehensive Plan Conformance.**
    - a. All proposed subdivisions shall conform to the most recently adopted Comprehensive Plan.
    - b. The arrangement, character, extent, width, grade, and location of all streets shall conform to all the elements of the Comprehensive Plan and shall be designed in accordance with sound planning and engineering principles as well as the improvement provisions outlined in this Section.
  3. **Subdivision Review Criteria.**
    - a. **Comprehensive Plan Alignment.** The Final Plat is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
    - b. **Compliance.** The Final Plat is consistent with the provisions of this Title and the governing zoning district.
- C. **Subdivisions.**
1. **Applicability.** Any subdivision of land dividing or consolidating two (2) or more lots or parcels.
  2. **Easements.** When a subdivision will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Zoning Administrator and the City Engineer.
  3. **Access and Streets.** The splitting of land shall provide each lot with access to a public street or highway, so that access to each lot is assured.
  4. **Preliminary Plan.** The petitioner or landowner may submit for a Preliminary Plan prior to a Final Plat.
    - a. Approval of the Preliminary Plan is tentative only and shall be effective for a period of twelve (12) months. If the Final Plat has not been recorded within this time limit, the Preliminary Plan must again be submitted for approval, unless upon application by the subdivider, the City Council grants an extension. An extension period shall not exceed two (2) twelve-month periods.
    - b. The procedure for a Preliminary Plan will follow the procedures outlined in Section 10-8-6(C)(7) of this Title.
  5. **Final Plan.** The petitioner or landowner may submit directly for a final plat.
  6. **Plat of Subdivision, Plat of Resubdivision or Plat of Consolidation Requirements.**
    - a. **Size.** The plat of subdivision shall be drawn in ink, at a scale of one (1) inch equals one hundred (100) feet or larger, on a nonfading, stable, Mylar material.
    - b. **Numbering.** When more than one (1) sheet is used for any document, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the document and shall show the relation of that sheet to the other sheets.

c. **Information.**

- (1) **Legal Description.** Legal descriptions shall commence at the intersections of section lines and/or quarter section lines when reasonably practical to do so. The developer shall also submit the final plat to the City in digital form, in a format acceptable to the City. The coordinate system for the final plat shall be the Illinois State Plane Coordinate System, East Zone, NAD 83, or the current National Spatial Reference System.
- (2) **Monuments.** All monuments erected, corners, and other points established in the field in their proper places. The material of which monuments, corners, or other points are made shall be noted as the representation thereof, or by legend, except lot corners need not be shown.
- (3) **Exterior Boundary Lines.** The exact length and bearing of all exterior boundary lines, public grounds, meander lines, and easements, unless they parallel a noted boundary.
- (4) **Widths.** The exact width of all easements, streets, and alleys.
- (5) **Lot Lines.** The dimensions of all lot lines, to the nearest one-hundredth of a foot.
- (6) **Setback Lines.** Building setback lines on all lots.
- (7) **Consecutive Numbering.** All lots consecutively numbered within consecutively numbered blocks.
- (8) **Lot Angles.** The number of degrees, minutes, and seconds of all lot angles or bearings of same, other than ninety (90) degrees, except that when the line in any tier of lots is parallel, it shall be sufficient to mark only the outer lots. When any angle is between a curve and its tangent, the angle shown shall be that between the tangent and the main chord of the curve. When between curves of different radii, the angle between the main chords shall be shown.
- (9) **Circular Curves.** When a street is on a circular curve, the main chord of the centerline shall be drawn as a dotted line in its proper place; and, either on it, or preferably in adjoining table, shall be noted its bearing and length, the radius of the circle of which the curve is a part, and the central angle extended. The lot lines on the street sides may be shown in the same manner, or by bearings and distances. When a circular curve of thirty-foot radius or less is used to round off the intersection between two (2) straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to a point of intersection of the straight lines.
- (10) **Street Names.** The name of each road or street in the plat shall be printed thereon, which name shall not duplicate the name of any other street, unless it is an extension thereof.
- (11) **Abutment.** Abutting state highway lines and streets of adjoining plats shown in their proper location by dotted lines. The width, names, and recording document numbers of these streets and highways and plats shall also be given.
- (12) **Dedicated Lands.** All lands dedicated to public or private use, including roads, streets, and existing easements, shall be clearly marked and recording document numbers shown on the plat.
- (13) **Watercourses and Drainage.** All watercourses, drainage ditches, and other existing features pertinent to subdivision.
- (14) **Access to Lakes or Streams.** Where provisions are made for access from any subdivision to any lake or stream, the plat shall show the area over which the access is provided to the lake or stream, together with a small-scale drawing, clearly indicating the location of the subdivision in relation to the lake or stream, and the location of the area over which access is provided.
- (15) **Survey Monuments.** The description and location of all survey monuments placed in the subdivision shall be shown upon final plat. Permanent monuments shall be of concrete, reinforced with one (1) number four



vertical rod, and not less than five (5) inches in diameter by twenty-four (24) inches long or four (4) inches square by twenty-four (24) inches in length, set flush with the adjacent ground. Each permanent monument shall have a suitable mark in the center of the top. Concrete monuments shall be erected at a minimum of two (2) exterior boundary corners. Metal monuments not less than one-half inch in diameter and twenty-four (24) inches in length shall be placed in the ground at all lot corners, intersections of streets, intersections of streets and alleys with plat boundary lines, and at all points on street, alley, and boundary lines where there is a change in direction or curvature. All monuments and stakes shall be set in the ground before the streets and alleys are accepted for public maintenance.

- (16) **Survey.** A surveyor holding a current, valid registration in Illinois shall perform the survey, and if the error in the latitude and departure closure of the survey is greater than the ratio of 1/5,000, the plat may be rejected.
- (17) **Certificates of Approval.** The current City approved certificates of approval to be shown on final plat, as applicable:
  - (a) Surveyor.
  - (b) Owner.
  - (c) Notary.
  - (d) City Administrator.
  - (e) Township Highway Commissioner, if applicable.
  - (f) County Supervisor of Highways, if applicable.
  - (g) Illinois Department of Transportation, if applicable.
  - (h) City Clerk.
  - (i) City Planning and Zoning Commission, Chairman.
  - (j) City Council Certificate.
  - (k) County Clerk.
  - (l) County Recorder.
  - (m) City Engineer.
- 7. **Procedure.** The subdivision process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:
  - a. **Plan Council.** The Plan Council shall review the Final Plat and report to the Planning and Zoning Commission its findings and recommendations.
    - (1) A community meeting of area/neighborhood property owners explaining the proposed Subdivision conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission meeting.
  - b. **Economic Development Committee.** The Economic Development Committee shall review the Final Plan and report to the Planning and Zoning Commission its findings and recommendations.
  - c. **Planning and Zoning Commission.** After reviewing the Final Plat, the Planning and Zoning Commission shall recommend either approval or denial of the Final Plan to City Council in writing and its reasons for such recommendation.

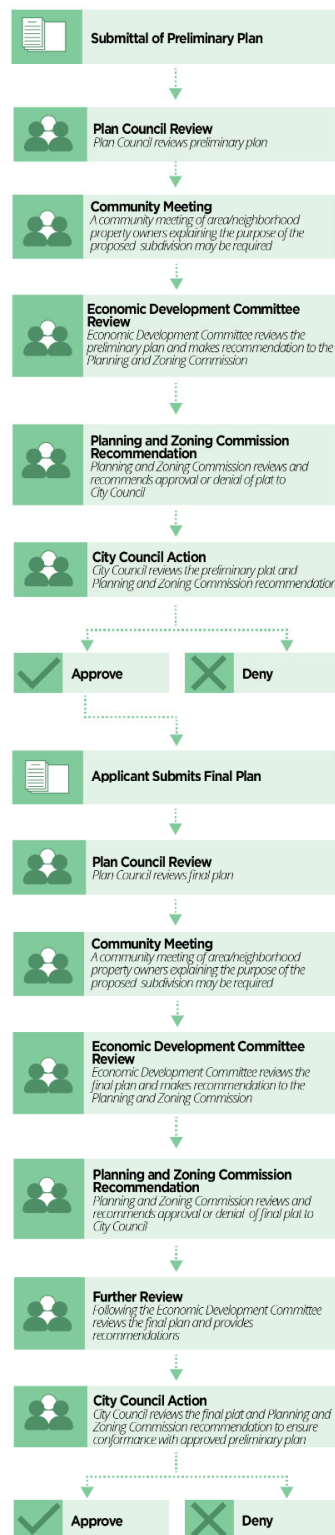
- d. **City Council.** The Final Plat shall be reviewed by the City Council to ensure that the application meets all the applicable review criteria. Based on the review, the City Council shall approve or deny the Final Plat. Any final plat shall be approved by the City Council by ordinance.
- e. **Recording of Final Plat.** The Final Plat shall be recorded by ordinance with the County Recorder of Deeds, within ninety (90) days from the date of final approval, or final approval shall be considered null and void. This requirement shall not apply when delay in recording a plat is due to circumstances beyond the control of the City or developer. All necessary fees owed to the City shall be satisfied in relation to the project and any required security posted prior to the recordation of the final plat is also required.

**D. Amendments to Approved Subdivisions.**

1. **Determination of Level of Change.** Upon receiving a Subdivision Amendment application, the Zoning Administrator shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria in Section 10-8-6(D)(2) below.
2. **Major Amendment.** A major amendment is any proposed change to an approved Subdivision that results in one or more of the following changes:
  - a. Increase in density,
  - b. Increase in the number of dwelling units,
  - c. Reduce open space by more than five (5) percent,
  - d. Modify the proportion of the housing types proposed,
  - e. Change parking areas in a manner that is inconsistent with those in the approved subdivision,
  - f. Alter alignment of roads, utilities, or drainage, or
  - g. Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Subdivision as determined by the Zoning Administrator.
3. **Minor Amendment.** A minor amendment is any proposed change to an approved Subdivision that is consistent with the standards and conditions upon which the Subdivision was approved or meets the criteria set forth in Section 10-8-3(D)(1) of this Title, which does not alter the concept or intent of the Subdivision and is not considered a major amendment as detailed in Section 10-8-6(D)(2).
4. **Approval Process.**
  - a. **Major Amendments.** A major amendment to an approved Subdivision shall follow the procedure set in Section 10-8-6(C)(7).
  - b. **Minor Amendments.** A minor amendment to an approved Subdivision, other than those set forth in Section 10-8-3(D)(1) of this Title, shall be reviewed as follows:
    - (1) **Zoning Administrator Review.** The minor amendment shall be reviewed by the Zoning Administrator for compliance with the Comprehensive Plan and the applicable standards of this UDO. The Zoning Administrator shall then make a recommendation to City Council to approve or deny the application.
    - (2) **City Council Review.** The minor amendment shall be reviewed by the City Council to ensure that the application meets all the applicable review criteria. Based on the review, the City Council shall approve or deny the minor amendment. Any minor amendment shall be approved by the City Council by ordinance.
    - (3) **Recordation.** An approved minor amendment shall be recorded by ordinance with the County Recorder of Deeds, within ninety (90) days from the date of final approval, or final approval shall be considered null and

void. This requirement shall not apply when delay in recording a plat is due to circumstances beyond the control of the City or developer. All necessary fees owed to the City shall be satisfied in relation to the project and any required security posted prior to the recordation of the final plat is also required.

**Figure 8.2. Subdivision Procedure**



## 10-8-7. Required Improvements.

1. **Improvement Requirements Prior to Filing Final Plat.** Upon approval of both the Final Plan and the plans and specifications for the required subdivision improvements by the Planning and Zoning Commission, Director of Public Works, and the City Engineer, and upon approval of the appropriate agencies as evidenced by state and county permits, where required, the applicant may construct and install the required subdivision improvements prior to filing the final plat with the Planning and Zoning Commission for final approval or post a construction guarantee for the public improvements. If construction does not begin within four (4) years of Final Plat approval, the subdivider may be required to revise the plat to comply with new City requirements.
2. **Subdivision Securities.**
  - a. **Construction Guarantee.** In lieu of construction in Section 10-8-7(E) of this chapter, the subdivider shall post with the City prior to recordation of the Final Plat, a construction guarantee in the form of an irrevocable letter of credit or irrevocable performance bond, payable to the United City of Yorkville, sufficient to cover the full cost, plus twenty (20) percent, of the required improvements, as estimated by the engineer employed by the subdivider and approved by the City Engineer, to ensure the satisfactory installation of required improvements as outlined in this chapter, and contained in the approved plans and specifications prior to the recording of the final plat. A surety or bank recognized by the State of Illinois, and carrying a rating sufficient to cover the cost of construction, and approved by the City Attorney, shall issue the bond or letter of credit posted. The subdivider shall use the standard bond form or letter of credit form used by the City. Construction guarantee shall not be reduced to below twenty (20) percent of the approved engineer's estimate prior to acceptance of the public improvements by the City. The construction guarantee shall not expire for at least one (1) year. Subsequent renewals of the construction guarantee shall also be for a period of at least one (1) year.
  - b. **Projects Nearing Two (2) Years.** Projects nearing (2) two years into construction will receive a status inquiry letter from the City Engineer and require an updated public improvement completion (PIC) schedule.
  - c. **Projects Nearing Three (3) Years.** Projects nearing (3) three years into construction will receive a status inquiry letter from the City Engineer with a punchlist of uncompleted improvements and will require an updated PIC schedule.
  - d. **Projects Nearing Four (4) Years.** Projects nearing four (4) years into construction will receive a status inquiry letter from the City Engineer with a punchlist of uncompleted improvements, require an updated PIC schedule and formal notification that the project will be in default if an extension is not requested and approved prior to the four-year construction deadline.
  - e. **Projects Over Four (4) Years.** Projects over four (4) years into construction will receive notification of default from the City Engineer, at the City Council direction, indicating that the letter of credit or performance bond is subject to a demand for call within sixty (60) days of the date of the notice should the developer not seek an extension for completion.
  - f. **Reduction of Subdivision Securities.** Final acceptance, approval of land improvements and corresponding reduction or release of letters of credit and/or performance bonds shall be as follows:
    - (1) The City Engineer shall issue a written recommendation including the basis for approving, denying, or modifying a request for reduction. The recommendation shall include the amount of the reduction based upon the engineer's estimate of probable cost as adjusted by an inflation factor from the initial date of issuance of the letter of credit or performance bond to the date of reduction. In order to calculate the inflation factor, the "Engineering News Record" construction cost index shall be used. The City Engineer shall also determine the remaining amount of the letter of credit and/or performance bond after the reduction.
    - (2) The City Engineer's written recommendation shall be forwarded to the City Administrator for approval.

- (3) Following the City Administrator's concurrence with the City Engineer's recommendation, the reduction shall be deemed approved or denied and the City Engineer is authorized to issue a letter to implement the decision.
- (4) In the event the City Administrator does not concur with the City Engineer's recommendation, the Mayor shall have the final authority to approve or deny the City Engineer's recommendation.
- (5) A developer may appeal the decision of the City Administrator to the Mayor, who shall review and make a final determination to affirm or reverse the City Administrator's initial decision.
- (6) The City Administrator or designee shall issue reports quarterly or more frequently as deemed appropriate, to the Mayor and City Council that summarize letter of credit and/or performance bond reduction requests that have been received and actions taken pursuant to those requests.

### 3. **Construction Warranty.**

- a. The subdivision irrevocable performance bond or letter of credit shall be released after an appropriate City Council action accepting the improvements for public ownership. Except as provided in subsection (b) of this section, this subdivision letter of credit or performance bond will not be released until a one-year maintenance bond or letter of credit is posted with the City Clerk for ten (10) percent of the land improvement cost, to ensure that all improvements will properly function as designed, with no defects before the City Council formal acceptance.
- b. A maintenance guarantee shall be required for all landscaping but shall not be required for improvements that are on private property that do not serve, benefit, or impact properties other than the one (1) being developed.
- c. It is a violation of this Code to fail to complete an infrastructure component that results in harm to the public improvement system or in the potential failure of the system.

### 4. **Filing.** Not more than ten (10) months after Final Plan approval, four (4) copies of the proposed Final Plans and specifications, engineer's estimates prepared and sealed by a professional engineer currently registered with the State of Illinois, and subdivision bond or letter of credit, shall be filed with the City Engineer, and shall provide all necessary information for the following, as applicable:

- a. Streets,
- b. Curbs and gutter,
- c. Storm drainage, including storm sewers and stormwater detention, building storm drains (footings, roof, etc.),
- d. Comprehensive drainage plan, including grades of surface drainageways,
- e. Sanitary sewerage system,
- f. Water supply and distribution,
- g. Public utility locations,
- h. Streetlights,
- i. Sidewalks,
- j. Street signs, guardrails, and other special requirements,
- k. Parkway trees, and
- l. Payment in full of all City fees.

5. **Construction and Inspection.**

- a. Written notice to proceed shall be obtained from the City Engineer prior to beginning any work covered by the approved plans and specifications for the above improvements. Authorization to begin work will be given upon receipt of all necessary permits, including all culvert permits required when proposed new or changed subdivision roads intersect any presently existing road, and work must proceed in accordance with construction methods of this section and the City's standard specifications for improvements.
- b. The subdivider shall pay all expenses incurred by the United City of Yorkville to provide field inspections and testing of all construction work and materials before, during, and after construction.
- c. On-street parking during build out of the development shall be limited to one (1) side only of all streets. In general, parking will not be allowed on the side of the street where fire hydrants are located. The developer shall post signage, as required by the Yorkville Police Department.
- d. Dumpsters, work trailers, and construction materials shall not be stored or located in roadways or public rights-of-way at any time, without exception.
- e. The subdivider is required to submit an acknowledgment of public improvement completion (PIC) schedule in a form approved by the City Attorney and City Engineer. The PIC schedule shall include the following information:
  - (1) The schedule when public improvements are to be completed.
  - (2) The schedule shall state that the City will place as a condition in the Final Plat of subdivision approval ordinance or PUD ordinance that the development must have all streets, sewers, water mains, streetlights, and other public improvements installed in a workmanship-like manner within four (4) years of initial construction.
  - (3) The schedule will require the subdivider/developer to provide proof by a title search that all accepted infrastructure is free and clear of all liens and encumbrances.
  - (4) The schedule shall state that the subdivider/developer will maintain the public improvements until they are approved and accepted by the City.

6. **As-Built Plans.** After completion of all public improvements, and prior to final acceptance of said improvements, the subdivider shall make, or cause to be made, a map showing the actual location of all valves, manholes, stubs, sewer and water mains, and such other facilities as the Director of Public Works shall require. This map shall bear the signature and seal of an Illinois registered professional engineer. The presentation of this map shall be a condition of final acceptance of the improvements, and release of the subdivision bond or letter of credit assuring their completion. The coordinate system for as built drawings shall be NAD27 Illinois State planes, east zone, U.S. foot (IL-E). The "as built" plans shall be submitted on reproducible Mylar, and digitally in a format acceptable to the City.

7. **Acceptance of Dedication, Improvements.**

- a. Final acceptance of the dedication of open space or other public areas shall mean the responsibility for the maintenance of the same. Approval of the Final Plat does not constitute final acceptance.
- b. Recordation of the Final Plat shall be dependent on presentation of proof of responsibility for the maintenance of all community improvements.
- c. All public improvements shall be accepted only by resolution of the City Council, after a formal petition for approval has been submitted by the subdivider to the City Clerk. Such petition shall be filed after completion of the public improvements. The City Engineer and the Director of Public Works shall, make recommendations in report form to the City Council. All petitions shall be acted upon by the City Council within thirty (30) days from receipt of such recommendations of the City Engineer and Director of Public Works. A maintenance bond will then be

required in the amount of ten (10) percent of the cost of the land improvements, as specified in this title, after City Council acceptance.

## **10-8-8. Planned Unit Development**

- A. **Purpose and Intent.** The purpose of the regulations, standards, and criteria contained in this Section is to provide an alternate procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this Section. The objective of the Planned Unit Development process is to accommodate a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of City plans and policies, including but not limited to the Comprehensive Plan, while departing from the strict application of the regulations of this UDO. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish the following purposes:
1. To promote long term planning pursuant to the City of Yorkville Comprehensive Plan and other relevant plans and City policies.
  2. To stimulate creative approaches to the commercial, residential, and mixed-use development of land.
  3. To provide more efficient use of land.
  4. To preserve natural features and provide open space areas and recreation areas in excess of that required under this UDO.
  5. To develop new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities.
  6. To unify buildings and sites through design.
- B. **General Provisions.**
1. Any development encompassing four (4) or more acres in area shall be approved as a Planned Unit Development in accordance with this UDO.
  2. Each Planned Unit Development shall be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development except to the extent such Planned Unit Development has been approved as part of a development master plan.
  3. The burden of providing evidence and persuasion that any Planned Unit Development is necessary and desirable shall rest with the applicant.
- C. **Planned Unit Development Relation to Base District Standards.**
1. A Planned Unit Development, if approved, shall be a Special Use.
  2. A Planned Unit Development, if approved, may allow for modifications to the standards of the base district. All such modifications shall be referred to as site development allowances.
  3. Notwithstanding any limitations on Variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance in the Planned Unit Development application and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one (1) of the modification standards detailed in Section 10-8-8(D).
  4. All approved site development allowances shall be delineated in the ordinance approving the Planned Unit Development as a Special Use as it applies to the subject property.



D. **Modification Standards.** An applicant seeking a site development allowance shall be required to justify their request through the provision of tangible benefits to the City of Yorkville by meeting a minimum of one (1) of the modification standards detailed below.

1. **Landscape Conservation and Visual Enhancement.** The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.
2. **Sustainable Design.** The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, employment of an alternative energy system or solution, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.
3. **Public Gathering Space.** The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.
4. **Placemaking.** The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces, etc.
5. **Universal Design.** the Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.
6. **High Quality Building Materials.** The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO.
7. **Age-Targeted Development.** The Planned Unit Development includes residential dwelling units, amenities, and design characteristics intended to accommodate the lifestyles and needs of senior citizens.
8. **Affordability.** The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to eighty (80) percent of the Kendall County median income.
9. **Provision of a Public School.** The Planned Unit Development includes a facility that directly supports the functioning or operation of the Yorkville Community Unit School District or another public school district.
10. **Provision of a Regional Park.** The Planned Unit Development includes a park of sufficient size and with high quality amenities adequate to draw visitors and provide recreational opportunities for residents throughout the region in addition to serving residents of Yorkville. The regional park is integrated into the design of the Planned Unit Development and has a direct relationship to the other main buildings and uses on-site.
11. **Funding or Construction of Public Roadways.** The Planned Unit Development includes the construction of roadways adjacent to the subject site as planned in the City of Yorkville Comprehensive Plan, Kendall County Long-Range Transportation Plan, or another transportation plan adopted by a local, County, or regional entity.
12. **Regional Utility Improvements.** The Planned Unit Development involves the construction of a utility improvement identified in the City or Yorkville Comprehensive Plan or other policy document adopted by a local, County, or regional entity.

- E. **Standards of Review.** The following standards for review shall be utilized in the review of a Planned Unit Development application as a whole, including any requested site development allowances and the modification standards proposed to justify those requests. The standards of review in this Section shall be considered in addition to the standards for Special Use Permits as specified in Section 10-8-5. No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:
1. **Plan and Policy Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.
  2. **Integrated Design with Identifiable Centers and Edges.** The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.
  3. **Public Welfare.** The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.
  4. **Compatibility with Adjacent Land Uses.** The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.
  5. **Impact on Public Facilities and Resources.** The Planned Unit Development is designed so that adequate utilities, road access, stormwater management, and other necessary facilities will be provided to serve it. The Planned Unit Development shall include such impact fees as may be reasonably determined by the City Council. These required impact fees shall be calculated in reasonable proportion to the impact of the Planned Unit Development on public facilities and infrastructure.
  6. **Archaeological, Historical or Cultural Impact.** The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.
- F. **Procedure.**
1. **Plan Council Review.** Plan Council shall review and discuss the Planned Unit Development and make a recommendation to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria to the Planning and Zoning Commission.
    - a. A community meeting of area/neighborhood property owners explaining the proposed Special Use for Planned Unit Development conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.
  2. **Economic Development Committee.** The Economic Development Committee shall review the Planned Unit Development and report to the Planning and Zoning Commission its findings and recommendations.
  3. **Public Hearing, Review, and Recommendation by the Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the proposed Special Use for Planned Unit Development, and, at the close of the public hearing and after consideration of the staff report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review standards. The Zoning Administrator, on behalf of the Planning and Zoning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the application to the City Council.

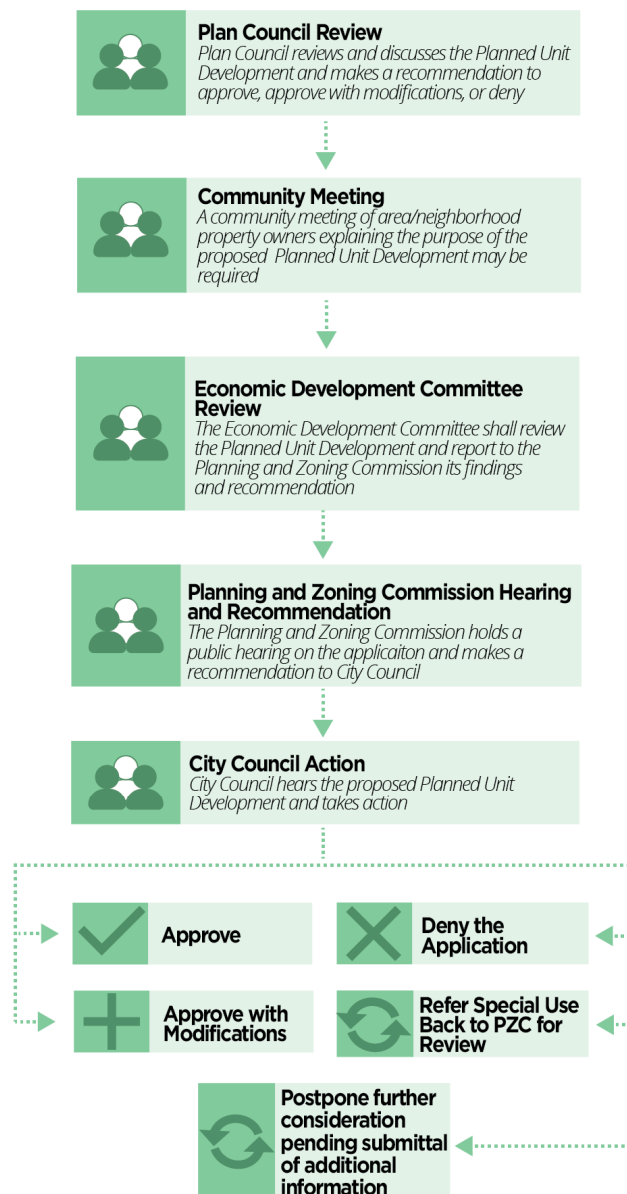
4. **City Council Action.** The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the Planning and Zoning Commission recommendation, Zoning Administrator Report, and public comment either:
  - a. Approve the application,
  - b. Approve the application with modifications,
  - c. Deny the application,
  - d. Refer the application back to the Planning and Zoning Commission for further review, or
  - e. Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.

**G. Amendments to Approved Planned Unit Development.**

1. **Determination of Level of Change.** Upon receiving a Planned Unit Development Amendment application, the Zoning Administrator shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in Section 10-8-8(G)(2) below.
2. **Major Amendment.** A major amendment is any proposed change to an approved Planned Unit Development that results in one or more of the following changes:
  - a. Increase density,
  - b. Increase the height of buildings,
  - c. Reduce open space by more than five (5) percent,
  - d. Modify the proportion of housing types,
  - e. Change parking areas in a manner that is inconsistent with this UDO,
  - f. Increase the approved gross floor area by more than five hundred (500) square feet,
  - g. Alter alignment of roads, utilities, or drainage, or
  - h. Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved Site Plan, as determined by the Zoning Administrator.
3. **Minor Amendment.** A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in Section 10-8-8(G)(2).
4. **Approval Processes.**
  - a. **Major Amendment.** A major amendment to an approved Planned Unit Development shall follow the procedure set in Section 10-8-8(F).
  - b. **Minor Amendment.**
    - (1) **Zoning Administrator Review.** The minor amendment shall be reviewed by the Zoning Administrator for compliance with the Comprehensive Plan and the applicable standards of this UDO. The Zoning Administrator shall then make a recommendation to City Council to approve or deny the application.

- (2) **City Council Review.** The minor amendment shall be reviewed by the City Council to ensure that the application meets the applicable review criteria. Based on the review, the City Council shall approve or deny the application. Any amendment shall not be approved except by the favorable vote of two-thirds ( $\frac{2}{3}$ ) of all the members of the City Council. Any minor amendment shall be approved by the City Council by ordinance.
- (3) **Recordation.** The minor amendment shall be recorded with the City Clerk.
- H. **Expiration and Lapse of Approval.** For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after three (3) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning and Zoning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the Planned Unit Development shall not expire, only the Planned Unit Development overlay shall expire.

**Figure 8.3. Planned Unit Development Procedure**



## 10-8-9. Variations

- A. **Authority.** The Planning and Zoning Commission, after a public hearing, may recommend a Variation to the regulations of the UDO in harmony with their general purpose and intent, only in the specific instances hereinafter set forth, where the Planning and Zoning Commission holds a public hearing and makes findings of fact in accordance with the standards of this section, and further finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this UDO.
- B. **Authorized Variations.** Variations from the regulations of this title shall be granted by the Planning and Zoning Commission only in accordance with the standards established in subsection (C) of this section and may be granted only in the following instances:
1. To permit any yard or setback less than the yard or setback required by the zoning district, but by no more than twenty-five (25) percent.
  2. To permit the use of a lot or lots for a use otherwise prohibited solely because of insufficient size or widths of the lot or lots. In no event shall the respective size and width of the lot or lots be less than ninety (90) percent of the required area and width. The percentage set forth in this subsection is not to be reduced by any other percentage for minimum lot width and area set forth in this title.
  3. To reduce the applicable off-street parking facilities required by not more than one (1) parking space or loading space, or twenty (20) percent of the applicable regulations, whichever number is greater.
  4. To increase by not more than twenty-five (25) percent the maximum distance that required parking spaces are permitted to be located from the use served as specified in Section 10-5-1(G).
  5. To allow for the deferment, or land banking, of required parking facilities for a reasonable period.
  6. To increase by not more than ten (10) percent the maximum gross floor area of any use so limited by the applicable regulations as specified in Chapter 4.
  7. To exceed any of the authorized Variations allowed under this subsection when a lot of record or a zoning lot, vacant or legally used on the effective date hereof, is, by reason of the exercise of the right of eminent domain by any authorized governmental domain proceeding, reduced in size so that the remainder of said lot of record or zoning lot or structure on said lot does not conform with one (1) or more of the regulations of the district in which said lot of record or zoning lot or structure is located.
- C. **Standards for Variations.**
1. The Planning and Zoning Commission shall not grant a Variation from the regulations of this UDO unless it shall make findings based upon the evidence presented that the standards for hardships set forth in the Illinois Municipal Code are complied with in addition to the following:
    - a. A particular hardship to the owner would result because of the physical surroundings, shape, or topographical conditions of the subject property, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
    - b. The conditions upon which the petition for a Variation is based are unique to the subject property and are not applicable, generally, to other properties within the same zoning district.
    - c. The difficulty or hardship is not created by any person presently having an interest in the property.
    - d. The Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

- e. The proposed Variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger to the public, or substantially diminish or impair property values within the neighborhood.
- f. The proposed Variation is consistent with the official comprehensive plan and other development standards and policies of the City.

2. **Land Banked Parking Facilities Review Standards.**

- a. Sufficient evidence is provided by the applicant that supports the reduced parking needs.
- b. Approval of a land bank parking plan which illustrates the area proposed for land banking of parking spaces in an area suitable for parking at a future time.
- c. Landscaping of the land banked area must be in full compliance of the zoning regulations with this title and, at a minimum, landscaped with turf. As a result of the site plan review process, the Zoning Board of Appeals Planning and Zoning Commission may require additional landscaping of the land banked area.
- d. The land banked area cannot be used for any other use and must be part of the same zoning lot and all under the same ownership.
- e. As part of the variance process, the applicant must show the area to be banked on the overall site plan and marked as "Land Banked Future Parking".

3. **Conditions.** The Planning and Zoning Commission may impose such conditions and restrictions upon the premises benefited by a Variation as may be necessary to comply with the standards established in this subsection to reduce or minimize the effect of such Variation upon other property in the neighborhood and to better carry out the general intent of this title.

4. **Procedure.** The variation process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:

- a. **Plan Council.** The Plan Council shall review the variation request and report to the Planning and Zoning Commission its findings and recommendations.
- b. **Economic Development Committee.** The Economic Development Committee shall review the variation request and report to the Planning and Zoning Commission its findings and recommendations.
- c. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations, including the recommended stipulations of conditions and guarantees as part of the approval.
- d. **City Council.** The application shall be reviewed by the City Council to ensure that the application meets all the applicable review criteria. Based on the review, the City Council shall approve or deny the application.

5. **Expiration and Lapse of Approval.** Where a Variation has been granted pursuant to the provisions of this section, such approval shall become null and void unless construction thereon is substantially under way within twelve (12) months of the date of issuance, unless extended by the Zoning Administrator.

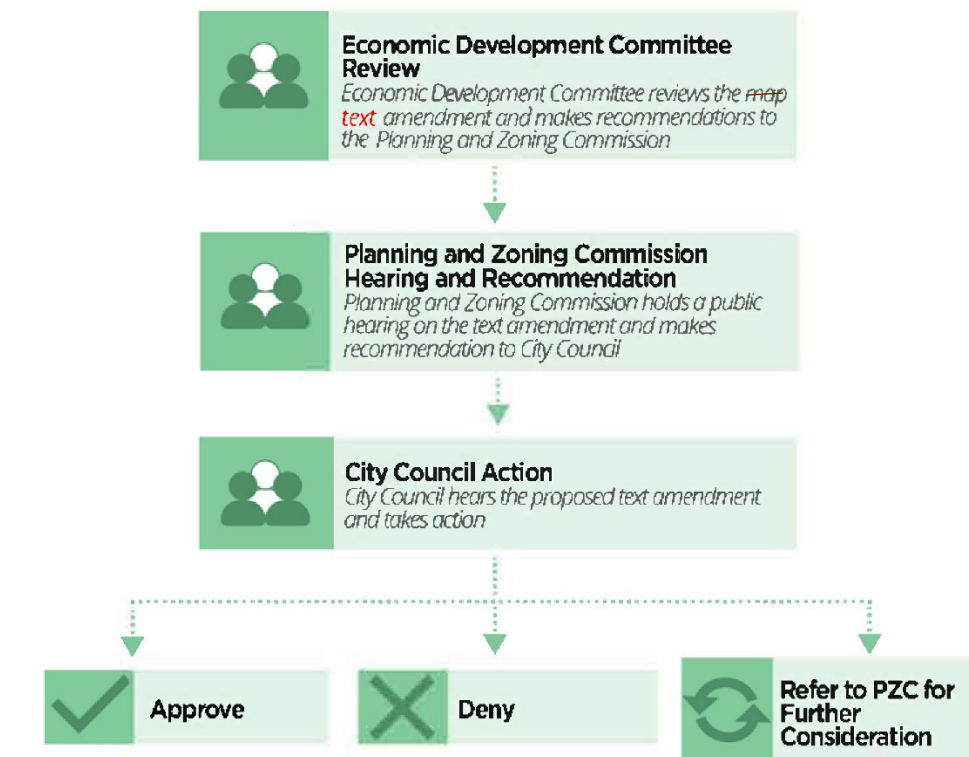
## 10-8-10. Appeals

- A. **Purpose.** An Appeal may be taken to the Planning and Zoning Commission for any order, requirement, decision, interpretation, or determination of the regulations of this title made by the Zoning Administrator by any individual aggrieved by the action taken under. The Planning and Zoning Commission shall hear the Appeal, hold a public meeting, and render a decision.
- B. **Initiation.** An Appeal may be taken within thirty (30) days of the action of the Zoning Administrator by filing a notice of Appeal specifying the grounds thereof, who shall forward such Appeal to the Planning and Zoning Commission.
- C. **Procedure.**
  - 1. **Planning and Zoning Commission.** The Planning and Zoning Commission shall review the Appeal at a regularly scheduled meeting. The Planning and Zoning Commission may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination relating to this title, made by the Zoning Administrator subject to the criteria in Section 10-8-10(D).
- D. **Appeal Review Criteria.** An Appeal of administrative decisions shall be granted only if the Planning and Zoning Commission makes one of the following findings.
  - 1. The decision constituted an erroneous application or interpretation of this UDO.
  - 2. The decision constituted an abuse of the administrative official's discretion to interpret or apply this UDO.
  - 3. The decision was rendered based upon an erroneous material fact.
- E. **Record of Action.** The Planning and Zoning Commission's decision shall be filed and recorded with the City Clerk.

## 10-8-11. Text Amendments

- A. **Initiation of Text Amendments.** Text Amendments to this UDO may be proposed by an owner, lessee, agent, majority beneficiary of a land trust, or contract purchaser of property located in the City or by the Mayor and City Council, Planning and Zoning Commission, Zoning Administrator, or City Administrator, ~~the Mayor and City Council, the Planning and Zoning Commission, City staff, majority beneficiary of land trust, contract purchaser, any property owner, or an authorized agent.~~
- B. **Text Amendment Review Criteria.**
1. The proposed Text Amendment is consistent with the purpose of this UDO and the City's Comprehensive Plan.
  2. The Text Amendment will not adversely affect the public health, safety, or general welfare.
- C. **Procedure.** The text amendment process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:
1. **Economic Development Committee.** The Economic Development Committee shall review the text amendment request and report to the Planning and Zoning Commission its findings and recommendations.
  2. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations, including the recommended modifications and guarantees as part of the approval.
  3. **City Council.** The City Council, upon receiving the recommendation of the Planning and Zoning Commission, may approve or deny a proposed Text Amendment in accordance with applicable Illinois Statutes or may refer to the Planning and Zoning Commission for further consideration.

**Figure 8.4. Text Amendment Procedure**

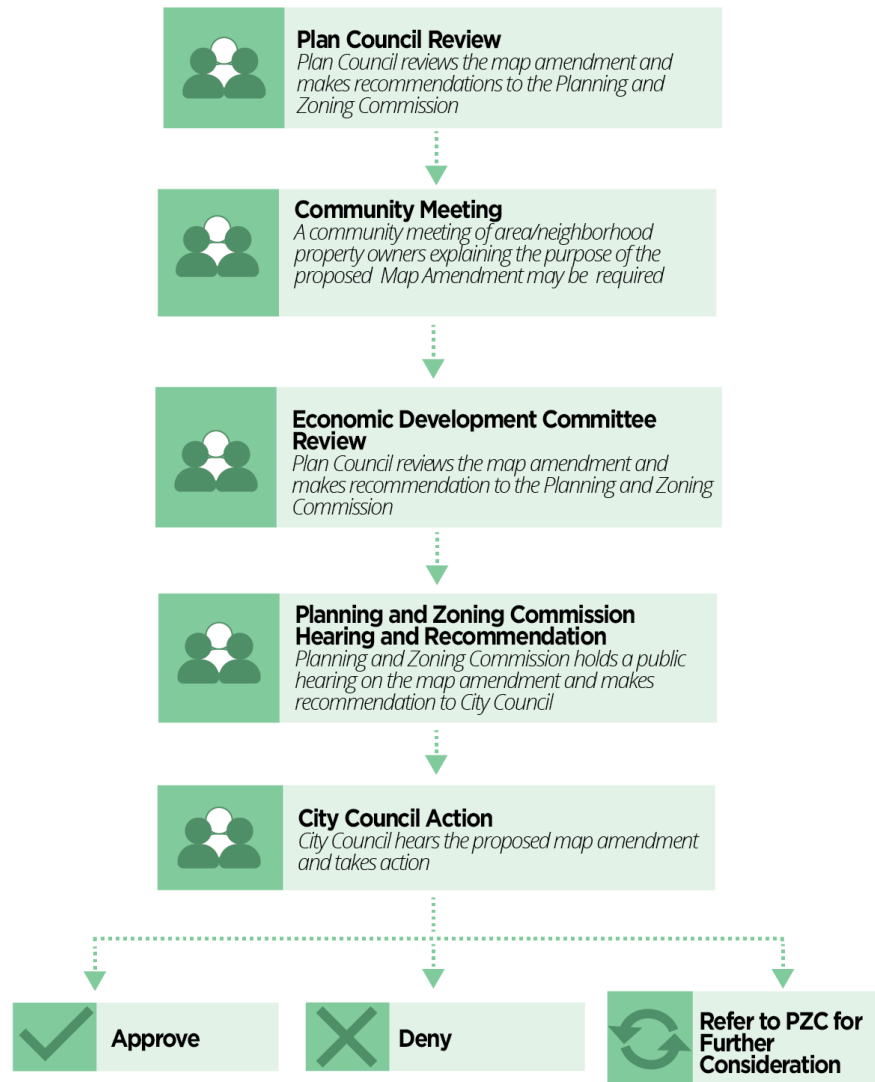




## 10-8-12. Map Amendments

- A. **Initiation of Amendments.** Map Amendments may be proposed by the subject property owner, the Mayor and City Council, the Planning and Zoning Commission, Zoning Administrator, or another City official.
- B. **Map Amendment Review Standards.** The Planning and Zoning Commission shall ~~approve~~ make findings of fact regarding Map Amendments ~~only if the~~ based upon the following standards: ~~are satisfied~~.
1. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of this UDO.
  - ~~2. The proposed Map Amendment is consistent with the Comprehensive Plan and the purposes of this UDO.~~
  - ~~3.2.~~ The proposed Map Amendment is consistent compatible with the existing and planned uses and zoning of nearby properties.
  - ~~4.3.~~ The subject property is suitable for the purposes of the proposed zoning district.
  - ~~5.4.~~ The proposed Map Amendment will not result in an individual parcel zoned in one zoning district that is not shared by any adjacent parcels, ~~and~~.
  5. The proposed parcel(s) to be rezoned shall meet the minimum frontage and area requirements of the requested zoning district as specified in Section 10-3-9(A), unless otherwise granted relief as specified in Section 10-8-9. Variations.
  6. The community need for the proposed use, and
  - ~~6.7.~~ The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
- C. **Procedure.** The map amendment process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:
1. **Plan Council.** The Plan Council shall review the map amendment request and report to the Planning and Zoning Commission its findings and recommendations.
    - a. A community meeting of area/neighborhood property owners explaining the proposed Map Amendment conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.
  2. **Economic Development Committee.** The Economic Development Committee shall review the map amendment request and report to the Planning and Zoning Commission its findings and recommendations.
  3. **Planning and Zoning Commission.** The Planning and Zoning Commission shall hold a public hearing on the application. The Planning and Zoning Commission shall report to the City Council its findings and recommendations.
  4. **City Council.** The City Council, upon receiving the recommendation of the Planning and Zoning Commission, may approve or deny a proposed Map Amendment in accordance with applicable Illinois Statutes or may refer to the Planning and Zoning Commission for further consideration.

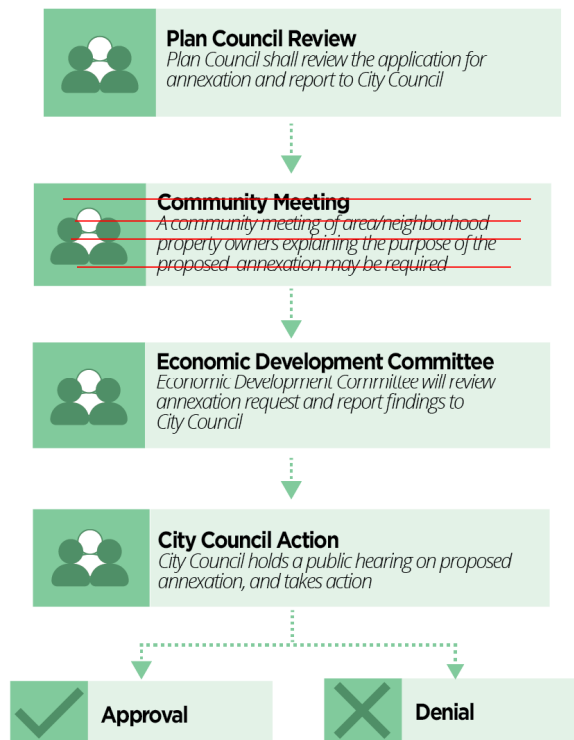
**Figure 8.5. Map Amendment Procedure**



## 10-8-13. Annexations

- A. **Petition for Annexation.** All Annexations shall be initiated by the filing of a petition with the Zoning Administrator. Such petitions shall be verified under oath by all the record title owners, including mortgage holders, of all the lands included within the Annexation.
- B. **Procedure.** The annexation process will require the review of the following bodies unless otherwise determined by the Zoning Administrator:
1. **Plan Council.** Plan Council shall review the application for annexation and report to the City Council its findings and recommendations as part of the approval.  
~~— A community meeting of area/neighborhood property owners explaining the proposed Annexation conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.~~
  - ~~3.2.~~ **Economic Development Committee.** The Economic Development Committee shall review the annexation request and report to the City Council its findings and recommendations.
  - ~~4.3.~~ **City Council.** ~~The City Council shall hold a public hearing on the proposed annexation. The City Clerk shall publish notice of the public hearing as required in Section 10-8-4(B).~~ City Council shall approve or deny a proposed by a majority vote in accordance with applicable Illinois Statute.
- C. **Request for Zoning Map Amendments.** All petitions for Annexation ~~agreement~~ requesting a zoning classification other than the R-1, Single-Family Suburban Residence Zoning District shall be processed in the same manner as a petition for a request for a Map Amendment as provided in Section 10-8-12 for lands within the jurisdictional limits of the City. All such requests for a Map Amendment or Variations shall be accompanied by the fees as provided in Section 10-7-9 of the Yorkville Code of Ordinances and the said fees shall be paid at the time of filing the petition for Annexation ~~agreement~~.
- ~~C.D.~~ **Petition for Annexation Agreement.** All petitions for Annexation which do not include requests for rezoning classification, other than those assigned to property upon annexation into the City, or a request for variations, but seek other approvals by the City Council shall require an annexation agreement. The City Council shall hold a public hearing on the proposed annexation. The City Clerk shall publish notice of the public hearing as required in Section 10-8-4(B).

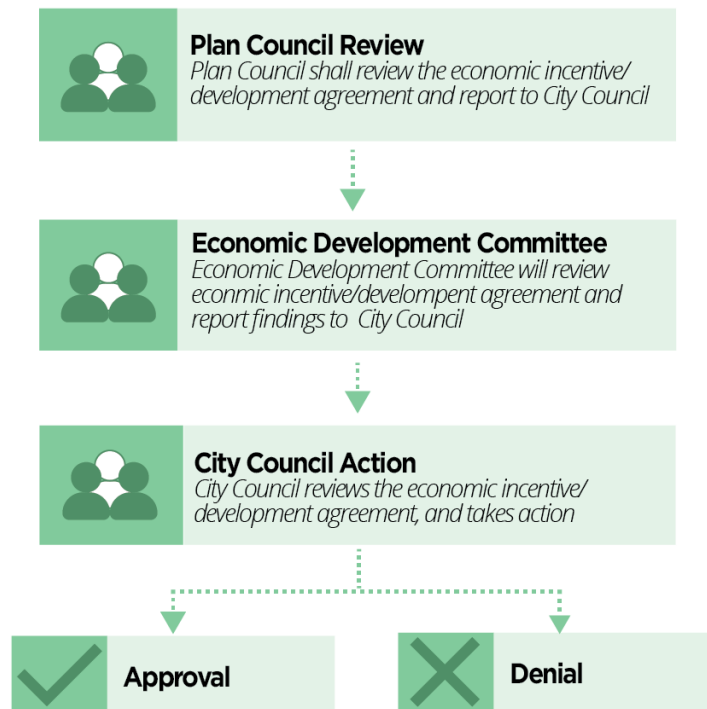
**Figure 8.6. Annexation Agreement Procedure**



## 10-8-14. Economic Incentive/Development Agreement

- A. **Petition for Economic Incentive/Development Agreement.** Economic Incentive and Development Agreements are negotiated between the municipality and the developer and/or owner on a project-by-project basis. Such items considered as part of an economic incentive or development agreement are the amount of tax sharing, timing of payments, performance and compliance requirements and any other details. Applications will be evaluated on the merits of their impact to create or maintain jobs; further development; strengthen the commercial or industrial sector; enhance the tax base; and be in the overall best interest of the municipality.
- B. **Procedure.** The economic incentive/development agreement process will require review of the following bodies unless otherwise determined by the Zoning Administrator:
  1. **Plan Council.** The Plan Council shall review the economic incentive/development agreement request and report to the City Council its findings and recommendations.
  2. **Economic Development Committee.** The Economic Development Committee shall review the economic incentive/development agreement request and report to the City Council its findings and recommendations.
  3. **City Council.** The City Council, upon receiving the recommendation of the Economic Development Committee, may approve or deny a proposed economic incentive/development agreement in accordance with applicable Illinois Statutes or may refer to the Economic Development Committee for further consideration.

**Figure 8.7. Economic Incentive/Development Agreement Procedure**



PUBLIC NOTICE OF A HEARING BEFORE  
THE UNITED CITY OF YORKVILLE  
PLANNING AND ZONING COMMISSION  
PZC 2024-17

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on **August 14, 2024 at 7:00PM** at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding an amendment to Chapter 8. UDO Review and Approval Procedures within the United City of Yorkville's Unified Development Ordinance.

The proposed text amendment will revise and clarify general application requirements, board/commission review, and procedures related to petitions for text and map amendments, annexations, annexation agreements, and economic incentive/development agreements within the United City of Yorkville's Unified Development Ordinance.

The public hearing may be continued from time to time to dates certain without further notice being published.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard. Any written comments should be addressed to the United City of Yorkville Community Development Department, City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, and will be accepted up to the date of the public hearing.

By order of the Corporate Authorities of the United City of Yorkville, Kendall County, Illinois.

JORI BEHLAND  
City Clerk



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 #7

Tracking Number

EDC 2024-62

### Agenda Item Summary Memo

**Title:** PZC 2024-20 – Kendall County Petition 24-22 (Leo M. Phillipp)

**Meeting and Date:** Economic Development Committee – September 3, 2024

**Synopsis:** 1.5-Mile Review of a map amendment 11.6 +/- acres located at 10835 Legion Road, from A-1 Agricultural District to R-1 One-Family Residential District.

#### Council Action Previously Taken:

Date of Action: \_\_\_\_\_ Action Taken: \_\_\_\_\_

Item Number: \_\_\_\_\_

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

**Submitted by:** Sara Mendez Community Development  
Name Department

#### Agenda Item Notes:

Please see the attached memo.



# Memorandum

To: Economic Development Committee  
From: Sara Mendez, Planner I  
Krysti Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Date: August 28, 2024  
Subject: **PZC 2024-20 – Leo M. Phillipp (Rezoning)**  
1.5 Review

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## SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Leo M. Phillipp is requesting an approval of a map amendment (rezoning) for 11.6 +/- acres of the approximately 15 acres located at the northeast corner of Legion and East Highpoint Roads, commonly known as 10835 Legion Road, from A-1 Agricultural District to R-1 One-Family Residential District. The purpose of the request is to construct approximately three (3) single-family houses. The real property is located immediately north of Legion Road and immediately east of High Point Road in unincorporated Kendall County.

## PROPERTY BACKGROUND:

The property is located at 10835 Legion Road in unincorporated Kendall County and consists of one (1) parcel totaling ~15-acres. Currently owned by Leo M. and Vicki L. Phillipp, there is one (1) existing single-family home on the property, as shown to the right. The home is located on the southern side of the parcel, and is approximately four thousand, two hundred fifty-six (4,256) square feet. Additionally, the rest of the property is undeveloped. The property fronts Legion Road and has one (1) access point off Legion Road. The property is immediately east of Yorkville's corporate boundary, approximately 1.23 miles (~7000 feet) from the Windett Ridge Subdivision.



The property is currently zoned as both A-1 Agricultural District and R-1 One-Family Residential District, underwent several zoning changes. Initially, in 1984, the southwest corner was rezoned from A-1 to R-1, as shown above. However, in 1987, Kendall County rezoned the southwest corner back to A-1, except for approximately 3.3 acres where the existing single-family home is located, which remains zoned as R-1, as shown below.





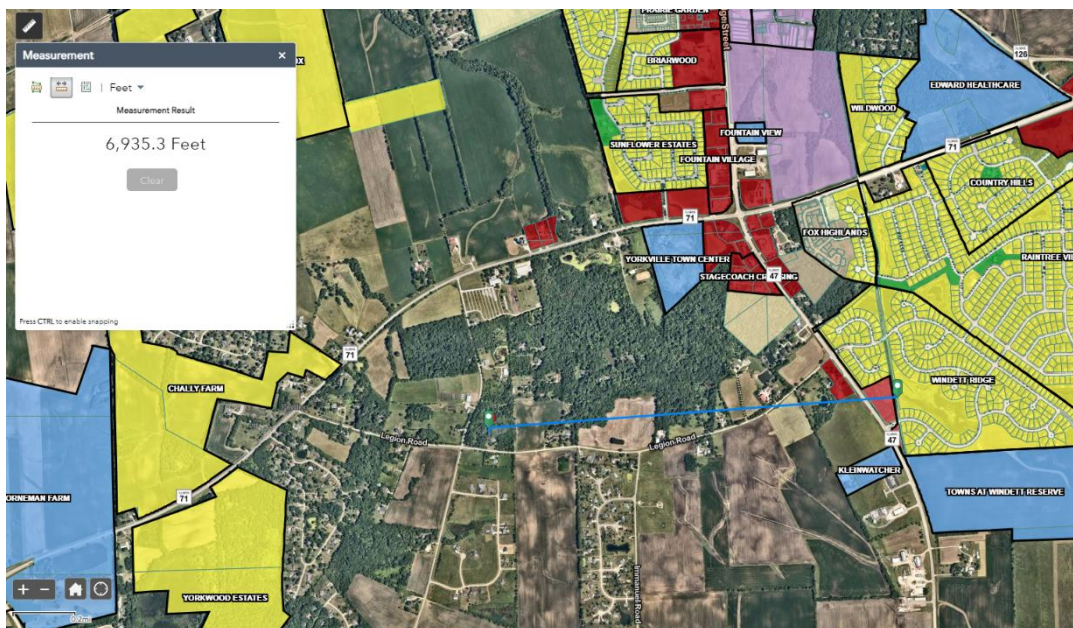
### **REQUEST SUMMARY:**

The petitioner, Leo M. Phillpp, is solely requesting the rezoning of the parcel from A-1 Agricultural District to R-1 One-Family Residential District. To highlight the significant differences between the Bulk and Dimensional Standards of the City of Yorkville's R-1 Single-Family Suburban Residence District and Kendall County's R-1 One-Family Residential District, the table below provides a clear comparison.

	City of Yorkville Regulations for R-1 Single-Family Suburban Residence	Kendall County Regulations for R-1 One-Family Residential District
<b>Minimum Lot Size</b>	18,000 sq. ft.	130,000 sq. ft.
<b>Minimum Lot Width</b>	100 feet	200 feet
<b>Maximum Lot Coverage</b>	50%	10%
<b>Minimum Front Setback</b>	40 feet	<ol style="list-style-type: none"> <li>150 feet from the roadway centerline when fronting on a Federal, State or County roadway or 100 feet from the right-of-way, whichever is greater.</li> <li>50 feet from the right-of way or access easement</li> </ol>

		on all township or private roadways
<b>Minimum Side Setback</b>	15 feet	50 feet
<b>Minimum Rear Setback</b>	50 feet	50 feet
<b>Maximum Building Height</b>	30 feet	<ol style="list-style-type: none"> <li>1. One-family detached dwellings: 40 feet and not more than two and one-half stories</li> <li>2. Other non-residential permitted or conditional buildings and structures: shall not exceed 45 feet and not more than three stories in height</li> </ol>

The photo below highlights the distance between Yorkville's corporate boundary and the property at 10835 Legion Road, marked by a red pin, which is approximately 7,000 feet.



### **YORKVILLE COMPREHENSIVE PLAN:**

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. The Estate/Conservation Residential future land use is intended to provide flexibility for residential design in areas in Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. Additionally, the Estate/Conservation Residential neighborhood is characterized by conventional development, such as detached housing on large lots, or conservation design by clustering homes together that leave undeveloped green space for agriculture, preservation of historic and cultural resources, and community open space.

The current land use with a single-family home on the property and the proposed addition of approximately three (3) new single-family homes on 11.6 +/- acres is consistent with Yorkville's Comprehensive Plan land use designation for this property. This consistency is due to the conventional development approach of clustering the proposed three (3) new single-family homes within the overall acreage of the property,

which aligns with the Estate/Conservation Residential neighborhood. If approved, the map amendment (rezoning) does not alter the land use and maintains its alignment with the area's future land use plans

### **STAFF COMMENTS**

Staff is seeking input from the Economic Development Committee as the one-and-a-half-mile review allows for the city to make comments and requests to the petitioner and County prior to their public meetings. This review will also be brought to the Planning and Zoning Commission on September 11, 2024 and City Council on September 24, 2024. This item was delivered to the City on July 30, 2024.

### **ATTACHMENTS**

1. Application with Attachments





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## DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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### Petition 24-22

Leo M. Phillipp

### Map Amendment Rezoning from A-1 to R-1

#### INTRODUCTION

The Petitioners would like a map amendment rezoning approximately eleven point six more or less (11.6 +/-) acres of the approximately fifteen (15) acres located at the northeast corner of Legion and East Highpoint Roads in order to construct approximately three (3) houses.

The application materials are included as Attachment 1. The zoning plat is included as Attachment 2.

#### SITE INFORMATION

PETITIONERS: Leo M. Phillipp

ADDRESS: 10835 Legion Road, Yorkville

LOCATION: Northeast Corner of Legion and East Highpoint Roads



In 1984, through Ordinance 84-06, the southwest corner of the property was rezoned to R-1 as outlined in the following aerial.





In 1987, through Ordinance 87-27, the southwest corner of the property was rezoned back to A-1 and approximately three point three more or less (3.3 +/-) acres where the current house is placed was rezoned to R-1. The following is current zoning configuration of the property:



TOWNSHIP: Kendall

PARCEL #s: 05-08-301-002

LOT SIZE: 15.0 +/- Acres (Total Parcel) 11.6 +/- (Area to be Rezoned)

EXISTING LAND  
USE: Wooded

ZONING: A-1 Agricultural District

LRMP:	Future Land Use	Suburban Residential (County) Estate/Conservation Residential (Yorkville)
	Roads	East High Point Road and Legion Road are Township maintained Minor Collectors.
	Trails	Yorkville has a trail planned along East Highpoint Road.
	Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED  
ACTION: Map Amendment Rezoning Property from A-1 Agricultural District to R-1 One Family Residential District

APPLICABLE  
REGULATIONS: Section 13:07 – Map Amendment Procedures

**SURROUNDING LAND USE**

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Single-Family Residential	A-1	Suburban Residential (Max 1.0 DU/Acre) (County) Estate/Conservation Residential (Yorkville)	A-1 and B-4
South	Agricultural and Single-Family Residential	A-1	Rural Residential (Max 0.65 DU/Acre) (County) Estate/Conservation Residential (Yorkville)	A-1, R-3, and RPD-2
East	Single-Family Residential	A-1 and R-1	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, and R-1
West	Agricultural	A-1 and A-1 SU	Suburban Residential (County) Estate/Conservation Residential (Yorkville)	A-1, A-1 SU, R-2, R-3, and RPD-3

The A-1 special use permits to the east are for communication towers.

The A-1 special use permit to the west is for boarding horses.

#### **PHYSICAL DATA**

##### **ENDANGERED SPECIES REPORT**

EcoCAT Report submitted and consultation was terminated (see Attachment 1, Page 7).

##### **NATURAL RESOURCES INVENTORY**

The application for NRI was submitted on July 19, 2024 (see Attachment 1, Page 6).

#### **ACTION SUMMARY**

##### **KENDALL TOWNSHIP**

Petition information was sent to Kendall Township on July 30, 2024.

##### **UNITED CITY OF YORKVILLE**

Petition information was sent to the United City of Yorkville on July 30, 2024.

##### **BRISTOL-KENDALL FIRE PROTECTION DISTRICT**

Petition information was sent to the Bristol-Kendall Fire Protection District on July 30, 2024.

#### **GENERAL INFORMATION**

The Petitioners would like to rezone the property in order to build a maximum of three (3) houses on the rezoned portion of the property. Since the property already has frontage along East Highpoint and Legion Roads, a Plat Act Exemption may be used instead of doing a subdivision.

#### **BUILDING CODES**

The site is currently mostly wooded with one (1) single-family home. Any future buildings would have to meet applicable building codes.

#### **UTILITIES**

The wooded area is not presently served by utilities.

#### **ACCESS**

The property fronts East Highpoint and Legion Roads. Kendall Township has permitting authority over access at the property.

#### **PARKING AND INTERNAL TRAFFIC CIRCULATION**

No information was provided regarding parking.

#### **ODORS**

Based on the proposed uses, no new odors are foreseen.

#### **LIGHTING**

Lighting would be for residential purposes and would have to follow applicable ordinances.

#### **LANDSCAPING AND SCREENING**

Landscaping would be for residential uses.

#### **SIGNAGE**

No non-residential signage is planned.

#### **NOISE CONTROL**

The owners of the property would have to follow applicable noise control regulations based on residential uses.

#### **STORMWATER**

Stormwater control would be evaluated as part of the building permit.

## **FINDINGS OF FACT-MAP AMENDMENT**

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

*Existing uses of property within the general area of the property in question.* **The surrounding properties are used for agricultural purposes and single-family residential purposes.**

*The Zoning classification of property within the general area of the property in question.* **The surrounding properties are zoned agricultural and some form of single-family residential.**

*The suitability of the property in question for the uses permitted under the existing zoning classification.* **The property consists of a large wooded area and, due to its size, it is not eligible for residential uses without a map amendment.**

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

*Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies.* **The subject property is classified as Suburban Residential on the Future Land Use Map and the R-1 Zoning District is consistent with this land classification.**

## **RECOMMENDATION**

Staff recommends approval of the proposed map amendment.

## **ATTACHMENTS**

1. Application Materials
2. Zoning Plat





# DEPARTMENT OF PLANNING, BUILDING & ZONING

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

## APPLICATION

PROJECT NAME Phillipp

FILE #: \_\_\_\_\_

<b>NAME OF APPLICANT (Including First, Middle Initial, and Last Name)</b>		
Leo M. Phillipp		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Leo M. Phillipp		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
15.03 acres	10835 Legion Road, Yorkville, IL 60560	05-08-301-002
<b>EXISTING LAND USE</b>		
Single Family Home	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
	A-1 and R-1	A-1 and R-1
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>R-1</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b>	<b>PRIMARY CONTACT MAILING ADDRESS</b>	<b>PRIMARY CONTACT EMAIL</b>
Attorney Daniel J. Kramer	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	
<b><sup>2</sup>ENGINEER CONTACT</b>	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
N/A		
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES. <b>THE APPLICANT ATTESTS THAT THEY ARE FREE OF DEBT OR CURRENT ON ALL DEBTS OWED TO KENDALL COUNTY AS OF THE DATE OF THE APPLICATION.</b>		
<b>SIGNATURE OF APPLICANT</b>		<b>DATE</b>
X [REDACTED]		7/19/2024
<b>FEE PAID: \$</b>		
<b>CHECK #:</b>		

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

Phillipp Map Amendment Findings of Fact

1. Contiguous and nearby properties are used for low density Single-Family Residences and a mixture of Agricultural uses, as well as Forested land which remains in its natural state.
2. There is a combination of R-1 Single Family and A-1 Zoning Districts.
3. The property primarily consists of secondary growth trees, which would be altered somewhat for a low-density large parcel residential building. The current property is not suitable for productive Agricultural use of any kind and lies fallow.
4. The trend of development has been slow growth R-1/A-1 Allocation Single Family Residences on three to five acre parcels.
5. The proposed use is consistent with the Kendall County Comprehensive Plan providing for low density Single Family Residential uses when there is a low Agricultural productivity and Low Site rating under the Kendall County LESA Rating Systems; as well as the United City of Yorkville Comprehensive Plan which shows low density Single-Family Residences being developed on non-collector Roads on the outside of the City Limits.

LEGAL DESCRIPTION OF TOTAL TRACT:

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said westerly line; thence Northerly along said Westerly Line, 964.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "R1":

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet for the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said centerline, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said Westerly Line; thence Northerly along said Westerly Line, 964.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois, Except that Part described as follows:

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said Legion Road center line 357.33 feet for a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the last described course 463.83 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.



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

DOCUMENT # 85-1454

\_\_\_\_\_, That the attached deed represents:

- CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Holman F. Horton, Jr.

this 66 day of April, 1985

ry Public

8 5 - 1 4 5 4



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



www.kendallswcd.org

**NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION**

Petitioner: Leo M. Phillipp

Contact Person: Attorney Daniel J. Kramer

Address \_\_\_\_\_

City, State \_\_\_\_\_

Phone Number \_\_\_\_\_

Email: \_\_\_\_\_

Please select: How would you like to receive a copy of the NRI Report? ☒ Email ☐ Mail**Site Location & Proposed Use**Township Name Kendall Township 36 N, Range 7 E, Section(s) 8Parcel Index Number(s) 05-08-301-002Project or Subdivision Name Phillipp Number of Acres 11.6855Current Use of Site single family home and agricultural Proposed Use single family homesProposed Number of Lots possibly 3 Proposed Number of Structures possibly 3 homesProposed Water Supply well Proposed type of Wastewater Treatment septicProposed type of Storm Water Management none**Type of Request**

- ☒ Change in Zoning from A-1 to R-1
- ☐ Variance (Please describe fully on separate page)
- ☐ Special Use Permit (Please describe fully on separate page)

Name of County or Municipality the request is being filed with: Kendall County Planning, Building, and Zoning**In addition to this completed application form, please including the following to ensure proper processing:**

- ☒ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
- ☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
- ☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
- ☐ **NRI fee** (Please make checks payable to Kendall County SWCD)

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

Full Report: \$375.00 for five acres and under, plus \$18.00 per acre for each additional acre or any fraction thereof over five.Executive Summary Report: \$300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	\$	<u>375.00</u>
<u>7</u> Additional Acres at \$18.00 each	\$	<u>126.00</u>
<b>Total NRI Fee</b>	\$	<u>501.00</u>

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

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

Petitioner or Authorized Agent

Date

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

**FOR OFFICE USE ONLY**

NRI# \_\_\_\_\_ Date initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_ Board Meeting \_\_\_\_\_

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





**Applicant:** Daniel J. Kramer  
**Contact:** ATTORNEY DANIEL J. KRAMER  
**Address:** [REDACTED]

**IDNR Project Number:** 2500945  
**Date:** 07/18/2024

**Project:** Phillip  
**Address:** 10835 Legion Road, Yorkville

**Description:** rezone property from A-1 to R-1 to have 3 possible single family homes

### Natural Resource Review Results

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

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

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

#### Location

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

**County:** Kendall

**Township, Range, Section:**  
36N, 7E, 8



**IL Department of Natural Resources**  
**Contact**  
Adam Rawe  
217-785-5500  
Division of Ecosystems & Environment

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

#### Disclaimer

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

# ZONING PLAT OF PART OF THE WEST HALF OF SECTION 8, T36N-R7E, 3rd P.M. KENDALL TOWNSHIP KENDALL COUNTY ILLINOIS

DEVELOPER:  
Leo M. Dineen

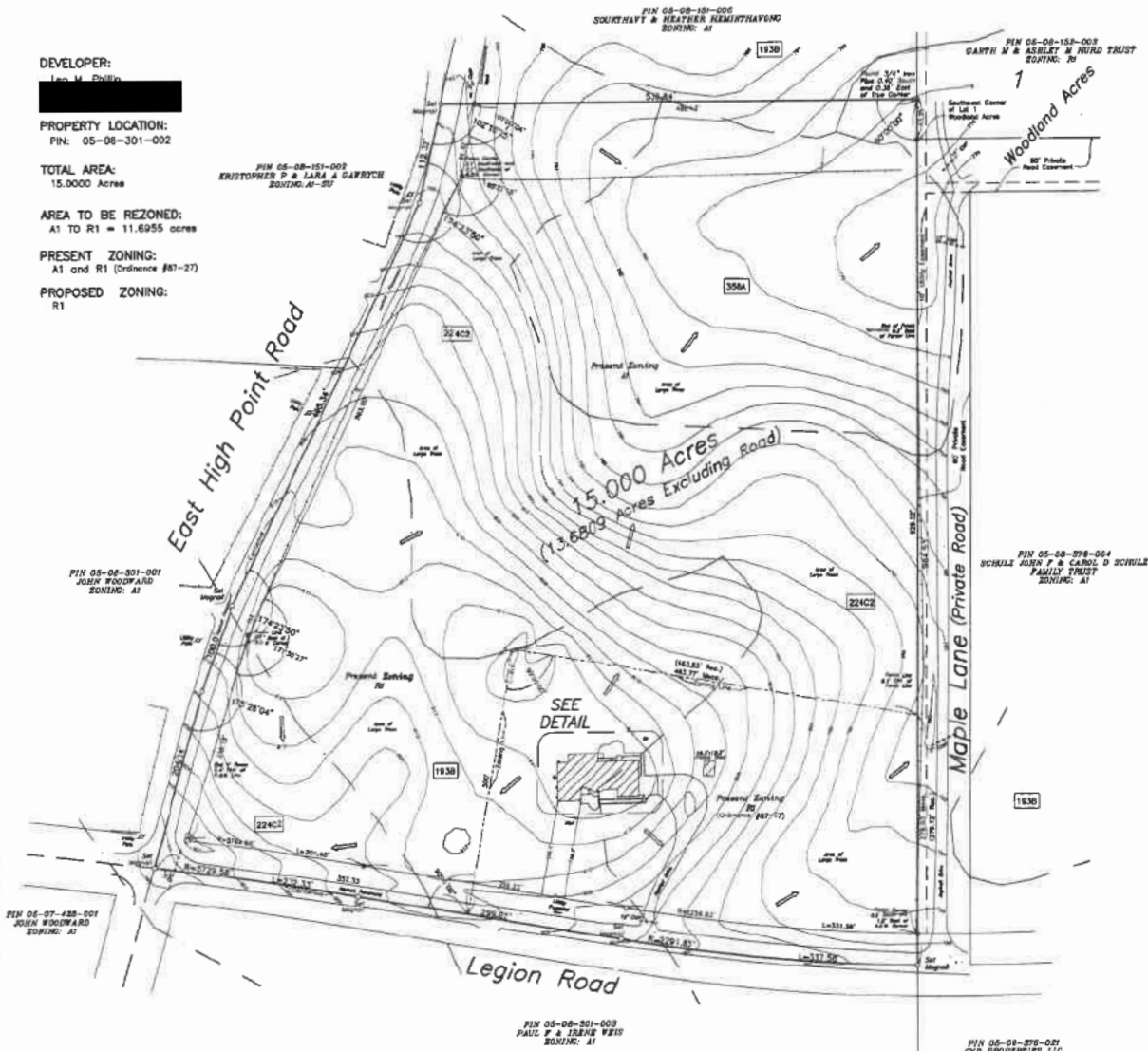
PROPERTY LOCATION:  
PIN: 05-08-301-002

TOTAL AREA:  
15.0000 Acres

AREA TO BE REZONED:  
A1 TO R1 = 11.6955 acres

PRESENT ZONING:  
A1 and R1 (Ordinance #87-27)

PROPOSED ZONING:  
R1



**WETLANDS STATEMENT:**  
The National Wetlands Inventory Map depicts no wetlands on the Subject Property.

**FLOODPLAIN STATEMENT:**  
The Subject property is located in Zone X (area of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C01250 with an effective date of February 4, 2005.

## LEGAL DESCRIPTION OF TOTAL TRACT:

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet to the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said center line, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said Westerly Line; thence Northerly along said Westerly Line, 984.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

## LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "R1":

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 1, Woodland Acres, as shown by the plat thereof recorded September 23, 1971 as Document No. 71-3652; thence Northerly along the Westerly Line of said Woodland Acres, 43.95 feet to the point of beginning; thence Westerly at right angles to said Westerly Line, 536.64 feet to the center line of Highpoint Road; thence Southerly along said center line, to the center line of Legion Road; thence Easterly along said Legion Road center line, to said Westerly Line; thence Northerly along said Westerly Line, 984.53 feet to the point of beginning in Kendall Township, Kendall County, Illinois.

Except that Part described as follows: That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said center line, 307.33 feet to a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the west described course 453.83 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.

## LEGAL DESCRIPTION OF TRACT PRESENTLY ZONED "R1":

That Part of the West Half of Section 8, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the intersection of the center line of Highpoint Road with the center line of Legion Road; thence Easterly along said Legion Road center line, 307.33 feet to a point of beginning; thence Northerly at right angles to said Legion Road center line, 300.0 feet; thence Easterly at right angles to the west described course 453.83 feet to the Westerly Line of Woodland Acres Subdivision; thence Southerly along said Westerly Line, 279.12 feet to said Legion Road center line; thence Westerly along said center line to the point of beginning in Kendall Township, Kendall County, Illinois.



SCALE  
1"=60'

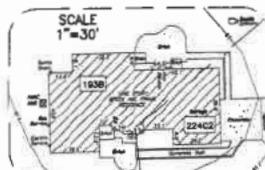
• Indicates Iron Stake Found  
○ Indicates Iron Stake Set  
— Indicates Line of Fence  
— Indicates Contour Elevation  
— Indicates Direction of Drainage

NOTE: This property is commonly known as 10855 Legion Road.

**SOILS (From Web Soil Survey)**

113B Moyley Silt Loam, 2%-5% slopes  
224C2 Shown Silt Loam, 5%-20% slopes, eroded  
356A Elmore Silty Clay Loam, 0%-2% slopes

## HOUSE DETAIL



July 3, 2024

JOB NO.	2104E
JOB NAME	PHILLIPS
DWG FILE	2104E
REVISION DATE	

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

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