



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, December 3, 2024

6:00 p.m.

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: November 6, 2024

New Business:

1. EDC 2024-81 Building Permit Report for October 2024
2. EDC 2024-82 Building Inspection Report for October 2024
3. EDC 2024-83 Property Maintenance Report for October 2024
4. EDC 2024-84 Economic Development Report for November 2024
5. EDC 2024-85 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Fence Standards
6. EDC 2024-86 Ordinance Approving an Amendment to an Intergovernmental Cooperative Agreement Between the United City of Yorkville, Kendall County, and the City of Plano Governing the Reconstruction of Eldamain Road

Old Business:

Additional Business:

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

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. November 6, 2024

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

NEW BUSINESS:

1. EDC 2024-81 Building Permit Report for October 2024

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

2. EDC 2024-82 Building Inspection Report for October 2024

☐ Informational Item

☐ Notes _____

3. EDC 2024-83 Property Maintenance Report for October 2024

☐ Informational Item

☐ Notes _____

4. EDC 2024-84 Economic Development Report for November 2024

☐ Informational Item

☐ Notes _____

5. EDC 2024-85 Ordinance Approving an Amendment to the Yorkville Unified Development Ordinance Regarding Fence Standards

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

6. EDC 2024-86 Ordinance Approving an Amendment to an Intergovernmental Cooperative Agreement Between the United City of Yorkville, Kendall County, and the City of Plano Governing the Reconstruction of Eldamain Road

☐ Moved forward to CC _____

☐ Approved by Committee _____

☐ Bring back to Committee _____

☐ Informational Item

☐ Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – November 6, 2024

Meeting and Date: Economic Development Committee – December 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:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Wednesday, November 6, 2024, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Vice-Chairman Chris Funkhouser
Alderman Seaver Tarulis
Alderman Dan Transier via Zoom

Absent: Alderman Joe Plocher

Other City Officials

City Administrator Bart Olson
Assistant City Administrator Erin Willrett
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Planner I Sara Mendez
City Consultant Lynn Dubajic Kellogg

Other Guests

Attorney Dan Kramer
Dave Riendeau via Zoom
Clayton Marker/Marker Inc.
Drew Daniels via Zoom
Cesar Cruz via Zoom
Ivan Perez via Zoom

The meeting was called to order at 6:05pm by Vice-Chairman Chris Funkhouser.

Citizen Comments None

Minutes for Correction/Approval October 1, 2024

The minutes were approved as presented.

New Business

1. EDC 2024-73 Building Permit Report for September 2024

Mr. Ratos said there were 128 permits issued in September, 4 of which were single family detached and there was a 48-unit structure on Sycamore. Informational.

2. EDC 2024-74 Building Inspection Report for September 2024

There were 703 inspections for the month and most were single family homes with some multi-family, said Mr. Ratos. This is informational.

3. EDC 2024-75 Property Maintenance Report for September 2024

Mr. Ratos said 2 cases went before the Hearing Officer, both of which had become compliant and they were dismissed. Twelve other cases corrected violations prior to the Hearing. This is informational.

4. EDC 2024-76 Economic Development Report for October 2024

Ms. Dubajic Kellogg referred to the report in the agenda packet. She also noted the flag for the new hotel is Hyatt Studios which are being rolled out in 2025. Tropical Smoothie Cafe has also installed their new sign. This is informational.

5. EDC 2024-77 Heartland Meadows West – Rezone, PUD, Variance, Preliminary Plan and Final Plat

Ms. Noble clarified that this is not a rezone, but it is a PUD amendment and Preliminary Plan and Final Plat of approval. It is on a 8.38 acre site in Kendall Marketplace. The original plan for the land was for a civic purpose. The city and Marker Inc. entered into an agreement with a commercial and purchase agreement with a land plan attached. The request is to amend the PUD agreement to allow a mixed use project comprised of 20 single family homes for active adults and 4 commercial outlots. The existing R-2 and B-3 zoning would apply. She provided information about setbacks and other requirements and noted the age-restriction will be de-restricted. A sample fee sheet was attached with no requests for changes. Staff supports this request and it will come before the PZC on November 13th and City Council on December 10.

Attorney Dan Kramer said he is preparing a response to a staff memo and they hope to meet with the engineer about setbacks and utilities. He said they will incorporate cross parking and cross access into this project since the exact uses are not known.

Alderman Funkhouser had concerns about the setbacks and said the front yard setback requested is 25 feet, but the plan shows 20 feet. Ms. Noble said the petitioner will meet this setback. He also addressed the setbacks on the corner and sideyards as well as no parking, saying it was a safety issue. He wants to see consideration on lot 2 about setbacks and the parking situation. His other concern is the commercial setback request for a reduction from 50 feet to 18 feet, but is believed the petitioner will exceed. Mr. Olson suggested allowing parking on the west side and restricting it on the east side. The committee briefly discussed the 25 year term for the age restriction and it was noted that the restriction is in the agreement. Mr. Olson added that there is case law about age restrictions and he will research this.

Additional commercial property was also a concern for Mr. Funkhouser as he noted there is already a large number of vacant commercial properties and he is in not favor of the added property.

6. EDC 2024-78 Daniels, Malinski Yorkville Family LLLP – Annexation and Rezoning

Ms. Noble presented background for this project and said Drew Daniels is the petitioner. They are requesting annexation and rezoning from R-1 to M-2 General Manufacturing.

The parcel is 270 acres at Beecher and Rt. 34 and currently used for agriculture. The rezoning aligns with nearby property and the zoning change would be reflected in the annexation agreement and zoning ordinance. The petitioner sent 95 notices to nearby property owners in regards to the land use change. The Public Hearing for annexation will be on November 12th before City Council and the Public Hearing for rezoning will be at PZC on November 13th. December 10th is the tentative date for final approval.

Alderman Funkhouser asked about the setbacks and buffering for the nearby residential. He also asked about the aesthetics of a future building and if more requirements can be added. Ms. Noble said the appearance code will apply and more requirements can be added. A concept plan was also suggested by Alderman Funkhouser and he said the city should be able to have some idea what is being planned for the project.

7. EDC 2024-79 Grande Reserve – Units 18 & 25 Final Plat

Ms. Noble said this is for Final Plat approval for a development in Grande Reserve by petitioner Cesar Cruz. It consists of 22 acres, 162 townhome lots and open space. EEI has reviewed final plats and recommends approval. She described the exterior look of the buildings and said staff gave them feedback on architectural materials. The petitioner said the look they are planning is modern and sleek. The petitioner is required to have the HOA be responsible for cul-de-sac maintenance. Alderman Funkhouser commented on architectural elements and suggested window surrounds or lintels. Mr. Cruz said they have trim around the windows on the second floor. This is informational and moves to PZC on November 13th and City Council on November 26th.

8. EDC 2024-80 Grande Reserve – Unit 21 Final Plat

This project consists of 10 acres with 30 duplex units and will finalize this neighborhood. Ms. Noble listed the design specifications and said the homes will be 1-story ranches. Staff recommended adding further architectural elements to the front. EEI has reviewed and they have recommended approval. Alderman Funkhouser commented that he is not in favor of half vinyl and half brick. This also moves to the November 13th PZC and final approval will be late November.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:47pm.

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 2024-81

Agenda Item Summary Memo

Title: Building Permit Report for October 2024

Meeting and Date: Economic Development Committee – December 3, 2024

Synopsis: All permits issued in October 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Gina Nelson Community Development
Name Department

Agenda Item Notes:

UNITED CITY OF YORKVILLE
BUILDING PERMIT REPORT
October 2024



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 2024-82

Agenda Item Summary Memo

Title: Building Inspection Report for October 2024

Meeting and Date: Economic Development Committee – December 3, 2024

Synopsis: All inspections scheduled in October 2024.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: _____
Name Department

Agenda Item Notes:

DATE: 10/31/2024
TIME: 15:47:22
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	126-FOU FOUNDATION Comments1: 4518 ELDAMAIN RD -PLANO	10000001	COUNTY INSPECTIONS	0		10/11/2024
PR	_____	129-PLU PLUMBING - UNDERSLAB Comments1: 3772 STEWART RD-OSWEGO					10/18/2024
PR	_____	130-PLR PLUMBING - ROUGH Comments1: 14918 BRISBIN RD					10/18/2024
PR	_____	131-PLF PLUMBING - FINAL OSR READ Comments1: 8982 WILCOX CT - NEWARK					10/18/2024
GS	_____	027-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20220561	2726 ELLORY CT	139		10/02/2024
GS	_____	027-REI REINSPECTION Comments1: EFL	20230053	2748 CURTIS CT	122		10/02/2024
PR	_____	PM 019-PLR PLUMBING - ROUGH Comments1: RYAN 630-220-6263	20230275	503 GAME FARM RD			10/17/2024
GH	_____	022-FIN FINAL INSPECTION Comments1: JEFF	20230540	301 RYAN CT	204		10/04/2024
GH	_____	023-FEL FINAL ELECTRIC					10/04/2024
GH	_____	024-FMC FINAL MECHANICAL					10/04/2024
PBF	_____	025-PLF PLUMBING - FINAL OSR READ Comments1: MODEL TO FINAL - JEFFREY.LEADER@LENNAR.C Comments2: OM					10/04/2024
GS	_____	027-EFL ENGINEERING FINAL SITE Comments1: MODEL TO FINAL					10/04/2024
BC	_____	AM 001-FIN FINAL INSPECTION Comments1: SIDING	20230968	353 PENSACOLA ST	1145		10/28/2024
GS	_____	025-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231313	2745 CURTIS CT	117		10/23/2024
GS	_____	026-REI REINSPECTION Comments1: TEMP TO FINAL	20231428	2654 GOULD CT	62		10/02/2024
BC	_____	PM 014-WKS PUBLIC & SERVICE WALKS Comments1: STEVE	20231702	3238 LEHMAN CROSSING	753		10/03/2024
BC	_____	PM 015-STP STOOPS Comments1: REAR					10/03/2024

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	015-EFL ENGINEERING FINAL SITE	20231703	3234 LEHMAN CROSSING	754		10/16/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: RANDY					10/23/2024
GH	_____	017-FEL FINAL ELECTRIC					10/23/2024
GH	_____	018-FMC FINAL MECHANICAL					10/23/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: RTTETTEMER@DRHORTON.COM					10/23/2024
GS	_____	024-REI REINSPECTION Comments1: EFL -- TREE AND BBOX ARE OK	20231758	3057 CONSTITUTION WAY	514		10/11/2024
BC	10:30	018-WKS PUBLIC & SERVICE WALKS Comments1: PACO 630-536-4171	20231779	2182 HENNING LN	341		10/18/2024
BC	10:30	019-EDA DRIVEWAY, APRON					10/18/2024
BC	10:30	020-PTO PREPOUR BASE FOR PATIO					10/18/2024
GH	_____	021-FIN FINAL INSPECTION Comments1: TIM					10/24/2024
GH	_____	022-FEL FINAL ELECTRIC					10/24/2024
GH	_____	023-FMC FINAL MECHANICAL					10/24/2024
PBF	_____	024-PLF PLUMBING - FINAL OSR READ					10/23/2024
PR	_____	025-EFL ENGINEERING FINAL SITE					10/29/2024
GH	_____	PM 026-REI REINSPECTION Comments1: FIN ELECT -- TIM					10/25/2024
GS	_____	023-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231899	2655 GOULD CT	67		10/23/2024
GS	_____	026-EFL ENGINEERING FINAL SITE Comments1: TEMP TO FINAL	20231992	2652 GOULD CT	61		10/23/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: WATER HEATER	20231997	4004 SHOEGER CT			10/30/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: WATER HEATER	20232121	563 KELLY AVE	7		10/30/2024

INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		014-INS INSULATION Comments1: TIM PASSED AS NOTED	20232172	2821 ROOD ST	314		10/07/2024
GH	09:30	015-WK SERVICE WALK Comments1: PACO					10/29/2024
GH	09:30	016-PTO PREPOUR BASE FOR PATIO					10/29/2024
GH	09:30	017-EPW PUBLIC WALK Comments1: PACO - NOT 4" OF BASE THROUGHOUT					10/29/2024
GH		PM 018-REI REINSPECTION Comments1: PUBLIC WALK STILL AREAS THAT DO NOT HAVE Comments2: 4" OF BASE, POURED ADA AND 5 SQUARES WI Comments3: THOUT APPROVAL.					10/29/2024
GH		AM 019-REI REINSPECTION Comments1: PUBLIC WALK - NOT 4" OF BASE AT ADA OR Comments2: FRONT OF HOUSE					10/30/2024
GS		020-ADA ADA ACCESSIBLE WALK WAY					10/30/2024
BC		021-REI REINSPECTION Comments1: PUBLIC WALK					10/31/2024
GS		018-EFL ENGINEERING FINAL SITE	20232188	1070 GILLESPIE LN	206		10/09/2024
GS		018-EFL ENGINEERING FINAL SITE	20232189	1072 GILLESPIE LN	205		10/09/2024
GS		018-EFL ENGINEERING FINAL SITE	20232190	1074 GILLESPIE LN	204		10/09/2024
GS		020-EFL ENGINEERING FINAL SITE	20232191	1076 GILLESPIE LN	203		10/09/2024
GS		018-EFL ENGINEERING FINAL SITE	20232192	1078 GILLESPIE LN	202		10/09/2024
GS		018-EFL ENGINEERING FINAL SITE	20232193	1080 GILLESPIE LN	201		10/09/2024
GS		020-EFL ENGINEERING FINAL SITE	20232197	1071 GILLESPIE LN	212		10/09/2024
GS		019-EFL ENGINEERING FINAL SITE	20232199	1075 GILLESPIE LN	210		10/09/2024
GS		019-EFL ENGINEERING FINAL SITE	20232200	1077 GILLESPIE LN	209		10/09/2024
GS		019-EFL ENGINEERING FINAL SITE	20232201	1079 GILLESPIE LN	208		10/09/2024
GS		019-EFL ENGINEERING FINAL SITE	20232202	1081 GILLESPIE LN	207		10/09/2024
JJP		AM 016-FIN FINAL INSPECTION Comments1: JENN	20232209	1120 GILLESPIE LN	313		10/18/2024

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JJP	_____	AM 017-FEL FINAL ELECTRIC					10/18/2024
JJP	_____	AM 018-FMC FINAL MECHANICAL					10/18/2024
PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/18/2024
GH	_____	AM 015-FIN FINAL INSPECTION Comments1: JENN	20232210	1122 GILLESPIE LN	314		10/17/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					10/17/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					10/17/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/17/2024
GH	_____	AM 015-FIN FINAL INSPECTION Comments1: JENN	20232211	1124 GILLESPIE LN	315		10/17/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					10/17/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					10/17/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/17/2024
GH	_____	AM 015-FIN FINAL INSPECTION Comments1: JENN	20232212	1126 GILLESPIE LN	316		10/16/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					10/16/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					10/16/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/16/2024
JJP	_____	AM 015-FIN FINAL INSPECTION Comments1: JENN	20232213	1128 GILLESPIE LN	317		10/16/2024
JJP	_____	AM 016-FEL FINAL ELECTRIC					10/16/2024
JJP	_____	AM 017-FMC FINAL MECHANICAL					10/16/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/16/2024
GS	_____	017-EFL ENGINEERING FINAL SITE	20232215	1121 GILLESPIE LN	301		10/09/2024

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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	AM 018-FIN FINAL INSPECTION Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/21/2024
BF	_____	AM 019-FEL FINAL ELECTRIC					10/21/2024
BF	_____	AM 020-FMC FINAL MECHANICAL					10/21/2024
PBF	_____	AM 021-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/21/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20232216	1123 GILLESPIE LN	302		10/09/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20232217	1125 GILLESPIE LN	303		10/09/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20232218	1127 GILLESPIE LN	304		10/09/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20232219	1129 GILLESPIE LN	305		10/09/2024
GS	_____	015-EFL ENGINEERING FINAL SITE	20232220	1131 GILLESPIE LN	306		10/09/2024
GH	_____	AM 016-FIN FINAL INSPECTION Comments1: JENN	20232221	1141 GILLESPIE LN	307		10/14/2024
GH	_____	AM 017-FEL FINAL ELECTRIC					10/14/2024
GH	_____	AM 018-FMC FINAL MECHANICAL					10/14/2024
PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/14/2024
GH	_____	PM 016-FIN FINAL INSPECTION Comments1: JENN	20232223	1145 GILLESPIE LN	309		10/15/2024
GH	_____	PM 017-FEL FINAL ELECTRIC					10/15/2024
GH	_____	PM 018-FMC FINAL MECHANICAL					10/15/2024
PBF	_____	AM 019-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/15/2024
JJP	_____	PM 015-FIN FINAL INSPECTION Comments1: JENN	20232224	1147 GILLESPIE LN	310		10/15/2024
JJP	_____	PM 016-FEL FINAL ELECTRIC					10/15/2024
JJP	_____	PM 017-FMC FINAL MECHANICAL					10/15/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/15/2024

DATE: 10/31/2024
TIME: 15:47:22
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	AM 015-FIN FINAL INSPECTION Comments1: JENN	20232225	1149 GILLESPIE LN	311		10/14/2024
GH	_____	AM 016-FEL FINAL ELECTRIC					10/14/2024
GH	_____	AM 017-FMC FINAL MECHANICAL					10/14/2024
PBF	_____	AM 018-PLF PLUMBING - FINAL OSR READ Comments1: ABBYPROPERTIES.LLC@GMAIL.COM					10/15/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: JEFF	20232274	267 ANDREW DR	193		10/09/2024
GH	_____	017-FEL FINAL ELECTRIC					10/09/2024
GH	_____	018-FMC FINAL MECHANICAL					10/09/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					10/09/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					10/09/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: JEFF	20232275	257 ANDREW DR	192		10/09/2024
GH	_____	017-FEL FINAL ELECTRIC					10/09/2024
GH	_____	018-FMC FINAL MECHANICAL					10/09/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JEFFREY.LEADER@LENNAR.COM					10/09/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					10/09/2024
JJP	_____	AM 003-FTG FOOTING Comments1: JESSICA - RMT	20232390	212 WINDHAM CIR	54		10/28/2024
GH	10:00	012-BSM BASEMENT FLOOR Comments1: PACO 630-536-4171	20240003	2810 CRYDER WAY	453		10/07/2024
GH	10:00	013-GAR GARAGE FLOOR Comments1: NOT READY					10/07/2024
GH	10:00	014-STP STOOPS Comments1: NOT READY					10/07/2024
BC	10:30	015-GAR GARAGE FLOOR Comments1: PACO 630-536-4171					10/18/2024

DATE: 10/31/2024
TIME: 15:47:22
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UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

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INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	10:30	016-STP STOOPS					10/18/2024
		Comments1: PACO					
GH	_____ AM	001-EPW PUBLIC WALK	20240063	3327 GABRIEL DR	173		10/09/2024
		Comments1: VACANT LOT (NOT BUILDABLE) NOT READY					
PW	_____ AM	002-ADA ADA ACCESSIBLE WALK WAY					10/11/2024
BC	_____ AM	003-EPW PUBLIC WALK					10/11/2024
JP	_____	018-FIN FINAL INSPECTION	20240064	302 RYAN CT	203		10/24/2024
		Comments1: JEFF					
JP	_____	019-FEL FINAL ELECTRIC					10/24/2024
JP	_____	020-FMC FINAL MECHANICAL					10/24/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					10/24/2024
		Comments1: JEFFREY.LEADER@LENNAR.COM					
PR	_____	022-EFL ENGINEERING FINAL SITE					10/25/2024
GH	_____	020-FIN FINAL INSPECTION	20240091	2737 BERRYWOOD LN	782		10/02/2024
		Comments1: RANDY					
GH	_____	021-FEL FINAL ELECTRIC					10/02/2024
GH	_____	022-FMC FINAL MECHANICAL					10/02/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ					10/02/2024
		Comments1: RTTETTEMER@DRHORTON.COM					
GH	10:00	007-STP STOOPS	20240117	2911 CRYDER WAY	469		10/07/2024
		Comments1: PACO - ADJUST FORMS AT PATIO DOOR TO 36"					
JP	09:30	001-ROF ROOF UNDERLAYMENT ICE & W	20240132	3194 BOOMBAH BLVD	135		10/11/2024
		Comments1: DEBBIE 630-357-6600					
BC	_____ AM	001-FTG FOOTING	20240195	1536 SYCAMORE RD	2		10/15/2024
		Comments1: LATE AM -- JIM 708-238-5391					
BC	11:00	002-FTG FOOTING					10/16/2024
		Comments1: LATE AM --					
BC	11:00	003-FTG FOOTING					10/17/2024
		Comments1: JIM 708-238-5391					
BC	10:00	004-FOU FOUNDATION					10/23/2024
		Comments1: JIM 708-238-5391					

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BC	11:00	005-FOU FOUNDATION Comments1: JIM 708-238-5391					10/24/2024
BC	11:00	006-FOU FOUNDATION Comments1: JIM 708-238-5391 - sw section					10/29/2024
BC	11:00	007-FOU FOUNDATION Comments1: JIM 708-238-5391					10/31/2024
JJP	_____	017-FIN FINAL INSPECTION Comments1: RANDY	20240217	2745 BERRYWOOD LN	784		10/09/2024
JJP	_____	018-FEL FINAL ELECTRIC					10/09/2024
JJP	_____	019-FMC FINAL MECHANICAL					10/09/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: RTTETTEMER@DRHORTON.COM					10/09/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: RANDY	20240219	3226 LEHMAN CROSSING	756		10/02/2024
GH	_____	018-FEL FINAL ELECTRIC					10/02/2024
GH	_____	019-FMC FINAL MECHANICAL					10/02/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: RTTETTEMER@DRHORTON.COM					10/02/2024
BC	_____	AM 022-WKS PUBLIC & SERVICE WALKS Comments1: ROBBIE	20240226	314 ILLINI DR	12		10/08/2024
BC	14:00	PM 023-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY ROBBY 630-885-7628					10/10/2024
BC	_____	024-PTO PREPOUR BASE FOR PATIO					10/09/2024
BC	_____	025-WK SERVICE WALK					10/24/2024
BC	_____	AM 026-INS INSULATION Comments1: ROBBIE					10/15/2024
GS	_____	016-EFL ENGINEERING FINAL SITE	20240307	3230 LEHMAN CROSSING	755		10/30/2024
GH	_____	PM 017-FIN FINAL INSPECTION Comments1: RANDY					10/31/2024
GH	_____	PM 018-FEL FINAL ELECTRIC					10/31/2024

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GH	_____	PM 019-FMC FINAL MECHANICAL					10/31/2024
PBF	_____	PM 020-PLF PLUMBING - FINAL OSR READ Comments1: RTTETTEMER@DRHORTON.COM					10/31/2024
JJP	_____	AM 016-WKS PUBLIC & SERVICE WALKS Comments1: STEVE NOT READY	20240308	2765 BERRYWOOD LN	788		10/28/2024
BC	_____	PM 014-PTO PREPOUR BASE FOR PATIO Comments1: DAVE	20240310	501 BIRCHWOOD DR	131		10/08/2024
BC	_____	015-STP STOOPS Comments1: BACK					10/08/2024
BC	_____	016-WKS PUBLIC & SERVICE WALKS					10/08/2024
JJP	_____	AM 001-FIN FINAL INSPECTION Comments1: SIDING -- MIKE 630-340-0549	20240315	1991 MEADOWLARK CT	113		10/02/2024
GH	_____	PM 017-FIN FINAL INSPECTION Comments1: JASON	20240327	485 TIMBER OAK LN	29		10/14/2024
GH	_____	PM 018-FEL FINAL ELECTRIC					10/14/2024
GH	_____	PM 019-FMC FINAL MECHANICAL					10/14/2024
PBF	_____	PM 020-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					10/14/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					10/15/2024
BC	_____	001-FIN FINAL INSPECTION Comments1: WATER HEATER	20240334	1530 COTTONWOOD TR	10		10/30/2024
GS	_____	026-REI REINSPECTION Comments1: EFL --	20240372	406 MONTEREY ST	2025		10/02/2024
BC	_____	AM 003-REI REINSPECTION Comments1: SOLAR -- PAULOUS	20240394	3436 RYAN DR	69		10/10/2024
BC	_____	AM 005-FIN FINAL INSPECTION Comments1: RUSS - 630-292-8119	20240459	1402 WALSH DR	200		10/04/2024
BC	_____	AM 006-FEL FINAL ELECTRIC					10/04/2024
BC	_____	AM 007-FMC FINAL MECHANICAL					10/04/2024
JJP	_____	AM 016-EPW PUBLIC WALK Comments1: JESSICA	20240482	906 HAYDEN DR	55		10/11/2024

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JP	_____	017-WK SERVICE WALK					10/11/2024
PR	_____	018-FIN FINAL INSPECTION Comments1: JESSICA					10/17/2024
PR	_____	019-FEL FINAL ELECTRIC					10/17/2024
BC	_____	020-FMC FINAL MECHANICAL					10/17/2024
PR	_____	PM 021-PLF PLUMBING - FINAL OSR READ Comments1: JESSICA					10/17/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					10/23/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF 20240485 402 MONTEREY ST Comments1: JOE			2026		10/02/2024
BC	_____	011-REL ROUGH ELECTRICAL					10/02/2024
BC	_____	012-RMC ROUGH MECHANICAL					10/02/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/02/2024
GH	_____	AM 014-INS INSULATION Comments1: JOE				10/04/2024	
JP	_____	015-EPW PUBLIC WALK					10/01/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW					10/04/2024
GS	_____	017-ADA ADA ACCESSIBLE WALK WAY					10/04/2024
BC	_____	014-FIN FINAL INSPECTION Comments1: JOE	20240486	4431 SARASOTA AVE	1993		10/21/2024
BC	_____	015-FEL FINAL ELECTRIC					10/21/2024
BC	_____	016-FMC FINAL MECHANICAL					10/21/2024
PBF	_____	017-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					10/21/2024
PR	_____	018-EFL ENGINEERING FINAL SITE					10/25/2024
BC	_____	016-WKS PUBLIC & SERVICE WALKS Comments1: MCCUE	20240521	1141 GRACE DR	65		10/08/2024

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GH	_____	AM 010-WK SERVICE WALK Comments1: MW	20240550	432 BISCAYNE LN	2018		10/04/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF					10/18/2024
BC	_____	012-REL ROUGH ELECTRICAL					10/18/2024
BC	_____	013-RMC ROUGH MECHANICAL					10/18/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/18/2024
JP	_____	015-INS INSULATION Comments1: JOE					10/22/2024
BC	_____	016-EPW PUBLIC WALK					10/28/2024
GH	_____	AM 017-EPW PUBLIC WALK Comments1: MW	20240551	502 BISCAYNE CT	2014		10/04/2024
JP	_____	018-FIN FINAL INSPECTION Comments1: JOE					10/29/2024
JP	_____	019-FEL FINAL ELECTRIC					10/29/2024
JP	_____	020-FMC FINAL MECHANICAL					10/29/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JOEMANUE@NVRINC.COM					10/29/2024
PR	_____	022-EFL ENGINEERING FINAL SITE					10/25/2024
JP	_____	018-FIN FINAL INSPECTION Comments1: JIM	20240552	3034 CONSTITUTION WAY	581		10/04/2024
JP	_____	019-FEL FINAL ELECTRIC					10/04/2024
JP	_____	020-FMC FINAL MECHANICAL					10/04/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					10/04/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					10/07/2024
JP	_____	023-REI REINSPECTION Comments1: FINAL ELECTRIC -- JIM					10/08/2024
GH	_____	AM 015-EPW PUBLIC WALK Comments1: MW	20240554	565 TIMBER OAK LN	24		10/04/2024

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JJP	_____	016-FIN FINAL INSPECTION Comments1: JASON				10/31/2024	
JJP	_____	017-FEL FINAL ELECTRIC				10/31/2024	
JJP	_____	018-FMC FINAL MECHANICAL				10/31/2024	
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					10/31/2024
PBF	_____	007-PLU PLUMBING - UNDERSLAB Comments1: TIM.KIRKBY@MBHOMES.COM	20240574	2166 HENNING LN	338		10/10/2024
GH	09:30	008-BSM BASEMENT FLOOR Comments1: PACO					10/29/2024
GH	09:30	009-GAR GARAGE FLOOR					10/29/2024
GH	09:30	010-STP STOOPS Comments1: FR & R					10/29/2024
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: TIM.KIRKBY@MBHOMES.COM	20240575	2172 HENNING LN	339		10/10/2024
BC	11:00	001-FTG FOOTING Comments1: PACO 630-536-4171	20240576	2176 HENNING LN	340		10/02/2024
GH	11:00	002-FOU FOUNDATION Comments1: PACO 630-536-4171					10/04/2024
JJP	_____ PM	003-BKF BACKFILL Comments1: PACO 630-536-4171					10/11/2024
PBF	_____	004-PLU PLUMBING - UNDERSLAB Comments1: TIM.KIRKBY@MBHOMES.COM 815-603-0589					10/15/2024
PBF	_____	005-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM				10/23/2024	
PBF	_____	006-PLU PLUMBING - UNDERSLAB Comments1: TIM.KIRKBY@MBHOMES.COM	20240577	2186 HENNING LN	342		10/10/2024
JJP	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE	20240620	3381 SEELEY CT	810		10/02/2024
JJP	_____	011-REL ROUGH ELECTRICAL					10/02/2024
JJP	_____	012-RMC ROUGH MECHANICAL					10/02/2024

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PBF	_____	013-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					10/02/2024
JP	_____	AM 014-INS INSULATION Comments1: STEVE					10/07/2024
GH	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: STEVE					10/25/2024
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: STEVE	20240621	3373 SEELEY CT	808		10/25/2024
JP	_____	AM 015-WKS PUBLIC & SERVICE WALKS Comments1: STEVE	20240622	2761 BERRYWOOD LN	787		10/04/2024
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE	20240623	3385 SEELEY CT	811		10/09/2024
GH	_____	010-REL ROUGH ELECTRICAL					10/09/2024
GH	_____	011-RMC ROUGH MECHANICAL					10/09/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					10/09/2024
JP	_____	013-INS INSULATION Comments1: STEVE					10/11/2024
GH	_____	AM 014-WKS PUBLIC & SERVICE WALKS Comments1: STEVE					10/25/2024
JP	_____	AM 010-WKS PUBLIC & SERVICE WALKS Comments1: STEVE	20240629	3374 SEELEY CT	813		10/28/2024
PR	_____	011-ADA ADA ACCESSIBLE WALK WAY Comments1: NOT READY AT 9:30 AND THEN AGAIN AT 12:0 Comments2: 0					10/25/2024
PR	_____	AM 012-ADA ADA ACCESSIBLE WALK WAY					10/28/2024
GH	_____	AM 010-WKS PUBLIC & SERVICE WALKS Comments1: STEVE	20240630	3384 SEELEY CT	812		10/25/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE					10/30/2024
BC	_____	012-REL ROUGH ELECTRICAL					10/30/2024

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BC	_____	013-RMC ROUGH MECHANICAL					10/30/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					10/30/2024
JJP	_____	AM 009-STP STOOPS Comments1: FRONT & REAR	20240631	2757 BERRYWOOD LN	786		10/04/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: STEVE					10/23/2024
BC	_____	011-REL ROUGH ELECTRICAL					10/23/2024
BC	_____	012-RMC ROUGH MECHANICAL					10/23/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					10/23/2024
JP	_____	014-INS INSULATION Comments1: STEVE INSPECTED EARLY					10/24/2024
JJP	_____	AM 009-STP STOOPS Comments1: FRONT & REAR -- STEVE	20240632	2753 BERRYWOOD LN	785		10/04/2024
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF					10/16/2024
GH	_____	011-REL ROUGH ELECTRICAL					10/16/2024
GH	_____	012-RMC ROUGH MECHANICAL					10/16/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: SEROTH@DRHORTON.COM					10/16/2024
JP	_____	014-INS INSULATION Comments1: STEVE					10/18/2024
BC	_____	AM 006-REI REINSPECTION Comments1: POOL PPS -- bonding wire destroyed in de Comments2: molition	20240639	551 BISCAYNE CT	2010		10/17/2024
BC	_____	007-BND POOL BONDING					10/18/2024
BC	_____	008-PPS PRE-POUR, SLAB ON GRADE					10/18/2024
BF	_____	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE	20240647	472 BISCAYNE LN	2016		10/09/2024
BF	_____	013-REL ROUGH ELECTRICAL					10/09/2024

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BF	_____	014-RMC ROUGH MECHANICAL					10/09/2024
PBF	_____	015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/09/2024
BC	_____	016-INS INSULATION Comments1: JOE					10/11/2024
GH	_____	AM 017-EPW PUBLIC WALK Comments1: MW					10/15/2024
JP	_____	AM 003-BKF BACKFILL Comments1: MW	20240649	532 BISCAYNE CT	2012		10/01/2024
PBF	_____	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/02/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/08/2024
BC	_____	006-ELS ELECTRIC SERVICE Comments1: JOE					10/09/2024
JP	_____	PM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/08/2024
JP	_____	008-STP STOOPS Comments1: FRONT AND REAR					10/08/2024
GH	_____	AM 009-GPL GREEN PLATE INSPECTION Comments1: KALIN					10/14/2024
JP	_____	AM 010-WK SERVICE WALK Comments1: MW					10/21/2024
GH	_____	011-RFR ROUGH FRAMING RESCHECK SF 20240650		390 BISCAYNE LN	1976		10/15/2024
GH	_____	012-REL ROUGH ELECTRICAL					10/15/2024
GH	_____	013-RMC ROUGH MECHANICAL					10/15/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/15/2024
GH	_____	015-INS INSULATION					10/17/2024
GH	_____	016-REI REINSPECTION Comments1: ROUGH FRAMING -- JOE					10/17/2024

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BC	_____	017-EPW PUBLIC WALK Comments1: PARTIAL					10/28/2024
JP	_____	016-FIN FINAL INSPECTION Comments1: JIM	20240651	3058 JETER ST	566		10/17/2024
JP	_____	017-FEL FINAL ELECTRIC					10/17/2024
JP	_____	018-FMC FINAL MECHANICAL					10/17/2024
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					10/17/2024
GS	_____	020-EFL ENGINEERING FINAL SITE					10/21/2024
GH	_____	017-FIN FINAL INSPECTION Comments1: ANDREW	20240652	4627 W MILLBROOK CIR	113		10/29/2024
GH	_____	018-FEL FINAL ELECTRIC					10/29/2024
GH	_____	019-FMC FINAL MECHANICAL					10/29/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					10/29/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					10/30/2024
GS	_____	018-EFL ENGINEERING FINAL SITE	20240653	2756 ROYAL CT	109		10/30/2024
GS	_____	019-EFL ENGINEERING FINAL SITE	20240654	4510 W MILLBROOK CIR	101		10/14/2024
GH	_____	AM 020-FIN FINAL INSPECTION Comments1: ANDREW					10/22/2024
GH	_____	AM 021-FEL FINAL ELECTRIC					10/22/2024
GH	_____	AM 022-FMC FINAL MECHANICAL					10/22/2024
PBF	_____	AM 023-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					10/22/2024
GH	_____	016-FIN FINAL INSPECTION Comments1: ANDREW	20240655	4534 W MILLBROOK CIR	99		10/01/2024
GH	_____	017-FEL FINAL ELECTRIC					10/01/2024
GH	_____	018-FMC FINAL MECHANICAL					10/01/2024

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PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					10/01/2024
BC	_____	AM 014-EPW PUBLIC WALK Comments1: MW	20240682	332 TIMBER OAK LN	35		10/11/2024
JP	_____	AM 015-WK SERVICE WALK Comments1: MW					10/15/2024
BC	_____	AM 016-EPW PUBLIC WALK Comments1: MW					10/24/2024
GS	_____	018-ADA ADA ACCESSIBLE WALK WAY					10/24/2024
GH	_____	AM 009-PHD POST HOLE - DECK Comments1: MW	20240683	641 ASH CT	15		10/04/2024
JP	_____	AM 010-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON					10/15/2024
JP	_____	AM 011-REL ROUGH ELECTRICAL					10/15/2024
JP	_____	AM 012-RMC ROUGH MECHANICAL					10/15/2024
PBF	_____	AM 013-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					10/15/2024
GH	_____	AM 014-WK SERVICE WALK Comments1: MW					10/17/2024
JP	_____	AM 015-INS INSULATION Comments1: JASON					10/18/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON	20240684	465 TIMBER OAK LN	30		10/01/2024
BC	_____	012-REL ROUGH ELECTRICAL					10/01/2024
BC	_____	013-RMC ROUGH MECHANICAL					10/01/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					10/02/2024
BC	_____	PM 015-REI REINSPECTION Comments1: ROUGH FRAMING					10/07/2024
BC	_____	016-REI REINSPECTION Comments1: ROUGH MECH					10/07/2024

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BC	_____	017-INS INSULATION					10/07/2024
BC	_____	018-REI REINSPECTION Comments1: INSULATION					10/09/2024
GH	_____	AM 019-EDA DRIVEWAY, APRON Comments1: MW					10/17/2024
GH	_____	AM 020-EPW PUBLIC WALK					10/17/2024
PR	_____	PM 001-PLR PLUMBING - ROUGH Comments1: PHIL 414-336-6466	20240695	3 W VETERANS PKWY			10/10/2024
PR	_____	PM 002-RFR ROUGH FRAMING RESCHECK SF					10/10/2024
PR	_____	PM 003-REL ROUGH ELECTRICAL					10/10/2024
PR	_____	AM 004-ABC ABOVE CEILING Comments1: PHIL					10/25/2024
PR	_____	AM 005-FIN FINAL INSPECTION					10/25/2024
PR	_____	AM 006-FEL FINAL ELECTRIC					10/25/2024
PR	_____	AM 007-PLF PLUMBING - FINAL OSR READ					10/25/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM	20240707	452 BISCAYNE LN	2017		10/01/2024
BC	_____	AM 006-BSM BASEMENT FLOOR Comments1: MW					10/02/2024
BC	_____	AM 007-GAR GARAGE FLOOR					10/02/2024
BC	_____	008-STP STOOPS Comments1: AM					10/02/2024
BC	_____	AM 009-ELS ELECTRIC SERVICE					10/02/2024
JP	_____	PM 010-GPL GREEN PLATE INSPECTION Comments1: JOE					10/08/2024
JP	_____	AM 011-WK SERVICE WALK Comments1: MW					10/21/2024
JP	_____	AM 008-GPL GREEN PLATE INSPECTION Comments1: JOE	20240708	512 BISCAYNE CT	2013		10/01/2024

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GH	_____	AM 009-STP STOOPS Comments1: FR & R -- MW					10/10/2024
JP	_____	AM 010-WK SERVICE WALK Comments1: MW					10/21/2024
BC	_____	011-RFR ROUGH FRAMING RESCHECK SF Comments1: JOE					10/28/2024
BC	_____	012-REL ROUGH ELECTRICAL					10/28/2024
BC	_____	013-RMC ROUGH MECHANICAL					10/28/2024
PBF	_____	014-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/28/2024
JP	_____	AM 015-INS INSULATION Comments1: JOE					10/30/2024
JP	_____	018-FIN FINAL INSPECTION Comments1: ANDREW	20240709	4522 W MILLBROOK CIR	100		10/09/2024
JP	_____	019-FEL FINAL ELECTRIC					10/09/2024
JP	_____	020-FMC FINAL MECHANICAL					10/09/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					10/09/2024
GS	_____	022-EFL ENGINEERING FINAL SITE					10/09/2024
GH	_____	020-FIN FINAL INSPECTION Comments1: JIM	20240710	3032 JETER ST	562		10/04/2024
GH	_____	021-FEL FINAL ELECTRIC Comments1: JIM					10/04/2024
GH	_____	022-FMC FINAL MECHANICAL					10/04/2024
PBF	_____	023-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					10/04/2024
GS	_____	024-EFL ENGINEERING FINAL SITE					10/04/2024
GH	_____	025-REI REINSPECTION Comments1: FINAL ELECT					10/08/2024
GS	_____	018-EFL ENGINEERING FINAL SITE Comments1: TEMP -- 14 SQUARES OF SIDEWALK CANNOT BE Comments2: INSTALLED BECAUSE OF FIBER OPTIC CABLE Comments3: S	20240755	3109 CONSTITUTION WAY	494		10/07/2024

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GH	_____	019-FIN FINAL INSPECTION					10/08/2024
		Comments1: JIM					
GH	_____	020-FEL FINAL ELECTRIC					10/08/2024
GH	_____	021-FMC FINAL MECHANICAL					10/08/2024
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					10/08/2024
		Comments1: JFLAHERT@NVRINC.COM					
GS	_____	023-REI REINSPECTION					10/11/2024
		Comments1: BBOX PASSED - TEMP GIVEN BECAUSE OF SIDE					
		Comments2: WALK					
BC	_____	018-FIN FINAL INSPECTION	20240756	3011 CONSTITUTION WAY	522		10/21/2024
		Comments1: JIM					
BC	_____	019-FEL FINAL ELECTRIC					10/21/2024
BC	_____	020-FMC FINAL MECHANICAL					10/21/2024
PBF	_____	021-PLF PLUMBING - FINAL OSR READ					10/21/2024
		Comments1: JFLAHERT@NVRINC.COM					
GS	_____	022-EFL ENGINEERING FINAL SITE					10/21/2024
PBF	_____	023-REI REINSPECTION					10/23/2024
		Comments1: FINAL PLUMBING -- JFLAHERT@NVRINC.COM					
JJP	_____	017-FIN FINAL INSPECTION	20240757	3025 CONSTITUTION WAY	521		10/11/2024
		Comments1: JIM					
JJP	_____	018-FEL FINAL ELECTRIC					10/11/2024
JJP	_____	019-FMC FINAL MECHANICAL					10/11/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ					10/11/2024
		Comments1: JFLAHERT@NVRINC.COM					
GS	_____	021-EFL ENGINEERING FINAL SITE					10/11/2024
GH	_____	AM 010-STP STOOPS	20240758	4429 TAMPA DR	1958		10/10/2024
		Comments1: FR & R MW					
JJP	_____	AM 011-WK SERVICE WALK					10/21/2024
		Comments1: MW					
GH	_____	012-RFR ROUGH FRAMING RESCHECK SF					10/25/2024
		Comments1: JOE					

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GH	_____	013-REL ROUGH ELECTRICAL					10/25/2024
GH	_____	014-RMC ROUGH MECHANICAL					10/25/2024
PR	_____	015-PLR PLUMBING - ROUGH Comments1: JOEMANUE@NVRINC.COM					10/25/2024
BC	_____	AM 016-INS INSULATION Comments1: JOE					10/28/2024
BC	_____	017-EPW PUBLIC WALK Comments1: PARTIAL -- MW					10/31/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W 20240760 236 BURNETT ST Comments1: EDGAR 224-587-6429			1229	10/17/2024	
JP	_____	AM 001-FTG FOOTING Comments1: MW REQUESTED EARLY	20240791	4436 TAMPA DR	1974		10/07/2024
BC	_____	AM 002-FOU FOUNDATION Comments1: MW					10/09/2024
PBF	_____	003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/14/2024
GH	_____	AM 004-BKF BACKFILL Comments1: MW					10/15/2024
PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/22/2024
GH	_____	006-ELS ELECTRIC SERVICE Comments1: JOE					10/23/2024
BC	_____	AM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/22/2024
BC	_____	008-STP STOOPS					10/22/2024
GH	_____	009-GPL GREEN PLATE INSPECTION Comments1: JOE					10/25/2024
JP	_____	AM 003-BKF BACKFILL Comments1: MW	20240792	552 BISCAYNE CT	2011		10/01/2024
PBF	_____	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/02/2024

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PBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/08/2024
BC	_____	006-ELS ELECTRIC SERVICE Comments1: JOE					10/09/2024
JP	_____	PM 007-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/08/2024
JP	_____	PM 008-STP STOOPS Comments1: FRONT AND REAR					10/08/2024
GH	_____	AM 009-GPL GREEN PLATE INSPECTION Comments1: KALIN					10/14/2024
JP	_____	AM 010-WK SERVICE WALK Comments1: MW					10/21/2024
BC	_____	007-RFR ROUGH FRAMING RESCHECK SF 20240815 1092 KATE DR Comments1: DAVE			43		10/07/2024
BC	_____	008-REL ROUGH ELECTRICAL					10/07/2024
BC	_____	009-RMC ROUGH MECHANICAL					10/07/2024
PBF	_____	010-PLR PLUMBING - ROUGH Comments1: DAVE MCCUE MCCUEBUILDERS@COMCAST.NET 630 Comments2: -551-4845					10/08/2024
BC	_____	PM 012-INS INSULATION					10/09/2024
JP	_____	AM 014-STP STOOPS Comments1: BALTAZAR 630-618-6935					10/28/2024
JP	_____	AM 015-GAR GARAGE FLOOR					10/28/2024
JP	_____	017-FIN FINAL INSPECTION Comments1: JIM	20240835	3064 JETER ST	567		10/30/2024
JP	_____	018-FEL FINAL ELECTRIC					10/30/2024
JP	_____	019-FMC FINAL MECHANICAL					10/30/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					10/30/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					10/30/2024

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GH	_____	017-FIN FINAL INSPECTION Comments1: JIM	20240836	3048 CONSTITUTION WAY	582		10/30/2024
GH	_____	018-FEL FINAL ELECTRIC					10/30/2024
GH	_____	019-FMC FINAL MECHANICAL					10/30/2024
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: JFLAHERT@NVRINC.COM					10/30/2024
GS	_____	021-EFL ENGINEERING FINAL SITE					10/30/2024
BF	_____	AM 003-REI REINSPECTION Comments1: FINAL SOLAR MIKE 815-355-5111	20240837	377 PENSACOLA ST	1150		10/11/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20240842	3377 CALEDONIA DR	184		10/17/2024
PBF	_____	PM 005-PLU PLUMBING - UNDERSLAB Comments1: TIM GREYER 630-878-5291	20240845	328 POPLAR DR	93		10/23/2024
GH	_____	PM 006-BG BASEMENT AND GARAGE FLOOR Comments1: KEN 630-546-0735					10/30/2024
BC	_____	AM 007-PHD POST HOLE - DECK Comments1: KEN 630-546-0735					10/31/2024
GH	_____	AM 008-STP STOOPS					10/30/2024
GH	_____	AM 009-STP STOOPS Comments1: FR & R -- MW	20240886	3088 CONSTITUTION WAY	588		10/09/2024
BC	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					10/14/2024
BC	_____	011-REL ROUGH ELECTRICAL					10/14/2024
BC	_____	012-RMC ROUGH MECHANICAL					10/14/2024
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					10/14/2024
GH	_____	AM 014-WK SERVICE WALK Comments1: MW					10/15/2024
BC	_____	015-INS INSULATION Comments1: JIM					10/16/2024

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GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW					10/23/2024
GH	_____	AM 014-INS INSULATION Comments1: JIM	20240887	3107 CONSTITUTION WAY	495		10/02/2024
GH	_____	AM 015-EPW PUBLIC WALK Comments1: MW					10/09/2024
GH	_____	AM 016-EPW PUBLIC WALK Comments1: MW NOT 4" BASE THROUGHOUT, ALLOWED TO PO Comments2: UR PARTIAL	20240888	3033 CONSTITUTION WAY	519		10/09/2024
GH	_____	AM 017-REI REINSPECTION Comments1: MW - PARTIAL PUBLIC WALK					10/15/2024
BC	_____	018-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK					10/18/2024
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM	20240918	3105 CONSTITUTION WAY	496		10/07/2024
GH	_____	010-REL ROUGH ELECTRICAL					10/07/2024
GH	_____	011-RMC ROUGH MECHANICAL					10/07/2024
PBF	_____	012-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					10/07/2024
GH	_____	013-INS INSULATION Comments1: JIM					10/09/2024
GH	_____	AM 014-WK SERVICE WALK Comments1: MW					10/09/2024
GH	_____	PM 015-EPW PUBLIC WALK Comments1: MW					10/10/2024
GS	_____	016-ADA ADA ACCESSIBLE WALK WAY					10/11/2024
BC	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- RYAN 815-409-5467	20240927	2968 ELLSWORTH DR	357		10/17/2024
BC	_____	PM 002-FEL FINAL ELECTRIC				10/17/2024	
GH	_____	AM 010-STP STOOPS Comments1: MW - FRONT	20240957	3029 CONSTITUTION WAY	520		10/15/2024

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GH	_____	AM 011-STP STOOPS					10/15/2024
		Comments1: MW - REAR STOOP - NOT 36" WIDE AT HOUSE					
		Comments2: AND STEP OFF SIDE TO SIDE					
GH	_____	AM 012-REI REINSPECTION					10/16/2024
		Comments1: REAR STOOP					
GH	_____	013-RFR ROUGH FRAMING RESCHECK SF					10/22/2024
		Comments1: JIM					
GH	_____	014-REL ROUGH ELECTRICAL					10/22/2024
GH	_____	015-RMC ROUGH MECHANICAL					10/22/2024
PBF	_____	016-PLR PLUMBING - ROUGH					10/22/2024
		Comments1: JFLAHERT@NVRINC.COM					
GH	_____	017-REI REINSPECTION					10/24/2024
		Comments1: ROUGH FRAMING -- JIM					
GH	_____	018-INS INSULATION					10/24/2024
		Comments1: JIM					
BF	_____	AM 001-FIN FINAL INSPECTION	20240979	2293 GRANDE TR	170		10/11/2024
		Comments1: SOLAR -- THOMAS 224-645-4871					
BF	_____	AM 002-FEL FINAL ELECTRIC					10/11/2024
BC	_____	PM 003-FIN FINAL INSPECTION					10/15/2024
		Comments1: SOLAR -- GEORGE 951-746-7966					
BC	_____	PM 004-FEL FINAL ELECTRIC					10/15/2024
BC	_____	AM 005-REI REINSPECTION					10/22/2024
		Comments1: SOLAR -- THOMAS 224-645-4871					
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20240984	3056 CONSTITUTION WAY	583		10/01/2024
		Comments1: JFLAHERT@NVRINC.COM					
GH	_____	PM 006-BSM BASEMENT FLOOR					10/01/2024
		Comments1: MW					
GH	_____	PM 007-GAR GARAGE FLOOR					10/01/2024
		Comments1: MW					
GH	_____	008-GPL GREEN PLATE INSPECTION					10/03/2024
		Comments1: JIM					

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BC		009-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK					10/18/2024
GH		AM 010-STP STOOPS Comments1: FRONT -- MW					10/23/2024
GH		AM 011-WK SERVICE WALK Comments1: MW BASE WASHED OUT/MISSING REBAR PINS AT Comments2: STOOP					10/25/2024
BC		012-RFR ROUGH FRAMING RESCHECK SF Comments1: JIM					10/29/2024
BC		013-REL ROUGH ELECTRICAL					10/29/2024
BC		014-RMC ROUGH MECHANICAL					10/29/2024
PBF		015-PLR PLUMBING - ROUGH Comments1: JFLAHERT@NVRINC.COM					10/29/2024
BC		016-INS INSULATION Comments1: JIM					10/31/2024
BC		PM 006-FIN FINAL INSPECTION Comments1: WINDOWS -- PATRICK 630-267-4192	20240988	2374 TITUS DR	244		10/04/2024
BC		AM 001-FIN FINAL INSPECTION Comments1: WINDOWS 603-521-0444	20241001	756 HEARTLAND DR			10/08/2024
BC		PM 007-FIN FINAL INSPECTION Comments1: BASEMENT -- JIM 224-324-0813	20241002	2685 FAIRFAX WAY	260		10/22/2024
BC		PM 008-FEL FINAL ELECTRIC					10/22/2024
BC		PM 009-FMC FINAL MECHANICAL					10/22/2024
PBF		PM 010-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT -- JIM 224-324-0813					10/23/2024
PR		PM 001-RFR ROUGH FRAMING RESCHECK SF Comments1: VICTOR 773-876-2605	20241003	1957 BANBURY AVE	25		10/09/2024
PR		PM 002-REL ROUGH ELECTRICAL					10/09/2024
PR		PM 003-RMC ROUGH MECHANICAL					10/09/2024
PR		PM 004-PLR PLUMBING - ROUGH					10/09/2024

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BC		AM 005-INS INSULATION					10/23/2024
		Comments1: VIC 773-876-2605					
JP	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20241015	1037 HAMPTON LN	230		10/11/2024
		Comments1: DAVE 630-299-9058					
JP		002-FIN FINAL INSPECTION	20241036	3083 CONSTITUTION WAY	509		10/17/2024
BC		001-FIN FINAL INSPECTION	20241039	728 E VETERANS PKY STE 11			10/16/2024
		Comments1: SIGN -- VINCE					
BF		AM 001-FIN FINAL INSPECTION	20241064	420 MONTERERY ST	2022		10/11/2024
		Comments1: SOLAR - MIKE 815-355-5111 inspections@io					
		Comments2: nsolar.com					
BF		AM 002-FEL FINAL ELECTRIC					10/11/2024
BC		PM 003-REI REINSPECTION	20241066	2786 GAINS CT	187		10/10/2024
		Comments1: SOLAR -- JOSH 224-330-9458					
JP		001-FIN FINAL INSPECTION	20241075	502 FAIRHAVEN DR			10/28/2024
		Comments1: WINDOWS					
BC		PM 002-FIN FINAL INSPECTION	20241093	1338 CORALBERRY CT			10/09/2024
		Comments1: DECK -- DAVE					
JP	09:30	002-FIN FINAL INSPECTION	20241095	192 BURNETT ST	1237		10/01/2024
		Comments1: ROOF - JOSH					
GH		AM 001-PTO PREPOUR BASE FOR PATIO	20241097	2640 KELLOGG CT	47		10/02/2024
		Comments1: JOHN 630-862-8053					
JP		AM 001-FIN FINAL INSPECTION	20241098	803 BRISTOL AVE			10/18/2024
		Comments1: WINDOWS					
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241102	4400 ROSENWINKEL ST	1685		10/11/2024
GH	11:00	002-ROF ROOF UNDERLAYMENT ICE & W					10/14/2024
JP	11:00	003-ROF ROOF UNDERLAYMENT ICE & W				10/15/2024	
		Comments1: canceled					
JP	11:00	004-ROF ROOF UNDERLAYMENT ICE & W					10/16/2024
JP	11:00	005-ROF ROOF UNDERLAYMENT ICE & W					10/17/2024
JP	11:00	006-ROF ROOF UNDERLAYMENT ICE & W					10/18/2024

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JJP	11:00	007-ROF ROOF UNDERLAYMENT ICE & W					10/21/2024
JJP	11:00	008-ROF ROOF UNDERLAYMENT ICE & W					10/22/2024
GH	11:00	009-ROF ROOF UNDERLAYMENT ICE & W					10/23/2024
JJP	11:00	002-ROF ROOF UNDERLAYMENT ICE & W	20241103	2101 MCHUGH RD			10/01/2024
JJP	11:00	003-ROF ROOF UNDERLAYMENT ICE & W					10/02/2024
JJP	11:00	004-ROF ROOF UNDERLAYMENT ICE & W					10/03/2024
JJP	11:00	005-ROF ROOF UNDERLAYMENT ICE & W					10/04/2024
JJP	11:00	006-ROF ROOF UNDERLAYMENT ICE & W Comments1: ROB					10/07/2024
JJP	11:00	007-ROF ROOF UNDERLAYMENT ICE & W					10/08/2024
JJP	_____	008-ROF ROOF UNDERLAYMENT ICE & W					10/09/2024
BC	_____ PM	001-FIN FINAL INSPECTION	20241113	731 WINDETT RIDGE RD	86		10/18/2024
		Comments1: SHED					
JJP	_____ AM	001-FTG FOOTING	20241117	3046 JETER ST	564		10/04/2024
		Comments1: MW					
BC	_____ PM	002-FOU FOUNDATION					10/07/2024
		Comments1: MW					
PBF	_____	003-WAT WATER					10/09/2024
		Comments1: FAMILYSEWEROFFICE@YAHOO.COM					
JJP	_____ AM	004-BKF BACKFILL					10/11/2024
		Comments1: MW					
PBF	_____	005-PLU PLUMBING - UNDERSLAB					10/16/2024
		Comments1: JFLAHERT@NVRINC.COM					
GH	_____ AM	006-GAR GARAGE FLOOR					10/16/2024
		Comments1: MW					
GH	_____	007-BSM BASEMENT FLOOR					10/17/2024
		Comments1: MW					
JJP	_____	008-GPL GREEN PLATE INSPECTION					10/18/2024
		Comments1: JIM					

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PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20241118	2875 OLD GLORY DR	244		10/01/2024
GH		AM 004-BKF BACKFILL Comments1: MW					10/02/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					10/08/2024
JP		AM 006-BSM BASEMENT FLOOR Comments1: MW					10/08/2024
JP		AM 007-GAR GARAGE FLOOR Comments1: MW					10/08/2024
JP		008-GPL GREEN PLATE INSPECTION					10/10/2024
GH		AM 009-STP STOOPS Comments1: MW FRONT					10/25/2024
BC		010-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK -- JIM					10/28/2024
BC		AM 002-FOU FOUNDATION Comments1: LATE AM -- MW	20241119	492 BISCAYNE LN	2015		10/01/2024
JP		PM 003-BKF BACKFILL Comments1: MW					10/07/2024
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/08/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JOEMANUE@NVRINC.COM					10/15/2024
GH		AM 006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/15/2024
GH		007-STP STOOPS Comments1: MW					10/15/2024
JP		008-GPL GREEN PLATE INSPECTION Comments1: JOE REQUESTED EARLY INSP					10/18/2024
JP		009-ELS ELECTRIC SERVICE					10/21/2024
BC		AM 003-FIN FINAL INSPECTION Comments1: POOL	20241128	253 WALSH CIR	33	10/17/2024	

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PR	_____	PM 001-RFR ROUGH FRAMING RESCHECK SF 20241130 114 COLONIAL PKWY Comments1: CAROLYN 630-933-9323 -- BATHROOM			15		10/17/2024
PR	_____	PM 002-REL ROUGH ELECTRICAL					10/17/2024
PR	_____	PM 003-RMC ROUGH MECHANICAL					10/17/2024
PR	_____	PM 004-PLR PLUMBING - ROUGH					10/17/2024
PBF	_____	AM 001-PLU PLUMBING - UNDERSLAB Comments1: PETER 773-600-9842	20241148	110 W VETERANS PKWY			10/22/2024
BC	_____	PM 002-UGE UNDERGROUND ELECTRIC Comments1: MIKE 773-629-7742					10/23/2024
BC	13:00	003-PPS PRE-POUR, SLAB ON GRADE Comments1: TRENCHES FOR UNDERGROUND PLUMBING.					10/24/2024
BF	_____	AM 001-FIN FINAL INSPECTION Comments1: ZACK 708-738-4094	20241153	3393 CALEDONIA DR	159		10/28/2024
BF	_____	AM 002-FEL FINAL ELECTRIC					10/28/2024
BC	_____	PM 004-INS INSULATION Comments1: VICTOR 773-876-2605	20241156	2848 ALDEN AVE	335		10/02/2024
GH	11:30	001-PHF POST HOLE - FENCE Comments1: TONY 630-406-840 x212	20241157	807 PARKSIDE LN	201		10/08/2024
BC	_____	AM 002-FIN FINAL INSPECTION Comments1: FENCE -- UNABLE TO INSPECT - BOTH GATES Comments2: LOCKED AND NOONE WAS HOME				10/11/2024	
JP	_____	AM 003-FIN FINAL INSPECTION Comments1: FENCE					10/18/2024
GH	_____	002-PPS PRE-POUR, SLAB ON GRADE	20241158	1123 REDWOOD DR	49		10/01/2024
JP	10:00	001-PHF POST HOLE - FENCE Comments1: SARAH 815-253-2752	20241163	3068 CONSTITUTION WAY	585		10/01/2024
JP	_____	AM 001-PTO PREPOUR BASE FOR PATIO Comments1: BOB 630-553-1787	20241165	412B JACKSON ST	12		10/08/2024
BC	_____	PM 001-FIN FINAL INSPECTION Comments1: SOLAR RYAN 815-409-5467	20241167	2288 FAIRFAX WAY	501		10/07/2024
BC	_____	PM 002-FEL FINAL ELECTRIC					10/07/2024

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GH	14:00	001-PHF POST HOLE - FENCE Comments1: CLASSIC	20241168	4432 PLEASANT CT	1201		10/14/2024
GH	_____	002-FIN FINAL INSPECTION Comments1: FENCE					10/23/2024
BC	_____ AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: SIDEWALK -- GUS 331-717-8254	20241173	2663 MCLELLAN BLVD	47		10/01/2024
PR	_____	001-PLU PLUMBING - UNDERSLAB Comments1: RYAN 630-220-6263	20241177	807 W JOHN ST			10/17/2024
BC	_____ AM	002-RFR ROUGH FRAMING RESCHECK SF Comments1: RYAN 630-220-6263					10/29/2024
BC	_____ AM	003-REL ROUGH ELECTRICAL					10/29/2024
BF	_____ AM	001-FIN FINAL INSPECTION Comments1: SOLAR -- JOE 708-516-5114	20241189	2726 BERRYWOOD LN	766		10/30/2024
BF	_____ AM	002-FEL FINAL ELECTRIC					10/30/2024
JP	10:30	001-PHF POST HOLE - FENCE Comments1: ADRIANA 815-834-1200 x103	20241197	3032 JETER ST	562		10/21/2024
BC	_____ PM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: EFRAIN 331-250-3530	20241198	406 LIBERTY ST			10/22/2024
BC	_____ PM	002-FTG FOOTING Comments1: PIERS					10/22/2024
JP	_____ PM	001-FIN FINAL INSPECTION Comments1: PAVERS - MIKE 331-207-4697	20241199	1109 HEARTLAND DR	59		10/24/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CARRIE 630-844-2553 X 03	20241200	1151 MIDNIGHT PL	273		10/14/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612-3718	20241209	146 CLAREMONT CT	39		10/09/2024
JP	_____	002-FIN FINAL INSPECTION Comments1: FENCE	20241211	304 E MAIN ST			10/17/2024
BC	_____ AM	001-FIN FINAL INSPECTION Comments1: PAVERS	20241212	253 WALSH CIR	33		10/17/2024
GH	_____ AM	001-FIN FINAL INSPECTION Comments1: PATIO -- MARK 630-514-9867	20241213	2636 KELLOGG CT	45		10/02/2024

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JP	14:00 pm	001-PHF POST HOLE - FENCE Comments1: EVERLAST FENCE 630-360-4099	20241215	591 W BARBERRY CIR	56		10/07/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE -- ROBERT 630-360-4099					10/14/2024
BC		AM 002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK JORGE MAYORGA 331-454-4447	20241216	2757 ROYAL CT	104		10/02/2024
BC		AM 003-FIN FINAL INSPECTION Comments1: DECK -- JORGE					10/09/2024
BC		001-RFR ROUGH FRAMING RESCHECK SF Comments1: ROOF	20241223	303 A&B WALTER ST			10/07/2024
BC		002-ELS ELECTRIC SERVICE					10/07/2024
BC		003-ROF ROOF UNDERLAYMENT ICE & W					10/07/2024
BC		AM 004-INS INSULATION Comments1: ALBERTO					10/25/2024
JP		PM 001-PHF POST HOLE - FENCE Comments1: EARLY PM -- CLASSIC 630-551-3400	20241224	507 W MADISON ST			10/02/2024
BC		AM 001-BND POOL BONDING Comments1: EARLY AM 630-863-2426	20241225	1007 N CARLY CIR	120		10/01/2024
BC		AM 002-UGE UNDERGROUND ELECTRIC Comments1: GAS & ELECTRIC TRENCH					10/01/2024
BC		AM 001-FTG FOOTING Comments1: MW	20241226	2864 OLD GLORY DR	276		10/08/2024
GH		PM 002-FOU FOUNDATION Comments1: MW					10/09/2024
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/15/2024
GH		AM 004-BKF BACKFILL Comments1: MW					10/16/2024
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JFLAHERT@NVRINC.COM					10/21/2024
GH		AM 006-BG BASEMENT AND GARAGE FLOOR					10/23/2024

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BC		007-GPL GREEN PLATE INSPECTION Comments1: JIM					10/28/2024
GH		AM 001-FTG FOOTING Comments1: MW	20241227	3038 JETER ST	563		10/22/2024
BC		PM 002-FOU FOUNDATION Comments1: MW					10/23/2024
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/29/2024
BC		PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- PATRICIA.PULLIAM@GREENGRIDSOLAR Comments2: .COM --Ryan 815-409-5467	20241230	3069 CONSTITUTION WAY	512		10/10/2024
BC		PM 002-FEL FINAL ELECTRIC					10/10/2024
BC		PM 001-FIN FINAL INSPECTION Comments1: GARAGE DOOR -- ERIC 630-512-7158 - canno Comments2: t use extension cord to power opener	20241231	1432 RUBY DR	358		10/04/2024
BC		AM 001-TRN TRENCH - (GAS, ELECTRIC, Comments1: TOM 630-702-9576	20241237	1275 DEERPATH DR	260		10/03/2024
BC		AM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: WALKWAY ARROUND POOL SIGNATURE POOLS TOM Comments2: 630-702-9576					10/09/2024
BC		AM 003-BND POOL BONDING					10/09/2024
JP	14:00	001-PHF POST HOLE - FENCE Comments1: MARIA -- 630-809-4166	20241239	333 BERTRAM DR.	1123		10/01/2024
GH		001-FTG FOOTING Comments1: MW	20241246	2854 OLD GLORY DR	278		10/29/2024
BC		PM 002-FOU FOUNDATION Comments1: MW					10/30/2024
JP		PM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: SERVICE WALK -- TRAVIS 630-688-4528	20241247	706 S MAIN ST			10/03/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: PATRICE 630-855-9297	20241248	2623 BURR ST	80		10/09/2024
JP	10:00	001-PHF POST HOLE - FENCE Comments1: MIDTOWN 630-473-4165	20241250	3394 JONATHAN DR	158		10/04/2024

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JP		002-FIN FINAL INSPECTION Comments1: FENCE					10/16/2024
BC		AM 001-TRN TRENCH - (GAS, ELECTRIC, Comments1: ERIC 630-335-6776	20241256	1321 SPRING ST	168		10/03/2024
BC		AM 002-BND POOL BONDING Comments1: SIGNATURE POOLS TODD 630-973-8105 - conn Comments2: ecting wire to both handrail supports					10/16/2024
BC		PM 001-PTO PREPOUR BASE FOR PATIO Comments1: GUS 331-717-8254	20241258	3039 GRANDE TR	529		10/16/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: TONY 630-406-8410	20241260	3388 GABRIEL DR	168		10/07/2024
JP		AM 002-FIN FINAL INSPECTION Comments1: FENCE					10/09/2024
BC		AM 001-FIN FINAL INSPECTION Comments1: KEVIN 224-605-0056	20241261	2903 CRYDER WAY	470		10/02/2024
BC		AM 002-FEL FINAL ELECTRIC Comments1: SOLAR KEVIN 224 605 0056 kevinhamm@freed Comments2: omforever.com					10/02/2024
GH		AM 001-FTG FOOTING Comments1: MW	20241268	505 TIMBER OAK LN	27		10/15/2024
BC		AM 002-FOU FOUNDATION Comments1: MW					10/21/2024
BC		PM 003-BKF BACKFILL Comments1: MW					10/25/2024
BC		PM 001-BND POOL BONDING Comments1: BILL 630-639-8506	20241269	2629 LILAC WAY	313		10/15/2024
BC		PM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: POOL					10/15/2024
BF		PM 001-FIN FINAL INSPECTION Comments1: SOLAR - ERIK 708-441-6311	20241270	3129 REHBEHN CT	642		10/23/2024
BF		PM 002-FEL FINAL ELECTRIC					10/23/2024
JP		AM 001-PTO PREPOUR BASE FOR PATIO Comments1: JOSH 815-341-5031 NEED 4" GRAVEL BASE AN Comments2: D PINNED TO FOUNDATION	20241276	2674 SEELEY ST	734		10/11/2024

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GH		AM 002-REI REINSPECTION Comments1: PPS PATIO - JOSH					10/14/2024
JP		001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY & SERVICE WALK -- TIM 630-280-9 Comments2: 457	20241279	2829 SHERIDAN CT	208		10/14/2024
BC		001-FOU FOUNDATION Comments1: alex 480-678-1089	20241280	538 BUCKTHORN CT	81		10/04/2024
BC		002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK					10/04/2024
BC		003-FIN FINAL INSPECTION Comments1: DECK					10/17/2024
JP	09:30	001-PHF POST HOLE - FENCE Comments1: JOSE 815-258-6031	20241283	1061 GILLESPIE LN	219		10/09/2024
BC		001-PPS PRE-POUR, SLAB ON GRADE Comments1: RETAINING WALL	20241285	307 A MILL ST			10/04/2024
GH	13:00 PM	001-PHF POST HOLE - FENCE Comments1: STUART 808-387-0762	20241286	821 WINDETT RIDGE RD	91		10/08/2024
JP		001-FIN FINAL INSPECTION Comments1: PAVER PATIO KELLI 630-553-1773	20241287	1477 WOODSAGE AVE	19	10/31/2024	
GH	10:00	001-PTO PREPOUR BASE FOR PATIO Comments1: DAVID 773-510-8151	20241289	534 COACH RD	408		10/01/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: GUISEPPEE 224-600-1471	20241290	1311 WILLOW WAY	219		10/02/2024
BC		AM 001-PPS PRE-POUR, SLAB ON GRADE Comments1: JAKE 630-885-0827	20241297	507 W MADISON ST			10/08/2024
BC		AM 002-PPS PRE-POUR, SLAB ON GRADE Comments1: STOOP AND WALKWAY - JAKE					10/16/2024
JP		001-ROF ROOF UNDERLAYMENT ICE & W	20241300	3143 PINWOOD DR	31		10/16/2024
JP	11:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: VANESSA 630-391-0422	20241301	811 TERI LN			10/01/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: STEPHANIE 224-220-1042	20241303	412 BISCAYNE LN	2019		10/11/2024

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JP		002-FIN FINAL INSPECTION Comments1: FENCE -- STEPHANIE					10/17/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JESUS 630-903-8075	20241305	551 WINDETT RIDGE RD	71	10/07/2024	
BC	10:30	001-FTG FOOTING Comments1: RSS 630-546-0891	20241306	312 TIMBER OAK LN	1		10/25/2024
PBF		AM 001-ESW SEWER / WATER Comments1: JOHN 815-414-8100	20241308	800 BRISTOL AVE	1		10/23/2024
GH		AM 002-FTG FOOTING Comments1: JOHN 630-546-8057 APPROVED AS NOTED					10/30/2024
GH	14:30	001-PHF POST HOLE - FENCE Comments1: ADAM 779-707-5087	20241310	104 E SPRING ST			10/03/2024
BC		AM 001-FTG FOOTING Comments1: ADDITION -- ERIC 630-234-1820	20241311	353 PENSACOLA ST	1145		10/21/2024
BC		AM 002-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2024
PBF		AM 001-PLU PLUMBING - UNDERSLAB Comments1: JOSH 630-742-6997	20241312	431 WINDETT RIDGE RD	60		10/15/2024
JP	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: BRIAN 224-612--3718	20241313	139 CLAREMONT CT	29		10/21/2024
JP	14:00	001-PHF POST HOLE - FENCE Comments1: MONICA	20241314	203 MORGAN ST			10/10/2024
JP		AM 001-FIN FINAL INSPECTION Comments1: WINDOWS	20241315	2002 DEERPOINT LN			10/24/2024
JP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DANA 630-664-6793	20241317	872 HAMPTON LN	210		10/03/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: STEPHANIE 224-220-1042	20241318	681 ASH CT	13		10/10/2024
JP	11:00	001-PHF POST HOLE - FENCE Comments1: TONY 630-406-8410X212	20241320	303 WOODWORTH ST			10/17/2024
JP		PM 002-FIN FINAL INSPECTION Comments1: FENCE --					10/23/2024

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JP		AM 001-PHF POST HOLE - FENCE	20241324	301 RYAN CT			10/17/2024
		Comments1: CLASSIC 630-551-3400 RESCHEDULED TO 10/1					
		Comments2: 7					
JP		002-FIN FINAL INSPECTION					10/30/2024
		Comments1: FENCE					
JP	11:00	001-PHF POST HOLE - FENCE	20241325	2841 ROOD ST	316		10/16/2024
		Comments1: CLASSIC					
JP		002-FIN FINAL INSPECTION					10/22/2024
		Comments1: FENCE					
JP		PM 001-PTO PREPOUR BASE FOR PATIO	20241332	3057 CONSTITUTION WAY	513	10/28/2024	
		Comments1: JOSE 773-885-0575					
JP	11:00	001-PHF POST HOLE - FENCE	20241336	2826 OLD GLORY DR	283		10/21/2024
		Comments1: ADIANA 815-834-1200 x 103					
BC		AM 001-RFR ROUGH FRAMING RESCHECK SF	20241337	2001 SQUIRE CIR	203		10/10/2024
		Comments1: MARIE 630-398-0730					
BC		PM 002-REL ROUGH ELECTRICAL					10/16/2024
		Comments1: MARIE 630-398-0730					
BC		AM 003-REI REINSPECTION					10/21/2024
		Comments1: ROUGH ELECTRICAL					
BC		AM 004-INS INSULATION					10/23/2024
		Comments1: BASEMENT -- MARIE					
BC		AM 005-REI REINSPECTION					10/24/2024
		Comments1: INSULATION					
BC	11:30	001-PHF POST HOLE - FENCE	20241342	4454 SARASOTA AVE	2003		10/11/2024
		Comments1: JACKIE 708-316-9740					
JP	11:30	001-PHF POST HOLE - FENCE	20241345	108 PARK ST			10/15/2024
		Comments1: MARIA 630-797-3642					
JP		002-FIN FINAL INSPECTION					10/17/2024
		Comments1: FENCE					
BC	14:00	001-PPS PRE-POUR, SLAB ON GRADE	20241347	301 RYAN CT			10/25/2024
		Comments1: FRONT PORCH EXTENSION					
BC	14:00	002-FTG FOOTING					10/25/2024
		Comments1: GAZEBO FOOTINGS					

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BC		AM 001-FIN FINAL INSPECTION Comments1: BALCONY -- MEREDITH 816-289-9939	20241349	2287 BERESFORD DR	16		10/15/2024
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241350	515 W WASHINGTON ST			10/16/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: STEPHANIE 224-220-1042	20241353	3156 JUSTICE DR	607		10/21/2024
BC		002-FIN FINAL INSPECTION Comments1: FENCE					10/25/2024
GH	13:00	001-PHF POST HOLE - FENCE Comments1: JOSE 815-258-6031	20241357	118 CONOVER CT	9		10/22/2024
BC		001-FIN FINAL INSPECTION Comments1: SIGN - YOUNIVERSE	20241358	1953 S BRIDGE ST			10/30/2024
JP	11:30	001-PHF POST HOLE - FENCE Comments1: PARAMOUNT	20241359	3334 JONATHAN DR	147		10/24/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE					10/29/2024
GH	11:00	001-PHF POST HOLE - FENCE Comments1: PARAMOUNT	20241360	3338 JONATHAN DR	148		10/25/2024
JP		002-FIN FINAL INSPECTION Comments1: FENCE --					10/29/2024
PR		AM 001-ESW SEWER / WATER Comments1: PETE 630-669-0932	20241361	621 GREENFIELD TURN	70		10/24/2024
BC	10:30	002-FTG FOOTING Comments1: RSS 630-546-0891					10/24/2024
BC	09:00	003-FOU FOUNDATION					10/28/2024
BC		004-BKF BACKFILL Comments1: KEN 630-546-0735					10/31/2024
GH	13:00	001-PHF POST HOLE - FENCE Comments1: MONICA 630-554-0385	20241365	1738 JOHN ST			10/23/2024
BC	13:00	001-PHF POST HOLE - FENCE Comments1: CARLA 815-460-3449	20241368	592 POPLAR DR	154		10/25/2024
GH	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: IVAN 847-235-0207	20241369	946 S CARLY CIR	102		10/23/2024

DATE: 10/31/2024
TIME: 15:47:22
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 39

INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JJP	12:00	001-PHF POST HOLE - FENCE Comments1: STEPHANIE 224-220-1042	20241371	581 WARBLER LN	352		10/24/2024
GH	11:00	001-PHF POST HOLE - FENCE Comments1: ADRIANA 815-834-1200 x103	20241373	492 TIMBER OAK LN	40		10/23/2024
JJP	10:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MARTHA 815-786-3100	20241375	708 S MAIN ST	22		10/22/2024
JJP	14:00	001-PTO PREPOUR BASE FOR PATIO Comments1: FELIPE 815-992-7100	20241399	651 KENTSHIRE DR	126		10/29/2024
PR	_____ AM	001-PLU PLUMBING - UNDERSLAB Comments1: CLEAN EDGE	20241416	2334 OLIVE LN	281		10/31/2024

INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

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

PERMIT TYPE SUMMARY:		ADD ADDITION		7			
		BDO COMMERCIAL BUILD-OUT		3			
		BSM BASEMENT REMODEL		20			
		CRM COMMERCIAL REMODEL		10			
		DCK DECK		8			
		DRV DRIVEWAY		3			
		ESN ELECTRIC SIGN		1			
		FNC FENCE		46			
		HVC HVAC UNIT/S		1			
		IGP IN-GROUND POOL		13			
		MF MULTI-FAMILY (APARTMENT/CONDO)		7			
		MIS MISCELLANEOUS		1			
		MSC MISCELLANEOUS		5			
		PTO PATIO / PAVERS		10			
		PVR PAVER		4			
		REM REMODEL		4			
		REP REPAIR		1			
		ROF ROOFING		31			
		RS ROOFING & SIDING		1			
		SDW SIDEWALK		4			
		SFA SINGLE-FAMILY ATTACHED		57			
		SFD SINGLE-FAMILY DETACHED		422			
		SGN SIGN		1			
		SHD SHED/ACCESSORY BUILDING		1			
		SID SIDING		2			
		SOL SOLAR PANELS		24			
		WHR WATER HEATER REPLACEMENT		2			
		WIN WINDOW REPLACEMENT		4			
INSPECTION SUMMARY:		ABC ABOVE CEILING		1			
		ADA ADA ACCESSIBLE WALK WAY		7			
		BG BASEMENT AND GARAGE FLOOR		6			
		BKF BACKFILL		10			
		BND POOL BONDING		5			
		BSM BASEMENT FLOOR		6			
		EDA DRIVEWAY, APRON		2			
		EFL ENGINEERING FINAL SITE		44			
		ELS ELECTRIC SERVICE		6			
		EPW PUBLIC WALK		19			
		ESW SEWER / WATER		6			
		FEL FINAL ELECTRIC		50			
		FIN FINAL INSPECTION		91			
		FMC FINAL MECHANICAL		39			
		FOU FOUNDATION		15			
		FTG FOOTING		17			
		GAR GARAGE FLOOR		8			
		GPL GREEN PLATE INSPECTION		10			

INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

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

		INS INSULATION			24		
		MIS MISCELLANEOUS			1		
		PHD POST HOLE - DECK			2		
		PHF POST HOLE - FENCE			29		
		PLF PLUMBING - FINAL OSR READY			40		
		PLR PLUMBING - ROUGH			23		
		PLU PLUMBING - UNDERSLAB			19		
		PPS PRE-POUR, SLAB ON GRADE			13		
		PTO PREPOUR BASE FOR PATIO			11		
		REI REINSPECTION			27		
		REL ROUGH ELECTRICAL			23		
		RFR ROUGH FRAMING RESCHECK SFD SFA			30		
		RMC ROUGH MECHANICAL			20		
		ROF ROOF UNDERLAYMENT ICE & WATER			32		
		STP STOOPS			22		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			2		
		UGE UNDERGROUND ELECTRIC			2		
		WAT WATER			5		
		WK SERVICE WALK			14		
		WKS PUBLIC & SERVICE WALKS			12		
INSPECTOR SUMMARY:		BC BOB CREADEUR			179		
		BF B&F INSPECTOR CODE SERVICE			17		
		GH GINA HASTINGS			173		
		GS GEORGE STEFFENS			49		
		JP JOHN PETRAGALLO			160		
		PBF PLUMBER			81		
		PR PETER RATOS			33		
		PW			1		
STATUS SUMMARY:	A	PR			4		
	C	BC			38		
	C	BF			2		
	C	GH			51		
	C	GS			18		
	C	JP			58		
	C	PBF			23		
	C	PR			7		
	I	BC			140		
	I	BF			15		
	I	GH			118		
	I	GS			25		
	I	JP			102		
	I	PBF			57		
	I	PR			22		
	T	GH			3		

DATE: 10/31/2024
TIME: 15:47:22
ID: PT4A0000.WOW

UNITED CITY OF YORKVILLE
CALLS FOR INSPECTION REPORT

PAGE: 42

INSPECTIONS SCHEDULED FROM 10/01/2024 TO 10/31/2024

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

		T GS			6		
		T PBF			1		
		V BC			1		
		V GH			1		
		V PW			1		

REPORT SUMMARY: 693



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 2024-83

Agenda Item Summary Memo

Title: Property Maintenance Report for October 2024

Meeting and Date: Economic Development Committee – December 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:



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date: October 31, 2024
Subject: October Property Maintenance

Property Maintenance Report October 2024

There were 2 cases heard in October 2024

10-07-2024

N 5836	398 Santa Monica St	Certain Weeds	Dismissed
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10-21-2024

N 5839	555 Bluestem Dr	Certain Weeds	Liable: \$4,500.00
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Case Report

10/1/2024 - 10/31/2024

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
20240172	10/24/2024	800 Blk Hampton Ln	Tampering W/ Citys Water Supply	IN VIOLATION							
20240171	10/24/2024	4448 Sarasota	Encroachment	COMPLIANT		COMPLIANT					
20240170	10/24/2024	1145 N Bridge St	Exterior Property	IN VIOLATION							
20240169	10/17/2024	108 Appletree Ct	Junk	CLOSED							
20240168	10/10/2024	634 Veterans Parkway	Zoning Violation	CLOSED		COMPLIANT					
20240167	10/9/2024	742 Timber Oak Ln	Unsafe Conditions	IN VIOLATION							
20240166	10/8/2024	646 Andrea Ct	Off-Street Parking Violation	CLOSED							
20240165	10/3/2024	1145 N Bridge	Zoning Violation	CLOSED		COMPLIANT					
20240164	10/2/2024	901 Fremont	Work Commencing W/O Permit	IN VIOLATION							

Total Records: 9

10/31/2024



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 2024-84

Agenda Item Summary Memo

Title: Economic Development Report for November 2024

Meeting and Date: Economic Development Committee – December 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 – December 2024 EDC Meeting of the United City of Yorkville

November 2024 Activity New Development:

- **Edward Jones – Seth Wormley – 608 E. Veterans Parkway, Suite 3:** Seth Wormley is moving his Edward Jones Financial Advisor Office from Joliet to Yorkville. Seth has worked with Edward Jones since 2009, and works closely with his clients to develop specific strategies to help them achieve their financial goals. The 1,200 square foot office is expected to open in December 2024.
- **Midwest Cardiovascular Institute, C – 88 W Countryside Parkway, Suite C:** This medical practice has had a very limited presence in Yorkville, but has now decided open a permanent office, to better accommodate their growing practice. MCI is a world-class cardiology practice that specializes in the most advanced diagnosis, treatment and care of cardiovascular diseases. They opened on November 11th.

November 2024 Previously Reported Updates:

- **Tropical Smoothie Café – 110 W Veterans Parkway – Yorkville Plaza (Walgreens Center):** Sam & Bhavesh Patel will open their 4th Tropical Smoothie Café in this 1,600 square foot space in Yorkville. Their goal is to be open in January 2025. Their other locations are in St. Charles, Elgin & Huntley. This national franchise was first opened in 1997. Tropical Smoothie Café offers fresh and healthy made-to-order smoothies, wraps, sandwiches, flatbreads and bowls that instantly boost your mood. Typical hours are 7AM to 9PM.
- **J&E Restorations – 1304 Game Farm Road:** This existing business will be relocating and expanding from their current location at 720B N Bridge Street. Owners Eric Vicars and Jason Hill are purchasing this new location. Closing took place on November 6th. They began to move over their operation to the new location at that time.
- **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.
- **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
- **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 in early 2025, and have this business open in late 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” is HYATT STUDIOS.** This hotel type is a new offering for the “Hyatt” brand, and the first of these offerings will open in 2025 nationwide. Construction has begun, and the goal is an opening by Dec 31, 2025.
- **Association for Individual Development (AID) - 101 Saravanos Drive – Stagecoach Crossing:** AID has purchased a bigger building in Yorkville, and are moving many of their services to the new location on 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 have been made to the new location, and are now operational in both locations. They have received approval from HFS (Health and Family Services) and DMH (Department of Mental Health), and have moved their Behavior Health for both children and adults to the 101 Saravanos Drive location. They are keeping the intellectual development for people with disabilities at the 708 N. Bridge Street. They will permanently operate out of BOTH locations in Yorkville.
- **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 open 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 late 2024. You can learn more by visiting their website <https://www.childrenscourtyard.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 shortly. They are experiencing some challenges with NICOR relocating a gas line, and which is located in IDOT’s right-of-way. Opening of Yorkville’s QuikTrip is slotted for late 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
630-209-7151 cell



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2024-85

Agenda Item Summary Memo

Title: PZC 2024-25 UDO Chapter 5 Development Standards Fences (Text Amendment)

Meeting and Date: Economic Development Committee – December 3, 2024

Synopsis: Text Amendment to Unified Development Ordinance regarding permitted materials in residential districts.

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

See attached memo.



Memorandum

To: Economic Development Committee
From: Sara Mendez, Planner I
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
Date: November 13, 2024
Subject: **PZC 2024-25** UDO Chapter 5 Development Standards (Fences)

Summary

A request to amend Section 10-5-5. Fences in the Unified Development Ordinance regarding the permitted materials for fences in the City's residential districts. The proposed amendment would allow for vinyl coated chain-link fences to be a permitted material in residential districts, where now vinyl coated-chain link fences are solely permitted in the rear and side yard only on properties in nonresidential districts.

Background

The City's Community Development Department has been receiving several inquiries from residents requesting vinyl coated chain link be a permitted fence material on their property. However, due to the City's current standards, the vinyl coated chain link material is not permitted.

In the City's 2015 Zoning Ordinance, vinyl coated chain link was listed as an acceptable material for fences on residential properties in the rear and side yard only. Therefore, residents are strongly urging the City to consider reverting the ordinance back to allow vinyl coated chain link be listed as an acceptable fence material in the rear and side yard of their properties. Below is an image of the 2015 Zoning Ordinance showing the list of permitted materials in residential districts.

Chapter 17: Fencing and Screening

E. Regulations for Residential Districts

1. Height

Except as otherwise permitted in this ordinance, annexation agreements, Planned Unit Developments or any other development related agreements or Ordinances fences shall not exceed the maximum height as listed in Table 10.17.01.

Table 10.17.01 Residential District Fence Heights	
Yard	Maximum Height
Front Yard	3 Feet 4 Feet if at a maximum 50% opacity
Interior Side Yard	6 Feet 8 Feet if adjacent to a non-residential use
Corner Side Yard	3 Feet 4 Feet if at a maximum 50% opacity
Rear Yard	6 Feet 8 Feet if adjacent to a non-residential use

2. Materials

The following materials are acceptable for any residential district fence:

- Stone
- Brick
- Natural Rot Resistant Wood (Cedar, Cypress, Redwood)
- Cast or Wrought Iron
- Plastic
- Aluminum
- Composite Wood and Plastic
- Vinyl Coated Chain Link (rear and side yard only)

3. These materials are an example of acceptable fencing. The Community Development Director has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.

In the summer of 2019, the City began updating its zoning and development controls to make them more user-friendly, modern, and aligned with the community's vision for the future, as outlined in the 2016

Comprehensive Plan. To support this effort, the Unified Development Ordinance (UDO) Advisory Committee was formed to provide guidance and ensure that the project aligned with Yorkville’s vision and goals. Members of the UDO Advisory Committee were appointed by the Mayor and City Council. The table below display the five members of the UDO Advisory Committee.

Name	Title
Chris Funkhouser	Public Safety, Alderman
Daniel Transier	Alderman
Debra Horaz	PZC, White Oaks Homeowners Association
Jeff Olson	PZC, Construction
David Schultz	Resident, Engineer, HR Green

During the December 9, 2021, UDO Advisory Committee meeting, the committee reviewed Chapter 5 Development Standards, which included regulations on fences. The committee unanimously agreed that plastic-coated or plastic strip chain link fences should not be allowed in residential areas, but existing fences using these materials would be grandfathered in until replacement was necessary. Per the meeting minutes, *“The committee discussed the use of galvanized chain link fences in residential, commercial, and industrial areas. Plastic coating or plastic strips could be used in the fence in certain applications. They unanimously decided those fences should not be allowed in residential areas. If they are already present, the fence will be grandfathered in until it must be replaced. They also agreed to leave the height at 6 feet for a fence on a corner lot.”* Therefore, vinyl coated chain link was removed as a permitted material in residential districts and changed to only be allowed in rear and side yards only on properties in nonresidential districts. With the changes of the fencing materials allowed in residential area included, the City adopted the updated Unified Development Ordinance in January 2024.

Due to the influx of requests made by residents and residents noting vinyl coated chain link fences used to be approved by the city, Staff is requesting to amend Section 10-5-5. Fences in the Unified Development Ordinance, to be reverted to the City’s 2015 Zoning Ordinance where vinyl coated chain link are a permitted material in the rear and side yard only on residential properties.

Proposed Text Amendments

Staff is proposing to amend Section 10-5-5. Fences in the Unified Development Ordinance (UDO) related to materials permitted in residential districts. The following is a summary of the proposed amendments:

A. Regulations for All Zoning Districts.

1. Fences thirty-six (36) inches or more in height require a building permit.
2. All fences must be erected so that the finished side of the fence faces outward or away from the lot on which the fence is erected.
3. No more than two (2) different types of fencing material are permitted per lot.
4. **Materials.** The materials listed below are acceptable for a fence in any district unless specific districts are specified in in this subsection. These materials are an example of acceptable fencing.

The Zoning Administrator has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.

- a. Stone,
- b. Brick,
- c. Natural rot resistant wood (cedar, cyprus, redwood),
- d. Cast or wrought iron,
- e. Plastic,
- f. Aluminum,
- g. Composite wood and plastic,
- h. Vinyl coated chain-link (rear and side yard only in all zoning districts ~~on properties in nonresidential districts~~).
- i. Galvanized chain-link (only on M-1 or M-2 properties adjacent to other M-1 or M-2 property).

B. Placement.

1. Fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts and must be located entirely on the property of the owner constructing it.
2. Fences may be constructed within an easement, though future work within the easement may result in the removal of the fence. Fences are not allowed in some types of restricted easements, such as those dedicated for landscape, sidewalks, trails, access or where otherwise limited by an easement document.
3. The property owner is responsible for locating property lines, prior to the installation of the fence.
4. Fences, walls, or hedges shall not encroach on any public right-of-way.
5. It shall be the responsibility of the property owner to ensure that a fence does not block or obstruct the flow of stormwater.
6. All solid fences, walls, hedges, or shrubberies which exceed three (3) feet above the street grade shall comply with the vision clearance standards of Section ~~10-5-6~~ of this title.

C. Prohibited Fences.

1. Fences or enclosures charged with or designed to be charged with electrical current are prohibited, except for underground dog fences.
2. Any fence made of, in whole or in part, cloth, canvas or other like material is prohibited.
3. No fence shall be constructed of used or discarded materials in disrepair, including, but not limited to, pallets, tree trunks, trash, tires, junk, or other similar items as determined by the Zoning Administrator.

- D. Height.** Except as otherwise permitted in this title, annexation agreements, planned unit developments or any other development related agreements or ordinances, fences shall not exceed the maximum height as listed in Table 10-5-5(D) of this section.

Table 10-5-5(D) Fence Height Standards				
District/Use	Maximum Height per Yard			
	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
Residential Districts	3 feet ¹	6 feet	6 feet ²	6 feet ²
Business Districts	3 feet ¹	6 feet	6 feet ²	6 feet ²
Manufacturing District	8 feet	8 feet	8 feet	8 feet
Public Uses and Utilities	8 feet	8 feet	8 feet	8 feet
Notes:				
<ol style="list-style-type: none"> 1. Fence may be a maximum of four (4) feet in height if opacity does not exceed fifty (50) percent. 2. Fence may be a maximum of eight (8) feet in height if in height if in a residential district and adjacent to a nonresidential use or in a business district and adjacent to a residential use. 				

Staff Comments

Staff supports the proposed text amendment to the Fence Standards in the Unified Development Ordinance, as it addresses ongoing resident requests to revert to the City's 2015 Zoning Ordinance standards. Additionally, allowing vinyl-coated chain link fences in the rear and side yards of residential districts will not impact the public health, safety, or general welfare of City residents. This text amendment request is scheduled for a public hearing before the Planning and Zoning Commission on December 11, 2024.

Attachments

1. Draft Approving Ordinance
2. Proposed redlined amendments to Section 10-5-5 Fences in the Unified Development Ordinance
3. Page 123 of 2015 Zoning Ordinance
4. Public Hearing Notice

Ordinance No. 2024-_____

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING AN AMENDMENT TO THE YORKVILLE UNIFIED DEVELOPMENT
ORDINANCE REGARDING FENCE STANDARDS**

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, pursuant to Section 10-8-11 of the United City of Yorkville Unified Development Ordinance (“UDO”) the City may initiate amendments to the Zoning Ordinance; and

WHEREAS, the City filed a request seeking an amendment to the UDO to permit vinyl coated chain link fences on residential properties; and

WHEREAS, the Planning and Zoning Commission convened and held a public hearing on December 11, 2024 to consider the request and forward a recommendation to the City Council to approve the requested text amendment.

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 above recitals are hereby incorporated and made a part of this Ordinance.

Section 2. That Section 10-5-5 Fences of the United City of Yorkville Unified Development Ordinance, specifically 10-5-5(A)(4)(h) regarding vinyl coated chain-link fences, is hereby amended as attached hereto and made a part hereof as *Exhibit A*.

Section 3. This ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

[Remainder of page intentionally left blank. Roll call vote follows.]

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

10-5-5. Fences

A. Regulations for All Zoning Districts.

1. Fences thirty-six (36) inches or more in height require a building permit.
2. All fences must be erected so that the finished side of the fence faces outward or away from the lot on which the fence is erected.
3. No more than two (2) different types of fencing material are permitted per lot.
4. **Materials.** The materials listed below are acceptable for a fence in any district unless specific districts are specified in this subsection. These materials are an example of acceptable fencing. The Zoning Administrator has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.
 - a. Stone,
 - b. Brick,
 - c. Natural rot resistant wood (cedar, cyprus, redwood),
 - d. Cast or wrought iron,
 - e. Plastic,
 - f. Aluminum,
 - g. Composite wood and plastic,
 - h. Vinyl coated chain-link (rear and side yard only ~~in all zoning districts on properties in nonresidential districts~~).
 - i. Galvanized chain-link (only on M-1 or M-2 properties adjacent to other M-1 or M-2 property).

B. Placement.

1. Fences may be built up to the property line but shall not extend beyond the front plane of the primary building facade in residential and business districts and must be located entirely on the property of the owner constructing it.
2. Fences may be constructed within an easement, though future work within the easement may result in the removal of the fence. Fences are not allowed in some types of restricted easements, such as those dedicated for landscape, sidewalks, trails, access or where otherwise limited by an easement document.
3. The property owner is responsible for locating property lines, prior to the installation of the fence.
4. Fences, walls, or hedges shall not encroach on any public right-of-way.
5. It shall be the responsibility of the property owner to ensure that a fence does not block or obstruct the flow of stormwater.
6. All solid fences, walls, hedges, or shrubberies which exceed three (3) feet above the street grade shall comply with the vision clearance standards of Section 10-5-6 of this title.

C. Prohibited Fences.

1. Fences or enclosures charged with or designed to be charged with electrical current are prohibited, except for underground dog fences.
2. Any fence made of, in whole or in part, cloth, canvas or other like material is prohibited.

3. No fence shall be constructed of used or discarded materials in disrepair, including, but not limited to, pallets, tree trunks, trash, tires, junk, or other similar items as determined by the Zoning Administrator.
- D. **Height.** Except as otherwise permitted in this title, annexation agreements, planned unit developments or any other development related agreements or ordinances, fences shall not exceed the maximum height as listed in Table 10-5-5(D) of this section.

Table 10-5-5(D) Fence Height Standards				
District/Use	Maximum Height per Yard			
	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
Residential Districts	3 feet ¹	6 feet	6 feet ²	6 feet ²
Business Districts	3 feet ¹	6 feet	6 feet ²	6 feet ²
Manufacturing District	8 feet	8 feet	8 feet	8 feet
Public Uses and Utilities	8 feet	8 feet	8 feet	8 feet
Notes:				
1. Fence may be a maximum of four (4) feet in height if opacity does not exceed fifty (50) percent.				
2. Fence may be a maximum of eight (8) feet in height if in a residential district and adjacent to a nonresidential use or in a business district and adjacent to a residential use.				

E. Regulations for Residential Districts**1. Height**

Except as otherwise permitted in this ordinance, annexation agreements, Planned Unit Developments or any other development related agreements or Ordinances fences shall not exceed the maximum height as listed in Table 10.17.01.

Table 10.17.01 Residential District Fence Heights	
Yard	Maximum Height
Front Yard	3 Feet 4 Feet if at a maximum 50% opacity
Interior Side Yard	6 Feet 8 Feet if adjacent to a non-residential use
Corner Side Yard	3 Feet 4 Feet if at a maximum 50% opacity
Rear Yard	6 Feet 8 Feet if adjacent to a non-residential use

2. Materials

The following materials are acceptable for any residential district fence:

- Stone
- Brick
- Natural Rot Resistant Wood (Cedar, Cyprus, Redwood)
- Cast or Wrought Iron
- Plastic
- Aluminum
- Composite Wood and Plastic
- Vinyl Coated Chain Link (rear and side yard only)

3. These materials are an example of acceptable fencing. The Community Development Director has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.

F. Regulations for Business Districts**1. Height**

Except as otherwise permitted in this ordinance, annexation agreements, Planned Unit Developments or any other development related agreements or Ordinances fences shall not exceed the maximum height as listed in Table 10.17.02.

Table 10.17.02 Business District Fence Heights	
Yard	Maximum Height
Front Yard	3 Feet 4 Feet if at least 50% opacity
Interior Side Yard	6 Feet 8 Feet if adjacent to a residential use
Corner Side Yard	3 Feet 4 Feet if at least 50% opacity
Rear Yard	6 Feet 8 Feet if adjacent to a residential use

2. Materials

The following materials are acceptable for any business district fence:

- Stone
- Brick
- Natural Rot Resistant Wood (Cedar, Cyprus, Redwood)
- Cast or Wrought Iron
- Plastic
- Aluminum
- Composite Wood and Plastic
- Vinyl Coated Chain Link (rear and side yard only)

3. These materials are an example of acceptable fencing. The Community Development Director has the right to approve similar materials not listed as long as they are consistent with the surrounding land use.

PUBLIC NOTICE OF A HEARING BEFORE
THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2024-25

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission of the United City of Yorkville will conduct a public hearing on **December 11, 2024 at 7:00PM** at the Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, regarding an amendment to Chapter 5. Development Standards specifically fences within the United City of Yorkville's Unified Development Ordinance.

The proposed text amendment will allow vinyl coated chain link fence material in residential districts.

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 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 #6

Tracking Number

EDC 2024-86

Agenda Item Summary Memo

Title: Amendment to the IGA Regarding Eldamain Road

Meeting and Date: Economic Development Committee – December 3, 2024

Synopsis: Please see the attached memo.

Council Action Previously Taken:

Date of Action: CC – 2/8/11 Action Taken: Ordinance passed and IGA was approved.

Item Number: EDC 2010-43

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



Memorandum

To: City Council
From: Bart Olson, City Administrator
CC:
Date: November 27, 2024
Subject: Amendment to the Intergovernmental Agreement Regarding Eldamain Road

Summary

Consideration of an amendment to the Eldamain Road intergovernmental agreement to reduce the City's recapturable costs.

Background

The City Council last discussed this agenda item in February 2011, when the City Council approved an intergovernmental agreement with Kendall County and Plano to recover Eldamain Road costs expended by Kendall County and Plano from future developments in Yorkville and Plano. In short, Kendall County paid for the project balance, Plano contributed \$3.4m and Yorkville contributed nothing. Since then, Kendall County has received an additional grant for \$3.5m for the project and this grant award was not reflected in the original intergovernmental agreement.

The attached draft amended intergovernmental agreement takes those grant funds into account and reduces the recapturable costs for Yorkville developments from \$336.59 per lineal foot of frontage on Eldamain Road to \$161.85 per lineal foot. Currently, Yorkville has one active development that will pay this recapture cost when a final plat is filed – the Hagemann development brought forward by Green Door. Green Door is aware of this proposed recapture amount.

Recommendation

Staff recommends approval of the amended intergovernmental agreement covering Eldamain Road costs.

Ordinance No. 2024-_____

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, APPROVING AN AMENDMENT TO AN INTERGOVERNMENTAL COOPERATIVE AGREEMENT BETWEEN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, AND THE CITY OF PLANO GOVERNING THE RECONSTRUCTION OF ELDAMAIN ROAD

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 United City of Yorkville, the City of Plano, and Kendall County (collectively, the “Parties”) previously entered into an *Intergovernmental Cooperative Agreement governing the reconstruction of Eldamain Road from Menards to Galena Road* (the “Agreement”) dated March 15, 2011; and

WHEREAS, the Parties desire to amend the Agreement to account for actual cost of construction on Eldamain Road and grant funds received by Kendall County.

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

Section 1. The above recitals are incorporated herein by reference as though fully set forth.

Section 2. That the *Amendment to the March 15, 2011 Intergovernmental Agreement between Kendall County, City of Plano, and City of Yorkville governing the Reconstruction of Eldamain Road from Menards to Galena Road*, attached hereto and made a part hereof by reference, is hereby approved.

Section 3. This ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

[Remainder of Page Intentionally Left Blank. Roll Call Vote to Follow.]

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

**AMENDMENT TO THE MARCH 15, 2011 INTERGOVERNMENTAL AGREEMENT
BETWEEN KENDALL COUNTY, CITY OF PLANO, AND CITY OF YORKVILLE
GOVERNING THE RECONSTRUCTION OF EL DAMAIN ROAD FROM MENARDS
TO GALENA ROAD**

THIS AMENDMENT(this “Amendment”) dated this ____ day of _____, 2024, modifies the intergovernmental agreement between Kendall County (“*County*”), City of Plano (“*Plano*”), and City of Yorkville (“*Yorkville*”) approved March 15, 2011 (the “*Agreement*”). For purposes of this Amendment, the County, Plano, and Yorkville shall hereinafter collectively be referred to as the “*Parties*.”

RECITALS

WHEREAS, in 2011, the Parties entered into the Agreement, which set forth the obligations among the parties for sharing the costs of certain improvements to Eldamain Road; and

WHEREAS, under the Agreement, the parties agreed that the County would be lead agency and make all payments for the improvements, the total cost of which was estimated to be \$6.3 million; and

WHEREAS, according to paragraph 5 of the Agreement, Plano and Yorkville were to reimburse the County for their shares of the project cost by collecting fees pursuant to recapture agreements when the property along Eldamain Road was developed and annexed into the municipalities; and

WHEREAS, because Plano had already expended \$3.4 million for improvements to Eldamian Road pursuant to a boundary agreement between Plano and Yorkville, Plano would not be obligated to make any contribution under the Agreement until Yorkville’s contributions under the Agreement had exceeded \$3.4 million; and

WHEREAS, based upon 2011 estimates and as set forth in paragraph 9 of the Agreement, Yorkville's share of the project cost subject to reimbursement was assessed at \$336.59 per lineal foot of frontage on the east side of Eldamain Road (11,290 lineal feet) and Plano's share of the project cost subject to reimbursement was assessed at \$34.85 per lineal foot of frontage on the west side of Eldamain Road (11,468 lineal feet); and

WHEREAS, the Agreement provided that in the event federal or state grant funds were used for the project, the municipal contributions would be reduced proportionally so that each municipality's contribution per foot would be as follows: Yorkville = $[1 - \text{Grant Funds}/\$6.3 \text{ million}] \times \336.59 ; Plano = $[1 - \text{Grant Funds}/\$6.3 \text{ million}] \times \34.85 ; and

WHEREAS, the Agreement provided that once the project was completed, the parties would execute an amendment to the Agreement incorporating the final as-built costs and adjusting the municipalities' allocations to reflect those as-built costs; and

WHEREAS, the final construction costs were \$6,741,761.70; and

WHEREAS, the County received grant funds of \$3.5 million; and

WHEREAS, using the formula from the Agreement and incorporating the final construction costs and the grant amount yield the following as the contribution due from each municipality:

Yorkville: $[1 - \$3,500,000/\$6,741,761.70] \times \$336.59 = \161.85 per foot

Plano: $[1 - \$3,500,000/\$6,741,761.70] \times \$34.85 = \16.76 per foot; and

WHEREAS, as directed by paragraph 10 of the Agreement, the parties now agree to amend the Agreement to adjust the reimbursement allocation, based on as-built costs and the receipt of grant funds and calculated in accordance with formula stated in paragraph 12 of the Agreement.

NOW, THEREFORE, the Agreement is amended as follows, effective upon acceptance by all Parties:

1. The foregoing recitals are hereby incorporated into this Amendment as if fully restated in this paragraph 1.
2. The share of Yorkville's reimbursable project costs, estimated at \$336.59 per lineal foot in paragraph 9 of the Agreement, shall be reduced to \$161.85 per lineal foot, as calculated based on actual project costs and the County's receipt of \$3.5 million in grant funds, and shall be due and payable to the County at the time of annexation to Yorkville of any property benefited by the project.
3. The share of Plano's reimbursable project costs, estimated at \$34.85 per lineal foot in paragraph 9 of the Agreement, shall be reduced to \$16.76 per lineal foot, as calculated based on actual project costs and the County's receipt of \$3.5 million in grant funds, and shall be due and payable to the County at the time of annexation to Plano of any property benefited by the project.
4. Except as specifically modified by this Amendment, the Agreement remains in full force and effect.
5. The term of the Agreement as provided in paragraph 16 thereof is not extended by this Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized officers.

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

City of Yorkville, a municipal
corporation of the State of Illinois

By: _____
Chair, Kendall County Board

By: _____
Mayor

Date: _____

Date: _____

Attest:

Attest:

County Clerk

City Clerk

City of Plano, a municipal
corporation of the State of Illinois

By: _____
Mayor

Date: _____

Attest:

City Clerk

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH
KENDALL COUNTY AND THE CITY OF PLANO
GOVERNING THE RECONSTRUCTION OF ELDAMAIN ROAD**

WHEREAS, the United City of Yorkville is a duly organized, and validly existing non home-rule municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois; and,

WHEREAS, Kendall County, the United City of Yorkville and the City of Plano are “public agencies” within the meaning of the Intergovernmental Cooperation Act (5 ILCS 220/1, *et seq.*) and have authority to exercise, combine and transfer their powers, functions and authority jointly with each other as public agencies; and,

WHEREAS, Kendall County, the United City of Yorkville and the City of Plano are “units of local government” within the context of Section 10 of Article VII, of the Illinois Constitution of 1970 and have the authority to obtain or share services, and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance; and,

WHEREAS, Kendall County, the United City of Yorkville and the City of Plano are authorized pursuant to the above authority to enter into an intergovernmental agreement for the reconstruction, financing, and recapturing of costs for the improvements to Eldamain Road which is under the jurisdiction of Kendall County.

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

Section 1. The Corporate Authorities of the United City of Yorkville hereby find as facts all of the recitals in the preamble of this Ordinance and incorporate them as though fully set forth herein.

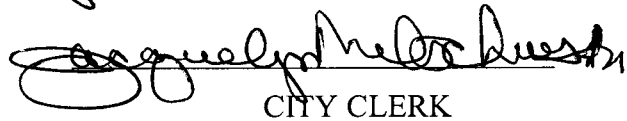
Section 2. That the agreement between Kendall County, the City of Plano, and the United City of Yorkville entitled, *Intergovernmental Agreement Between Kendall County, City of Plano and City of Yorkville, An Agreement Governing the Reconstruction of Eldamain Road from Menards to Galena Road*, (“Intergovernmental Agreement”) a copy of which is attached hereto and incorporated herein as Exhibit A, is hereby approved.

Section 3. That the Mayor and City Clerk are hereby authorized to execute and deliver said Intergovernmental Agreement.

Section 4. That the officials, officers, and employees of the United City of Yorkville are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance and the Intergovernmental Agreement.

Section 5. This Ordinance shall be in full force and effect upon passage, approval, and publication as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County,
Illinois this 7 day of February, A.D. 2011.


CITY CLERK

ROBYN SUTCLIFF ys
ARDEN JOE PLOCHER AP
GARY GOLINSKI GG
ROSE SPEARS RS

DIANE TEELING DT
WALLY WERDERICH WW
MARTY MUNNS MM
GEORGE GILSON, JR. GG

Approved by me, as Mayor of the United City of Yorkville, Kendall County,
Illinois, this 22 day of FEBRUARY, A.D. 2011.


MAYOR

16AM 11-07

INTERGOVERNMENTAL AGREEMENT

BETWEEN

KENDALL COUNTY, CITY OF PLANO AND CITY OF YORKVILLE

An agreement governing the reconstruction of Eldamain Road from Menards to Galena Road

WHEREAS, Kendall County, the City of Plano, and the City of Yorkville are all units of local government authorized to enter into intergovernmental agreements pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220 et seq. and the Illinois Constitution Article VII Sec. 10, and;

WHEREAS, Kendall County, hereinafter referred to as County, has jurisdiction over Eldamain Road for its entirety, and;

WHEREAS, the County seeks to make certain improvements to Eldamain Road from the Menards Distribution Center north to Galena Road to address the growing capacity needs of the roadway, improve public safety and stimulate the economies of local municipalities, and;

WHEREAS, specific improvements for the proposed roadway include the construction of one lane of concrete pavement in each direction, all appropriate turning lanes, paved shoulders, a raised grass median, pavement markings and all other appurtenances necessary to complete the reconstruction of the roadway in accordance with County specifications, and;

WHEREAS, the City of Plano, hereinafter referred to as Plano, has corporate boundaries lying immediately adjacent to and West of the centerline of Eldamain Road; and City of Yorkville, hereinafter referred to as Yorkville, has corporate boundaries lying immediately adjacent to and East of the centerline of Eldamain Road, and;

WHEREAS, both Plano and Yorkville share the vision of the County to make improvements to Eldamain Road from the Menards Distribution Center to Galena Road for reasons aforesaid, and;

WHEREAS, said agencies desire to codify the terms of agreement as they relate to the cost of the project, the recapture of fees, the timing of repayment of fees and expenses, the dedication of necessary rights-of-way, the cost of engineering and any and all other items expressly identified and contained herein.

NOW, THEREFORE, in consideration of the mutual promises, obligations and undertakings set forth herein, the parties mutually agree as follows:

1. The above recitals are incorporated herein by reference.
2. The County will prepare or cause to be prepared all documents related to the reconstruction of Eldamain Road from the Menards Distribution Center north to Galena Road, including, but not limited to, engineering plans, specifications, estimates, contracts, bonds, and certificates of insurance, as well as all documentation required for accurate payment of all contractors and subcontractors working on the

project under the terms and conditions of the contract, identified by the County as Section 07-00096-00-RP, at no cost to Plano and Yorkville.

3. The County will acquire necessary rights-of-way for the project, identified as Section 07-00096-00-RP, at no cost to Plano and Yorkville. Plano and Yorkville shall be responsible for acquiring rights of way for future improvements as set forth in paragraph 11 below.
4. As lead agency, the County will cause the reconstruction of Eldamain Road to be completed in a timely manner, and will make payment(s) to those performing the work in accordance with the contract documents.
5. The parties mutually agree that the estimated cost to improve Eldamain Road is \$6.3 million. Said costs shall be divided and assessed equally between the County, Plano and Yorkville, with the municipal shares being assessed per lineal foot of frontage along Eldamain Road. It is the understanding of all parties hereto that the Municipal Corporations, Plano and Yorkville, will not be responsible to directly pay said fees, but shall collect fees pursuant to recapture agreements as permitted by law in any applicable annexation agreement from future municipal developments, and upon receipt of such fees from developers shall turn over those fees to the County as a recapture of costs for construction of the roadway.
6. The City of Plano and the United City of Yorkville have heretofore entered into a Boundary Agreement between the United City of Yorkville, Illinois, and the City of Plano, Illinois, a copy of which has heretofore been filed for record in the Office of the Recorder of Deeds of Kendall County as Document Number 200100005727 and Document Number 200500008114. Said Agreement between the cities provides, at Paragraph 7, for a cost sharing for future improvements to Eldamain Road.
7. Pursuant to the terms of Paragraph 7 of the Boundary Agreement, the City of Plano has already expended the sum of \$3,400,000.00 for improvements to Eldamain Road. The obligation of the City of Plano to contribute further to the costs to improve Eldamain Road contemplated by the Agreement shall not occur until such time as the United City of Yorkville has contributed from recapture fees not less than \$3,400,000.00 to the project as set forth in the following Paragraphs of this Agreement.
8. Based upon current estimates, the City of Plano's share of the costs of the project will be \$2,100,000.00 (1/3rd of \$6,300,000.00). Accordingly, based upon current estimates of cost, the contribution to be collected by the City of Plano will be in the sum of \$400,000.00.
9. Based upon current estimates, the share of the cost to be recaptured by the United City of Yorkville shall be assessed at \$336.59 per lineal foot of frontage on the East side of Eldamain Road (11,290.00 lineal feet) and that the share of the cost to be recaptured by the City of Plano shall be assessed at \$34.85 per lineal foot along the West side of Eldamain Road (11,468 lineal feet), and shall be paid to the County under the following terms. Plano agrees to make every reasonable effort to assess through recapture and collect not less than \$34.85 per lineal foot and Yorkville agrees

to make every reasonable effort to assess through recapture and collect not less than \$336.59 per lineal foot from all developments in each respective community that have frontage on Eldamain Road between Menards Distribution Center and Galena Road, excluding those properties that have existing annexation agreements approved as of the date of the signing of this instrument. Collected fees shall be paid to the County not more than 180 days after recording of the final plat for any and all municipal developments that have frontage on Eldamain Road.

10. Upon completion of the improvements and the finalization of the computation of the costs of the project, the parties agree to execute an Amendment to this Agreement incorporating the final "AS BUILT" costs and adjusting, based upon final "AS BUILT" costs, the allocations set forth above.
11. In order to accommodate future multi-lane improvements, Plano and Yorkville also agree to use their best efforts to acquire from all future developed properties with frontage along Eldamain Road and to grant to the County of Kendall, at no costs to the Cities, not less than 60' nor more than 75' of road right-of-way, measured from the centerline of Eldamain Road to the right-of-way line, along the entire frontage of all developed properties that have frontage along Eldamain Road, at the time of annexation or platting of said developing properties. The exact width of right-of-way required shall be designated by the County Engineer of Kendall County.
12. In the event federal stimulus funds, or any other federal or state grant funds are allocated for the reconstruction of Eldamain Road, Section 07-00096-00-RP, the municipal share of recapture costs, identified above, shall be reduced proportionally for both Plano and Yorkville. Specifically, recapture costs per lineal foot shall be reduced to equal the following: Yorkville: $[1 - \text{Grant Funds} / \$6.3 \text{ million}] \times \336.59 ; Plano: $[1 - \text{Grant Funds} / \$6.3 \text{ million}] \times \34.85 .
13. This Agreement is executed in triplicate and each party shall retain one completely executed copy, each of which is deemed an original.
14. This Agreement represents the entire agreement between the parties and there are no other promises or conditions in any other agreement whether written or oral. This Agreement supersedes any prior written or oral agreements between the parties and may not be modified except in writing acknowledged by all parties.
15. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provisions of this agreement is invalid or unenforceable, but that by limiting such provision it becomes valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
16. This agreement shall be in full force and effect for a period of 20 years from the date of execution of the agreement.
17. This Agreement may be terminated only by mutual consent of all of the parties acknowledged in writing.

IN WITNESS WHEREOF, the parties mutually agree to the terms and conditions contained herein.

FOR THE COUNTY

ATTEST

NAME John Purcell
TITLE County Board Chair
SIGNATURE J Purcell
DATE 3/15/11

Debbie Gillette
County Clerk
Debbie Gillette
3/15/11

SEAL

FOR THE CITY OF PLANO

ATTEST

NAME Robert Hausler
TITLE Mayor of Plano
SIGNATURE Robert Hausler
DATE 2-28-2011

Deanna Brown
City Clerk
Deanna Brown
3-2-11

SEAL

FOR THE CITY OF YORKVILLE

ATTEST

NAME Valerie Burd
TITLE Mayor of Yorkville
SIGNATURE Valerie Burd
DATE 2/22/2011

Jacquelyn Milschewski
City Clerk
Jacquelyn Milschewski
2-8-2011

SEAL