



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 2, 2025

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: October 7, 2025

New Business:

1. EDC 2025-80 Building Permit Reports for September and October 2025
2. EDC 2025-81 Building Inspection Reports for September and October 2025
3. EDC 2025-82 Property Maintenance Reports for September and October 2025
4. EDC 2025-83 Economic Development Reports for October and November 2025
5. EDC 2025-84 Meyer Data Center – Rezoning
6. EDC 2025-85 Yorkville School District 115 – Annexation and Rezoning
7. EDC 2025-86 Meeting Schedule for 2026

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, December 2, 2025
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. October 7, 2025
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2025-80 Building Permit Reports for September and October 2025
 - Informational Item
 - Notes _____
-
-

2. EDC 2025-81 Building Inspection Reports for September and October 2025

Informational Item

Notes _____

3. EDC 2025-82 Property Maintenance Reports for September and October 2025

Informational Item

Notes _____

4. EDC 2025-83 Economic Development Reports for October and November 2025

Informational Item

Notes _____

5. EDC 2025-84 Meyer Data Center – Rezoning

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

6. EDC 2025-85 Yorkville School District 115 – Annexation and Rezoning

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

7. EDC 2025-86 Meeting Schedule for 2026

Moved forward to CC _____

Approved by Committee _____

Bring back to Committee _____

Informational Item

Notes _____

ADDITIONAL BUSINESS:



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

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – October 7, 2025

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker
Name Department

Agenda Item Notes:

**UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, October 7, 2025, 6:00pm
East Conference Room, #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Rusty Hyett

Alderman Joe Plocher
Alderman Matt Marek

Other City Officials

Assistant City Administrator Erin Willrett, via Zoom
Community Development Director Krysti Barksdale-Noble
Code Official Pete Ratos
Senior Planner Sara Mendez
Senior Planner David Hansen
Economic Development Coordinator Katelyn Gregory
City Consultant Lynn Dubajic Kellogg

Other Guests None

Citizen Comments None

Minutes for Correction/Approval September 2, 2025

The minutes were approved as presented.

New Business

1. EDC 2025-69 Building Permit Report for August 2025

Mr. Ratos reported 136 permits issued in August and of those, 10 were single family detached and 13 single family attached and other miscellaneous. He predicts that the number of single family attached will increase since Ryan Builders will be building them on the south side of town.

2. EDC 2025-70 Building Inspection Report for August 2025

Most of the August inspections were done by in-house staff. Mr. Ratos expects a slowdown with winter coming, but he noted residents are building fences and pools now.

3. EDC 2025-71 Property Maintenance Report for August 2025

Mr. Ratos said there were several inspections, but most came into compliance. He said staff is working with Ground Effects which will be monitored over the winter and a hearing date has been set. City staff is also working with the homeowner of the house on Bluestem which had several violations. That home is being sold and the city will be able to reclaim all the money for city maintenance.

4. EDC 2025-72 Economic Development Report for September 2025.

Ms. Gregory referred to the information in the report and also noted that Gerber Collision & Glass should be starting construction this month. She has also had many inquiries about the

Buffalo Wild Wings which will be opening soon. In addition, Costco plans to open mid-November and hiring is being done in a storefront by the Ulta store. It was also noted the Taco Bell has reopened and LaMichoacana is working on a new space.

5. EDC 2025-73 South Receiving Station Water Tower - Rezoning

David Hansen reported on the city rezoning process for the south receiving water tower site and DuPage Water Commission structure as part of the Lake Michigan water project. It is a 4-acre site being rezoned from B-3 to PI (Public Institutional District). It is located north of Rt. 126, east of Wing Road and south of Rt. 71. This property was recently acquired from the Restore Church and he shared the history of the property and annexation into the city. There will be a Public Hearing on November 12 and it will move forward to the City Council on December 9.

Alderman Koch asked when construction would begin--the piping is out to bid at this time and construction should start soon. Alderman Marek asked if the water is meant for a current use or just switched over when the Lake Michigan water begins. It will not become active until later.

There was no further business and the meeting adjourned at 6:15pm.

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 2025-80

Agenda Item Summary Memo

Title: Building Permit Reports for September and October 2025

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: All permits issued in September and October 2025.

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

September 2025

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	SFA <i>Single Family Attached</i>	Multi-Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
September 2025	130	12	26	0	9	0	83	13,110,102.00	315,327.35
Calendar Year 2025	1,114	91	106	0	130	0	787	141,248,122.00	2,219,684.68
Fiscal Year 2026	753	57	70	0	76	0	550	65,822,964.00	1,433,185.29
September 2024	128	4	0	48 unit – 1 permit	16	0	107	3,056,143.00	59,931.29
Calendar Year 2024	1217	168	0	48 unit – 1 permit	101	0	947	118,425,373.00	2,648,127.65
Fiscal Year 2025	772	75	0	48 unit – 1 permit	69	0	627	24,822,220.00	1,458,433.33
September 2023	216	24	6	0	9	0	177	10,080,915.00	439,726.00
Calendar Year 2023	1839	211	81	0	76	0	1471	85,007,746.00	3,576,549.08
Fiscal Year 2024	1391	124	43	0	42	0	1182	60,713,136.00	2,416,001.15
September 2022	126	13	8	0	5	0	90	5,410,043.00	234,774.62
Calendar Year 2022	1219	141	34	0	96	0	948	46,467,319.00	1,437,182.91
Fiscal Year 2023	819	81	22	0	63	0	653	27,357,934.00	933,296.16



UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

October 2025

TYPES OF PERMITS

	Number of Permits Issued	SFD <i>Single Family Detached</i>	SFA <i>Single Family Attached</i>	Multi-Family <i>Apartments Condominiums</i>	Commercial <i>Includes all Permits Issued for Commercial Use</i>	Industrial	Misc.	Construction Cost	Permit Fees
October 2025	164	20	41	0	13	0	90	25,133,979.00	542,858.70
Calendar Year 2025	1278	110	147	0	144	0	877	162,292,101.00	2,757,537.88
Fiscal Year 2026	918	77	111	0	90	0	640	86,996,943.00	1,977,543.99
October 2024	115	15	0	0	8	0	92	12,902,757.00	201,540.77
Calendar Year 2024	1332	182	0	48 unit-1 permit	109	0	1040	131,140,076.00	2,841,708.07
Fiscal Year 2025	888	90	0	48 unit-1 permit	77	0	720	37,730,627.00	1,661,124.10
October 2023	182	22	18	0	6	0	136	7,497,754.00	499,156.64
Calendar Year 2023	2022	233	99	0	82	0	1608	92,516,938.00	4,077,505.72
Fiscal Year 2024	1574	146	61	0	48	0	1319	68,222,328.00	2,916,057.79
October 2022	142	11	46	0	10	0	75	10,580,406.00	661,594.62
Calendar Year 2022	1361	152	80	0	106	0	1023	57,147,725.00	2,100,327.54
Fiscal Year 2023	961	92	68	0	73	0	728	37,938,340.00	1,596,090.79



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 2025-81

Agenda Item Summary Memo

Title: Building Inspection Reports for September and October 2025

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: All inspections scheduled in September and October 2025.

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:

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
20221076	09/08/2022	407 BRUELL ST	AGP	AGP	REI BC		09/11/2025	09/11/2025	F	PATTY 630-327-0251 NOT BONDED
20230814	06/16/2023	2933 CRYDER WAY	SFD	GR1	REI GS		09/05/2025	09/05/2025	F	SEE INSPECTION SHEET -- BBOX NEEDS HO USING
20231373	09/01/2023	2925 CRYDER WAY	SFD	GR1	EFL GS		09/05/2025	09/05/2025	P	
20232333	02/10/2025	107 E STAGECOACH TR	COM	WMD	ABC PR		09/23/2025	09/23/2025	P	HVAC, ELECT & PLUMB
20240003	03/18/2024	2810 CRYDER WAY	SFD	GR1	EFL GS		09/19/2025	09/19/2025	R	NEEDS A TREE IN THE PARKWAY -- CORNER LOT
20240195	09/09/2024	1536 SYCAMORE RD	MF	BLD	PLF PBF		09/02/2025	09/02/2025	P	UNITS 301, 302, 303, 304, 305, 306 JIM: 708-238-5391
				BLD	PLF PBF		09/03/2025	09/03/2025	P	UNITS 307, 308, 310, 311, 312, 313 JIM: 708-238-5391
				BLD	PLF PBF		09/04/2025	09/04/2025	P	UNITS 314, 315, 316, 317, 318 && UNIT 217 JIM: 708-238-5391
				BLD	FIN GH		09/02/2025	08/29/2025	P	301, 302, 303, 304, 305
				BLD	FEL GH		09/02/2025	08/29/2025	P	301, 302, 303, 304, 305
				BLD	FMC GH		09/02/2025	08/29/2025	P	301, 302, 303, 304, 305
				BLD	PLF PBF		09/05/2025			1ST, 2ND, 3RD FLOOR COMMON AREAS JIM: 708-238-5391
				BLD	FIN GH		09/02/2025	09/02/2025	P	UNITS 306, 307, 308, 310, 311, 312 (NO 309)
				BLD	FEL GH		09/02/2025	09/02/2025	P	UNITS 306, 307, 308, 310, 311, 312 (NO 309)
				BLD	FMC GH		09/02/2025	09/02/2025	P	UNITS 306, 307, 308, 310, 311, 312 (NO 309)
				BLD	FIN GH		09/03/2025	09/03/2025	P	UNITS 313, 314, 315, 316, 317, 318
				BLD	FEL GH		09/03/2025	09/03/2025	P	UNITS 313, 314, 315, 316, 317, 318
				BLD	FMC GH		09/03/2025	09/03/2025	P	UNITS 313, 314, 315, 316, 317, 318
				BLD	FIN GH		09/04/2025	09/04/2025	P	CORRIDORS
				BLD	FEL GH		09/04/2025	09/04/2025	P	CORRIDORS

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			BLD	FMC	GH	09/04/2025	09/04/2025	P	CORRIDORS
			BLD	FIN	GH	09/05/2025	09/05/2025	P	COMMON AREAS
			BLD	FEL	GH	09/08/2025	09/08/2025	P	COMMON AREAS
			BLD	FMC	GH	09/05/2025	09/05/2025	P	COMMON AREAS
20240254	03/27/2024	353 PENSACOLA ST	WIN	MSC	FIN BC	09/24/2025	09/24/2025	P	WINDOWS
20240575	07/26/2024	2172 HENNING LN	SFD	GR1	FIN BF	09/09/2025	09/09/2025	P	MELISSA@MBHOMES.COM
			GR1	FEL	BF	09/09/2025	09/09/2025	P	MELISSA@MBHOMES.COM
			GR1	FMC	BF	09/09/2025	09/09/2025	P	MELISSA@MBHOMES.COM
			GR1	PLF	PBF	09/09/2025	09/09/2025	P	MELISSA@MBHOMES.COM
20240577	07/11/2024	2186 HENNING LN	SFD	GR1	EFL GS	09/22/2025	09/22/2025	P	
			GR1	FIN	GH	09/16/2025	09/16/2025	P	MELISSA 312-513-4114
			GR1	FEL	GH	09/16/2025	09/16/2025	P	
			GR1	FMC	GH	09/16/2025	09/16/2025	P	MELISSA
			GR1	PLF	PBF	09/16/2025	09/16/2025	P	MELISSA@MBHOMES.COM
20241257	01/30/2025	504 S MAIN ST	CRM	BP1	RFR PR	09/24/2025			
20241437	11/12/2024	2469 CATALPA TR	BSM	BLD	FIN BF	09/11/2025	09/11/2025	P	RYAN 630-220-6263
									BASEMENT -- RYAN 309-883-9904
			BLD	FEL	BF	09/11/2025	09/11/2025	P	
			BLD	FMC	BF	09/11/2025	09/11/2025	P	
20241453	03/31/2025	1200 GILLESPIE LN	SFA	KMT	EFL GS	09/08/2025	09/08/2025	P	
20241454	03/31/2025	1202 GILLESPIE LN	SFA	KMT	EFL GS	09/08/2025	09/08/2025	P	
20241455	03/31/2025	1204 GILLESPIE LN	SFA	KMT	EFL GS	09/08/2025	09/08/2025	P	
20241456	03/31/2025	1206 GILLESPIE LN	SFA	KMT	EFL GS	09/08/2025	09/08/2025	P	
20241464	05/07/2025	1217 GILLESPIE LN	SFA	KMT	RFR BC	09/22/2025	09/22/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT	REL	BC	09/22/2025	09/22/2025	P	
			KMT	RMC	BC	09/22/2025	09/22/2025	P	
			KMT	PLR	PBF	09/22/2025	09/22/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT	INS	BC	09/23/2025	09/23/2025	P	ABELJR@ABBYPROPERTIES.LLC
20241465	05/07/2025	1219 GILLESPIE LN	SFA	KMT	RFR GH	09/16/2025	09/16/2025	P	ABEL
			KMT	REL	GH	09/16/2025	09/16/2025	P	

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			KMT		RMC GH	09/16/2025	09/16/2025	P	
			KMT		PLR PBF	09/16/2025	09/16/2025	P	ABELJR@ABBYPROPERTIS.LLC
20241466	05/07/2025	1221 GILLESPIE LN	SFA		KMT INS GH	09/18/2025	09/18/2025	P	
			KMT		RFR BF	09/11/2025	09/11/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		REL BF	09/11/2025	09/11/2025	P	
			KMT		RMC BF	09/11/2025	09/11/2025	P	
			KMT		PLR PBF	09/11/2025	09/11/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		INS BF	09/12/2025	09/12/2025	P	
20241467	05/07/2025	1223 GILLESPIE LN	SFA		KMT RFR GH	09/08/2025	09/08/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		REL GH	09/08/2025	09/08/2025	P	ABEL
			KMT		RMC GH	09/08/2025	09/08/2025	P	
			KMT		PLR PBF	09/08/2025	09/08/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		INS GH	09/09/2025	09/09/2025	P	
20241468	05/07/2025	1225 GILLESPIE LN	SFA		KMT RFR BF	09/04/2025	09/04/2025	P	ABEL
			KMT		REL BF	09/04/2025	09/04/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		RMC BF	09/04/2025	09/04/2025	P	
			KMT		PLR PBF	09/04/2025	09/04/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		INS GH	09/05/2025	09/05/2025	P	
20241469	05/07/2025	1227 GILLESPIE LN	SFA		KMT RFR BF	09/02/2025	09/02/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		REL BF	09/02/2025	09/02/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		RMC BF	09/02/2025	09/02/2025	P	
			KMT		PLR PBF	09/02/2025	09/02/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		INS GH	09/03/2025	09/03/2025	P	
20241486	01/27/2025	1248 GILLESPIE LN	SFA		KMT FIN BF	09/02/2025	09/02/2025	P	ABELJR@ABBYPROPERTIES.LLC
			KMT		FEL BF	09/02/2025	09/02/2025	P	JENN@ABBYPROPERTIES.LLC
			KMT		FMC BF	09/02/2025	09/02/2025	P	
			KMT		PLF PBF	09/02/2025	09/02/2025	P	JENN@ABBYPROPERTIES.LLC
20241487	05/12/2025	1243 GILLESPIE LN	SFA		KMT EFL GS	09/29/2025	09/29/2025	P	
			KMT		OCC BKF	09/29/2025	09/29/2025	P	
20241488	05/12/2025	1245 GILLESPIE LN	SFA		KMT FIN GH	09/24/2025	09/24/2025	F	ABELJR@ABBYPROPERTIES.LLC
			KMT		FEL GH	09/24/2025	09/24/2025	F	ABELJR@ABBYPROPERTIES.LLC

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			KMT	FMC	GH	09/24/2025	09/24/2025	P	
									ABELJR@ABBYPROPERTIES.LLC
			KMT	PLF	PBF	09/24/2025	09/24/2025	P	
									ABELJR@ABBYPROPERTIES.LLC
			KMT	REI	GH	09/25/2025	09/25/2025	P	
									FRAMING
			KMT	REI	GH	09/25/2025	09/25/2025	P	
									ELECTRICAL
			KMT	EFL	GS	09/29/2025	09/29/2025	P	
			KMT	OCC	BKF	09/29/2025	09/29/2025	P	
20241489	05/12/2025	1247 GILLESPIE LN	SFA	KMT	EFL	GS	09/29/2025	09/29/2025	P
				KMT	OCC	BKF	09/29/2025	09/29/2025	P
20241490	05/12/2025	1249 GILLESPIE LN	SFA	KMT	EFL	GS	09/29/2025	09/29/2025	P
				KMT	OCC	BKF	09/29/2025	09/29/2025	P
20250090	03/10/2025	107 E STAGECOACH TR	SGN	ESN	FIN	GH	09/09/2025	09/09/2025	P
									DAN 314-630-3557
20250091	03/10/2025	107 E STAGECOACH TR	SGN	ESN	FIN	GH	09/09/2025	09/09/2025	P
									DAN 314-630-3557
20250092	03/10/2025	107 E STAGECOACH TR	SGN	ESN	FIN	GH	09/09/2025	09/09/2025	P
									DAN 314-630-3557
20250093	03/10/2025	107 E STAGECOACH TR	SGN	ESN	FIN	GH	09/09/2025	09/09/2025	P
									DAN 314-630-3557
20250096	03/10/2025	107 E STAGECOACH TR	SGN	ESN	FIN	GH	09/09/2025	09/09/2025	P
									DAN 314-630-3557
20250097	03/10/2025	107 E STAGECOACH TR	SGN	ESN	FIN	GH	09/09/2025	09/09/2025	P
									DAN 314-630-3557
20250106	06/09/2025	825 E VETERANS PKWY	COM	WMD	PPS	PR	09/04/2025	09/04/2025	P
									EXTERIOR CONCRETE
				WMD	RFR	PR	09/09/2025	09/09/2025	P
				WMD	REL	PR	09/09/2025	09/09/2025	P
				WMD	RMC	PR	09/09/2025	09/09/2025	P
				WMD	PLR	PR	09/09/2025	09/09/2025	P
				WMD	ELS	PR	09/15/2025	09/15/2025	P
20250116	07/21/2025	801 E VETERANS PKWY	COM	BLD	ELS	PR	09/18/2025	09/18/2025	P
									DONOVAN
				BLD	PPS	PR	09/18/2025	09/18/2025	P
									REBAR --
				BLD	PPS	PR	09/30/2025	09/30/2025	P
									STEEL AND TANK PAD -- DONOVAN
20250130	03/27/2025	2864 ROOD ST	SFD	GR1	GPL	GH	09/03/2025	09/03/2025	P
									NICK
				GR1	STP	GH	09/25/2025	09/24/2025	
									MW
20250132	04/17/2025	2844 ROOD ST	SFD	GR1	FIN	BF	09/12/2025	09/12/2025	P
									NPORTO@NVRINC.COM
				GR1	FEL	BF	09/12/2025	09/12/2025	P
				GR1	FMC	BF	09/12/2025	09/12/2025	P
				GR1	PLF	PBF	09/12/2025	09/12/2025	P
									NPORTO@NVRINC.COM

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20250151	04/17/2025	2832 ROOD ST	SFD		GR1 EFL GS	09/12/2025	09/12/2025	P	
					GR1 FIN GH	09/22/2025	09/22/2025	P	
					GR1 FEL GH	09/22/2025	09/22/2025	P	
					GR1 FMC GH	09/22/2025	09/22/2025	P	NICK
					GR1 PLF PBF	09/22/2025	09/22/2025	P	NICK
					GR1 EFL GS	09/22/2025	09/22/2025	P	NPORTO@NVRINC.COM
20250232	04/03/2025	306 BOOMBAH BLVD	COM		BP1 PPS PR	09/18/2025	09/18/2025	P	
					BP1 PPS PR	09/19/2025	09/19/2025	P	EXTERIOR SLAB -- JEFF
					BP1 PPS PR	09/22/2025	09/22/2025	P	
					TRE				SLAB WITH REBAR
20250258	04/09/2025	842 TIMBER OAK LN	SFD		TRE FIN GH	09/05/2025	09/05/2025	P	JASON
					TRE FEL GH	09/05/2025	09/05/2025	P	
					TRE FMC GH	09/05/2025	09/05/2025	P	
					TRE PLF PBF	09/05/2025	09/05/2025	P	
					TRE EFL GS	09/05/2025	09/05/2025	P	JJACOBS@RALLYHOMES,NET
20250282	04/28/2025	3197 GRANDE TR	SFA		GR1 RFR GH	09/19/2025	09/19/2025	P	DOUG
					GR1 REL GH	09/19/2025	09/19/2025	P	
					GR1 RMC GH	09/19/2025	09/19/2025	P	
					GR1 PLR PBF	09/19/2025			DRWEISS@DRHORTON.COM
					GR1 INS BC	09/23/2025	09/23/2025	P	DOUG
20250283	04/28/2025	3199 GRANDE TR	SFA		GR1 RFR GH	09/24/2025	09/24/2025	P	DOUG
					GR1 REL GH	09/24/2025	09/24/2025	P	DOUG
					GR1 RMC GH	09/24/2025	09/24/2025	P	DOUG
					GR1 PLR PBF	09/24/2025	09/24/2025	P	DOUG
					GR1 INS GH	09/26/2025	09/26/2025	P	DRWEISS@DRHORTON.COM
					GR1				DOUG
20250284	04/28/2025	3191 GRANDE TR	SFA		GR1 RFR GH	09/08/2025	09/08/2025	P	DOUG
					GR1 REL GH	09/08/2025	09/08/2025	P	DOUG
					GR1 RMC GH	09/08/2025	09/08/2025	P	DOUG
					GR1 PLR PBF	09/08/2025	09/08/2025	P	DOUG
					GR1 INS GH	09/10/2025	09/10/2025	P	DRWEISS@DRHORTON.COM
					GR1				DOUG

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20250285	04/28/2025	3193 GRANDE TR	SFA	GR1	RFR BF	09/11/2025	09/11/2025	P	DRWEISS@DRHORTON.COM
			GR1	REL BF	09/11/2025	09/11/2025	P		
			GR1	RMC BF	09/11/2025	09/11/2025	P	DOUG	
			GR1	PLR PBF	09/09/2025	09/09/2025	P	DRWEISS@DRHORTON.COM	
			GR1	INS BF	09/15/2025	09/15/2025	P	DRWEISS@DRHORTON.COM	
20250286	04/28/2025	3195 GRANDE TR	SFA	GR1	RFR BC	09/16/2025	09/16/2025	P	
			GR1	REL BC	09/16/2025	09/16/2025	P		
			GR1	RMC BC	09/16/2025	09/16/2025	P		
			GR1	PLR PBF	09/16/2025	09/16/2025	P	DRWEISS@DRHORTON.COM	
			GR1	INS GH	09/18/2025	09/18/2025	P	DOUG	
20250289	04/17/2025	802 CAULFIELD PT	DCK	DCK	RFR BC	09/10/2025	09/10/2025	P	AFTER 9:00 AM -- JEFF 815-919-8023
20250303	04/28/2025	3511 RICHARDSON CIR	SFA	GR1	OCC BKF	09/18/2025	09/18/2025	P	BKF -- FIRE SUPPRESSION
			GR1	FIN GH	09/25/2025	09/25/2025	P	DOUG	
			GR1	FEL GH	09/25/2025	09/25/2025	P		
			GR1	FMC GH	09/25/2025	09/25/2025	P		
			GR1	PLF PBF	09/25/2025	09/25/2025	P	DRWEISS@DRHORTON.COM	
20250304	04/28/2025	3513 RICHARDSON CIR	SFA	GR1	EFL GS	09/22/2025	09/22/2025	P	
			GR1	OCC BKF	09/18/2025	09/18/2025	P		
			GR1	FIN GH	09/25/2025	09/25/2025	P	DOUG	
			GR1	FEL GH	09/25/2025	09/25/2025	P	DOUG	
			GR1	FMC GH	09/25/2025	09/25/2025	P	DOUG	
20250305	04/28/2025	3515 RICHARDSON CIR	SFA	GR1	PLF PBF	09/25/2025	09/25/2025	P	DRWEISS@DRHORTON.COM
			GR1	EFL GS	09/22/2025	09/22/2025	P		
			GR1	OCC BKF	09/18/2025	09/18/2025	P		
			GR1	FIN GH	09/23/2025	09/23/2025	P	DOUG	
			GR1	FEL GH	09/23/2025	09/23/2025	P	DOUG	
20250306	04/28/2025	3517 RICHARDSON CIR	SFA	GR1	FMC GH	09/23/2025	09/23/2025	P	DOUG
			GR1	PLF PBF	09/23/2025			DRWEISS@DRHORTON.COM	
			GR1	EFL GS	09/22/2025	09/22/2025	P		
			GR1	OCC BKF	09/18/2025	09/18/2025	P		

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			GR1		FIN GH		09/23/2025	09/23/2025	P	
										DOUG
			GR1		FEL GH		09/23/2025	09/23/2025	P	
										DOUG
			GR1		FMC GH		09/23/2025	09/23/2025	P	
										DOUG
			GR1		PLF PBF		09/23/2025	09/23/2025	P	
										DRWEISS@DRHORTON.COM
20250364	04/30/2025	232 WINDHAM CIR	SFD		RIV WKS GH		09/26/2025	09/26/2025	P	
										CHRISTINE
20250365	05/23/2025	88 W COUNTRYSIDE PKWY	SGN		SGN FIN BC		09/16/2025	09/16/2025	P	
										SIGN -- 847-550-8902
20250386	05/08/2025	2872 ROOD ST	SFD		GR1 WKS RA		09/19/2025	09/19/2025	P	
										MW
20250416	06/16/2025	76 W COUNTRYSIDE PKWY	SGN		SGN FIN BC		09/16/2025	09/16/2025	P	
										SIGN 847-550-8902
20250446	06/11/2025	862 TIMBER OAK LN	SFD		TRE EPW GH		09/10/2025	09/10/2025	P	
										MW
										MW
										MW
20250488	05/21/2025	2615 HATCH CT	SFD		GR5 REI GS		09/03/2025	09/03/2025	P	
										EFL
20250489	05/21/2025	2623 SUTHERLAND CT	SFD		GR5 FIN GH		09/10/2025	09/10/2025	P	
										KALIN
										KALIN
										KALIN
										KALIN
										KALIN
										KTELLEZ@NVRINC.COM
20250506	06/03/2025	2401 ALAN DALE LN	SFD		WHM INS GH		09/02/2025	09/02/2025	P	
										BRAD
										F
										no rebar for service walks or hole drilled
20250507	06/03/2025	2346 SUMAC DR	SFD		WHM WKS RA		09/11/2025	09/11/2025	P	
										MW
20250508	06/03/2025	2348 SUMAC DR	SFD		WHM WKS RA		09/11/2025	09/11/2025	P	
										MW
20250509	06/03/2025	2342 SUMAC DR	SFD		WHM FIN GH		09/09/2025	09/09/2025	P	
										DARREL;
										F
										DARREL;
										P
										DARREL
										P
										DARREL: 224-230-0488

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			WHM		EFL GS	09/10/2025	09/10/2025	P	
			WHM		REI BC	09/11/2025	09/11/2025	P	
20250510	06/02/2025	2604 HATCH CT	SFD	GR5	RFR BF	09/11/2025	09/11/2025	P	FINAL ELECTRIC -- DAARRELL 224-230-0488 SUMP DRAIN TO BE INSTALLED AFTER SOD TAKES ROOT AND WATERING STOPS. REINSPECT IN NOV.
				GR5	REL BF	09/11/2025	09/11/2025	P	KTELLEZ@NVRINC.COM
				GR5	RMC BF	09/11/2025	09/11/2025	P	KTELLEZ@NVRINC.COM
				GR5	PLF PBF	09/11/2025	09/11/2025	P	KTELLEZ@NVRINC.COM
				GR5	INS BC	09/15/2025	09/15/2025	P	KTELLEZ@NVRINC.COM
				GR5	STP GH	09/18/2025	09/17/2025	P	KALIN FRONT
20250511	06/02/2025	2606 HATCH CT	SFD	GR5	WK GH	09/23/2025	09/23/2025	P	
				GR5	RFR GH	09/04/2025	09/04/2025	P	KALIN
				GR5	REL GH	09/04/2025	09/04/2025	P	KALIN
				GR5	RMC GH	09/04/2025	09/04/2025	P	KALIN
				GR5	PLR PBF	09/04/2025	09/04/2025	P	KALIN
				GR5	INS GH	09/08/2025	09/08/2025	P	KTELLEZ@NVRINC.COM
				GR5	WKS GH	09/18/2025	09/18/2025	P	KALIN
20250558	06/09/2025	782 TIMBER OAK LN	DCK	DCK	FIN BC	09/11/2025			MW CHRIS
				DCK	FIN BC	09/19/2025	09/19/2025	P	CHRIS
20250579	06/30/2025	107 E STAGECOACH TRL	SGN	BLD	FIN GH	09/09/2025	09/09/2025	P	DAN 314-630-3557
20250580	06/30/2025	107 E STAGECOACH TRL	SGN	ELS	FIN GH	09/09/2025	09/09/2025	P	DAN 314-630-3557
20250582	06/11/2025	852 TIMBER OAK LN	SFD	TRE	WKS GH	09/17/2025	09/17/2025	P	
20250588	06/18/2025	545 W BARBERRY CIR	SFD	GBD	WAT PBF	09/12/2025	09/12/2025	P	BRANDON 630-345-2688
				GBD	SEW PBF	09/22/2025	09/22/2025	F	AM - IF POSSIBLE - BRANDON 630-345-2688
				GBD	SEW PBF	09/24/2025	09/24/2025	P	RESINSPECTION - AM IF POSSIBLE - BRANDON 630-345-2688

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20250610	06/16/2025	3516 RICHARDSON CIR	SFA	GR1	RFR GH	09/24/2025	09/24/2025	P	
									DOUG
				GR1	REL GH	09/24/2025	09/24/2025	P	
									DOUG
				GR1	RMC GH	09/24/2025	09/24/2025	P	
									DOUG
				GR1	PLR PBF	09/24/2025	09/24/2025	P	
									DRWEISS@DRHORTON.COM
				GR1	INS GH	09/26/2025	09/26/2025	P	
									DOUG
20250611	06/16/2025	3514 RICHARDSON CIR	SFA	GR1	RFR GH	09/29/2025	09/29/2025	P	
									DOUG
				GR1	REL GH	09/29/2025	09/29/2025	P	
				GR1	RMC GH	09/29/2025	09/29/2025	P	
				GR1	PLR PBF	09/29/2025			
									DRWEISS@DRHORTON.COM
20250614	08/20/2025	801 PRAIRIE POINTE DR	COM	WMD	PPS PR	09/29/2025	09/29/2025	P	
20250631	06/10/2025	865 HOMESTEAD DR	BSM	BLD	FIN PR	09/03/2025	09/03/2025	P	
				BLD	FEL PR	09/03/2025	09/03/2025	P	
				BLD	FMC PR	09/03/2025	09/03/2025	P	
				BLD	PLF PR	09/03/2025	09/03/2025	P	
20250632	06/09/2025	4579 GARDINER AVE	SOL	EPR	FIN BF	09/04/2025	09/04/2025	F	
									SOLAR -- ANTHONY 801-600-2952
20250638	06/12/2025	3993 SHOEGER DR	SFA	GR5	ELE BC	09/15/2025	09/15/2025	P	
									ABEL
20250639	06/12/2025	3995 SHOEGER DR	SFA	GR5	ELE BC	09/15/2025	09/15/2025	P	
				GR5	RFR BC	09/25/2025	09/25/2025	P	
									ABELJR@ABBYPROPERTIES.LLC
				GR5	REL BC	09/25/2025	09/25/2025	P	
									ABELJR@ABBYPROPERTIES.LLC
				GR5	RMC BC	09/25/2025	09/25/2025	P	
									ABELJR@ABBYPROPERTIES.LLC
				GR5	PLR PBF	09/25/2025	09/25/2025	P	
									ABELJR@ABBYPROPERTIES.LLC
20250664	09/10/2025	456 POPLAR	ROF	ROF	ROF RA	09/12/2025	09/12/2025	P	
20250674	07/10/2025	567 COACH RD	SOL	EPR	FIN BF	09/02/2025	09/02/2025	P	
									SOLAR -- AUSTIN 219-713-3968
20250676	06/23/2025	1426 CHESTNUT LN	AGP	AGP	BND BC	09/11/2025	09/11/2025	P	
									DALARIAN 630-802-0557 PLEASE CALL FIRST
									*****DOG*****
20250693	06/25/2025	209 W KENDALL DR	SFD	BLD	RFR PR	09/16/2025	09/16/2025	P	
									MCCUE
				BLD	REL PR	09/16/2025	09/16/2025	P	
				BLD	RMC PR	09/16/2025	09/16/2025	P	
				BLD	PLR PR	09/16/2025	09/16/2025	P	

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			BLD		INS BC	09/22/2025	09/24/2025	F	
									MCCUE
			BLD		RFR PR	09/19/2025	09/19/2025		
									BASEMENT
			BLD		REL PR	09/19/2025	09/19/2025	P	
									BASEMENT
			BLD		RMC PR	09/19/2025	09/19/2025	P	
									BASEMENT
			BLD		PLR PR	09/19/2025	09/19/2025	P	
									BASEMENT
20250694	06/26/2025	2608 HATCH CT	SFD	GR5	STP GH	09/18/2025	09/17/2025		
									MW
				GR5	RFR GH	09/18/2025	09/18/2025	F	
									KALIN
				GR5	REL GH	09/18/2025	09/18/2025	P	
									KALIN
				GR5	RMC GH	09/18/2025	09/18/2025	P	
									KALIN
				GR5	PLR PBF	09/18/2025	09/18/2025	P	
									KTELLEZ@NVRINC.COM
				GR5	INS GH	09/22/2025	09/22/2025	P	
									KALIN
				GR5	REI GH	09/19/2025	09/19/2025	P	
									ROUGH FRAMING -- KALIN
				GR5	WK GH	09/23/2025	09/23/2025	P	
									MW
20250703	06/26/2025	2684 BIG GROVE CIR	SFD	GR5	ADA GS	09/02/2025	09/02/2025	P	
20250704	07/14/2025	2602 HATCH CT	SFD	GR5	GAR GH	09/02/2025	09/02/2025	P	
									MW
				GR5	BSM GH	09/02/2025	09/02/2025	P	
									MW
				GR5	GPL GH	09/10/2025	09/10/2025	P	
									KALIN
				GR5	PHD GH	09/18/2025	09/18/2025	P	
									MW
				GR5	STP GH	09/23/2025	09/23/2025	P	
									MW
				GR5	RFR BC	09/29/2025	09/29/2025	P	
				GR5	REL BC	09/29/2025	09/29/2025	P	
				GR5	RMC BC	09/29/2025	09/29/2025	P	
									ANDREW
				GR5	PLR PBF	09/29/2025			
									AMEEKS@NVRINC.COM
20250708	06/24/2025	1422 RUBY DR	BSM	BP1	FIN PR	09/22/2025	09/22/2025	P	
									MACHELLE 630-296-7663, x1
				BP1	FEL PR	09/22/2025	09/22/2025	P	
				BP1	FMC PR	09/22/2025	09/22/2025	P	
				BP1	PLF PR	09/22/2025	09/22/2025	P	

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20250709	06/24/2025	2957 GRANDE TR	WIN	WIN	FIN	GH	09/05/2025	09/05/2025	P	DANA CAULK GAP BETWEEN PATIO DOOR & NEW TRIM
20250716	07/03/2025	596 CHERRY CT	SFD	TRE	INS	GH	09/04/2025	09/04/2025	P	JASON
				TRE	STP	GH	09/04/2025	09/04/2025	P	FR & R -- MW
				TRE	WKS	GH	09/18/2025	09/18/2025	P	MW BATCH REPORT RECEIVED
20250721	09/23/2025	3998 SHOEGER DR	SFA	GR5	FTG	GH	09/26/2025	09/26/2025	P	ABEL
20250722	09/23/2025	4006 SHOEGER DR	SFA	GR5	FTG	GH	09/26/2025	09/26/2025	P	ABEL
20250723	08/15/2025	3997 SHOEGER DR	SFA	GR5	FOU	GH	09/09/2025	09/09/2025	P	ABEL
				GR5	BKF	BC	09/15/2025	09/15/2025	P	ABEL
				GR5	PLU	PBF	09/18/2025	09/18/2025	P	ABELJR@ABBYPROPERTIES.LLC
				GR5	GPL	BC	09/18/2025	09/18/2025	P	ABEL
				GR5	BSM	GH	09/19/2025	09/19/2025	P	ABEL
				GR5	GAR	GH	09/19/2025	09/19/2025	P	
20250724	08/15/2025	3999 SHOEGER DR	SFA	GR5	FOU	GH	09/09/2025	09/09/2025	P	ABEL
				GR5	BKF	BC	09/15/2025	09/15/2025	P	ABEL
				GR5	PLU	PBF	09/18/2025	09/18/2025	P	ABELJR@ABBYPROPERTIES.LLC
				GR5	GPL	BC	09/18/2025	09/18/2025	P	ABEL
				GR5	BSM	GH	09/19/2025	09/19/2025	P	ABEL
				GR5	GAR	GH	09/19/2025	09/19/2025	P	
20250733	07/09/2025	411 HONEYSUCKLE LN	SFD	WML	STP	BC	09/11/2025	09/11/2025	P	MW
				WML	RFR	BF	09/19/2025	09/19/2025	P	DARRELL.LINDBERG@LENNAR.COM
				WML	REL	BF	09/19/2025	09/19/2025	P	
				WML	RMC	BF	09/19/2025	09/19/2025	P	
				WML	PLR	PBF	09/19/2025	09/19/2025	P	DARRELL.LINDBERG@LENNAR.COM
				WML	INS	BC	09/24/2025	09/24/2025	P	DARRELL
20250734	07/09/2025	2404 ALAN DALE LN	SFD	WML	STP	BC	09/11/2025			FR & R -- MW
				WML	RFR	BC	09/24/2025	09/24/2025	F	DARRELL

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					WML REL BC	09/24/2025	09/24/2025	F	
					WML RMC BC	09/24/2025	09/24/2025	P	
					WML PLR PBF	09/24/2025	09/24/2025	P	DARRELL
20250735	07/09/2025	2424 ALAN DALE LN	SFD		WML STP BC	09/11/2025			DARREL.LINDBERG@LENNAR.COM
20250736	07/09/2025	2544 SUMAC DR.	SFD		WML ELS GH	09/02/2025	09/02/2025	P	FR & R -- MW
					WML GPL GH	09/05/2025	09/05/2025	P	BRAD
					WML STP GH	09/29/2025	09/29/2025	P	DARRELL 224-230-0488
20250737	07/09/2025	2486 SUMAC DR	SFD		WML ELS GH	09/02/2025	09/02/2025	P	MW -- FR&R
					WML STP GH	09/29/2025	09/29/2025	P	BRAD
20250738	07/09/2025	2566 SUMAC DR	SFD		WML ELS GH	09/02/2025	09/02/2025	P	MW -- FR & R
					WML GPL BC	09/11/2025	09/11/2025	P	BRAD
					WML STP GH	09/29/2025	09/29/2025	P	DARRELL
20250739	07/09/2025	303 TWINLEAF TR	SFD		WML ESW PBF	09/02/2025			MW -- FR&R
					WML BKF GH	09/03/2025	09/03/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
					WML PLU PBF	09/12/2025	09/12/2025	P	MW
					WML GPL BC	09/11/2025	09/11/2025	P	DARRELL.LINDBERG@LENNAR.COM
					WML BG BC	09/12/2025	09/12/2025	P	DARRELL
					WML ELS BC	09/24/2025	09/24/2025	P	MW
20250740	07/03/2025	805 TIMBER OAK LN	SFD		TRE GAR GH	09/10/2025	09/10/2025	P	DARREL
					TRE STP GH	09/10/2025	09/10/2025	P	MW
					TRE PHD RA	09/11/2025	09/11/2025	P	FRONT
					TRE RFR BC	09/19/2025			MW
					TRE REL BC	09/19/2025			JASON
					TRE RMC BC	09/19/2025			JASON
					TRE PLR PBF	09/19/2025	09/19/2025	P	JJACOBS@RALLYHOMES.NET

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			TRE		INS BC		09/26/2025	09/26/2025	P	JASON
			TRE		WK BC		09/26/2025	09/26/2025	P	MW
			TRE		REI BC		09/26/2025	09/26/2025	P	FRAMING
20250741	07/03/2025	935 TIMBER OAK LN	SFD		TRE GAR GH		09/10/2025	09/10/2025	P	MW
			TRE		STP GH		09/10/2025	09/10/2025	P	FRONT
			TRE		PHD RA		09/11/2025			MW
			TRE		EPW BC		09/16/2025	09/16/2025	P	PUBLIC WALK BY RETENTION POND - NEAR LOT 5 - MW
			TRE		EPW GH		09/19/2025	09/19/2025	P	PARTIAL PUB WALK BY RETENTION POND - NEAR LOT 5 - MW
			TRE		WK BC		09/26/2025	09/26/2025	P	MW
20250749	07/07/2025	908 FAWN RIDGE CT	PTO	PTO	PTO RA		09/19/2025	09/19/2025	P	630-362-6035
20250773	07/01/2025	2903 CRYDER WAY	GAZ	BLD	FIN PR		09/02/2025	09/02/2025	P	PORCH -- REMY
				BLD	FEL PR		09/02/2025	09/02/2025	P	
20250790	07/16/2025	1089 STILLWATER CT	SDW	SDW	WK RA		09/11/2025	09/11/2025	P	GRANT
20250802	07/02/2025	801 PRAIRIE POINTE DR	FOU	BP1	FTG GH		09/26/2025	09/26/2025	P	LARRY 630-494-9126 - TRENCH FOR HVAC PAD
20250804	07/10/2025	1228 N BRIDGE ST	BDO	ALT	PLR PR		09/03/2025	09/03/2025	P	RAVI 773-663-1925
				ALT	REL PR		09/04/2025	09/04/2025	P	PAUL 773-503-0214
				ALT	RMC PR		09/04/2025	09/04/2025	P	ROBERT 224-558-2857
				ALT	RFR PR		09/05/2025	09/05/2025	P	RAVI 773-663-1925
20250805	07/31/2025	874 BLUESTEM DR	PTO	PTO	PTO RA		09/18/2025	09/18/2025	P	
20250814	07/11/2025	2525 EMERALD LN	IGP	IGP	PPS BF		09/05/2025	09/05/2025	P	630-639-8506 MIKE
				IGP	BND BF		09/05/2025	09/05/2025	P	
				IGP	FIN BC		09/26/2025	09/26/2025	P	JENNY 630-330-5536
20250815	07/14/2025	2600 HATCH CT	SFD	GR5	PLU PBF		09/03/2025	09/04/2025	P	AMEEKS@NVRINC.COM
				GR5	BSM GH		09/05/2025	09/05/2025	P	MW
				GR5	GAR GH		09/05/2025	09/05/2025	P	MW

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			GR5		GPL GH	09/18/2025	09/18/2025	P	
20250816	07/08/2025	651 WINDETT RIDGE RD	SOL	EPR	REI BC	09/18/2025	09/18/2025	P	KALIN
20250823	09/23/2025	4028 SHOEGER DR	SFA	GR5	FTG GH	09/26/2025	09/26/2025	P	SOLAR
20250824	09/23/2025	4036 SHOEGER DR	SFA	GR5	FTG GH	09/26/2025	09/26/2025	P	ABEL
20250829	08/05/2025	3184 PINWOOD DR	FNC	FNC	PHF RA	09/15/2025	09/15/2025	P	ABEL
20250838	07/15/2025	586 CHERRY CT	SFD	TRE	GAR GH	09/04/2025	09/04/2025	P	MW
			TRE	STP	GH	09/04/2025	09/04/2025	P	FR & R -- MW
			TRE	WK	RA	09/22/2025	09/22/2025	P	MW
			TRE	RFR	BC	09/24/2025	09/24/2025	P	JASON
			TRE	REL	BC	09/24/2025	09/24/2025	P	JASON
			TRE	RMC	BC	09/24/2025	09/24/2025	P	JASON
			TRE	PLR	PBF	09/24/2025	09/24/2025	P	JACOBSON
20250839	07/15/2025	593 CHERRY CT	SFD	TRE	GAR BC	09/11/2025	09/11/2025	P	JJACOBS@RALLYHOMES.NET
			TRE	STP	BC	09/11/2025	09/11/2025	P	MW
			TRE	PHD	RA	09/11/2025	09/11/2025	P	MW
			TRE	RFR	BC	09/18/2025	09/18/2025	P	JASON
			TRE	REL	BC	09/18/2025	09/18/2025	P	JASON
			TRE	RMC	BC	09/18/2025	09/18/2025	P	JASON
			TRE	PLR	PBF	09/18/2025	09/18/2025	P	JACOBSON
			TRE	INS	GH	09/25/2025	09/25/2025	P	JACOBSON
			TRE	WK	BC	09/26/2025	09/26/2025	P	MW
20250867	07/18/2025	2628 SUTHERLAND CT	DCK	DCK	RFR BC	09/18/2025	09/18/2025	P	CHRIS
			DCK	FIN	BC	09/29/2025	09/29/2025	P	DECK -- UPPER DECK
20250868	07/18/2025	506 WINDETT RIDGE RD	DCK	DCK	PHD RA	09/11/2025	09/11/2025	P	CHRIS 630-330-8038
20250871	07/23/2025	910 HAYDEN DR	SFD	PM4	BSM GH	09/02/2025	09/02/2025	P	RSS

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			PM4		GAR GH	09/02/2025	09/02/2025	P	
			PM4		ELS BC	09/12/2025	09/12/2025	P	RSS
20250872	07/18/2025	98 E SCHOOLHOUSE RD	COM	OCC	OCC PR	09/02/2025	09/02/2025	P	JAKE 630-881-5393
20250882	07/21/2025	578 CHERRY CT	SFD	TRE	STP GH	09/04/2025	09/04/2025	P	CALL REMY
			TRE	GAR	BC	09/16/2025	09/16/2025	P	FR & R -- MW
			TRE	PTO	RA	09/22/2025	09/22/2025	P	MW
			TRE	WK	RA	09/22/2025	09/22/2025	P	MW
20250885	07/21/2025	2235 FAIRFIELD AVE	BSM	BP1	RFR BC	09/19/2025	09/19/2025	P	MW
			BP1	REL	BC	09/19/2025	09/19/2025	P	JIM - 224-324-0813
			BP1	RMC	BC	09/19/2025	09/19/2025	P	
			BP1	PLR	PBF	09/19/2025	09/19/2025	P	
			BP1	INS	BC	09/24/2025	09/24/2025	P	JIM: 224-324-0813
20250888	07/24/2025	898 PARKSIDE LN	WIN	WIN	FIN GH	09/08/2025	09/08/2025	P	JIM 224-432-0813
20250899	08/15/2025	4001 SHOEGER DR	SFA	GR5	FTG GH	09/09/2025	09/09/2025	P	ALL WINDOWS JASON- 630-800-9963
			GR5	FOU	BC	09/12/2025	09/12/2025	P	JENN
			GR5	PLU	PBF	09/24/2025	09/24/2025	P	ABELJR@ABBYPROPERTIES.LLC
			GR5	BKF	GH	09/24/2025	09/24/2025	F	RADON?? ABELJR@ABBYPROPERTIES.LLC
			GR5	REI	GH	09/25/2025	09/25/2025	P	ABEL
			GR5	BSM	GH	09/26/2025	09/26/2025	P	BACKFILL
			GR5	GAR	GH	09/26/2025	09/26/2025	P	ABEL
20250900	08/15/2025	4007 SHOEGER DR	SFA	GR5	FTG GH	09/09/2025	09/09/2025	P	ABEL
			GR5	FOU	BC	09/12/2025	09/12/2025	P	ABELJR@ABBYPROPERTIES.LLC
			GR5	PLU	PBF	09/24/2025	09/24/2025	P	RADON?? ABELJR@ABBYPROPERTIES.LLC
			GR5	BKF	GH	09/24/2025	09/24/2025	F	
			GR5	REI	GH	09/25/2025	09/25/2025	P	BACKFILL
			GR5	BSM	GH	09/26/2025	09/26/2025	P	ABEL

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			GR5		GAR GH	09/26/2025	09/26/2025	P	
20250901	09/04/2025	4021 SHOEGER DR	SFA		GR5 FTG GH	09/10/2025	09/10/2025	P	ABEL
			GR5		FOU BC	09/12/2025	09/12/2025	P	JENN@ABBYPROPERTIES.LLC
			GR5		PLU PBF	09/26/2025			ABELJR@ABBYPROPERTIES.LLC
			GR5		BSM GH	09/26/2025	09/26/2025	P	RADON?? ABELJR@ABBYPROPERTIES.LLC
			GR5		BKF GH	09/29/2025	09/29/2025	P	ABEL
20250902	09/04/2025	4027 SHOEGER DR	SFA		GR5 BKF GH	09/30/2025	09/30/2025	P	drain tile
			GR5		FTG GH	09/10/2025	09/10/2025	P	JENN@ABBYPROPERTIES.LLC
			GR5		FOU BC	09/12/2025	09/12/2025	P	ABELJR@ABBYPROPERTIES.LLC
			GR5		PLU PBF	09/26/2025			
			GR5		BSM GH	09/26/2025	09/26/2025	P	RADON?? ABELJR@ABBYPROPERTIES.LLC
			GR5		BKF GH	09/29/2025	09/29/2025	P	ABEL
20250903	09/04/2025	4031 SHOEGER DR	SFA		GR5 BKF GH	09/30/2025	09/30/2025	P	DRAIN TILE
			GR5		FTG GH	09/10/2025	09/10/2025	P	JENN@ABBYPROPERTIES.LLC
			GR5		FOU GH	09/16/2025	09/16/2025	P	ABEL
			GR5		PLU PBF	09/26/2025			
			GR5		BSM GH	09/26/2025	09/26/2025	P	RADON?? ABELJR@ABBYPROPERTIES.LLC
			GR5		BKF GH	09/29/2025	09/29/2025	P	ABEL
			GR5		BKF GH	09/30/2025	09/30/2025	P	DRAIN TILE
20250904	09/04/2025	4037 SHOEGER DR	SFA		GR5 BKF GH	09/30/2025	09/30/2025	P	ABEL
			GR5		FTG GH	09/10/2025	09/10/2025	P	JENN@ABBYPROPERTIES.LLC
			GR5		FOU GH	09/16/2025	09/16/2025	P	ABEL
			GR5		PLU PBF	09/26/2025			
			GR5		BSM GH	09/26/2025	09/26/2025	P	RADON?? ABELJR@ABBYPROPERTIES.LLC
			GR5		BKF GH	09/29/2025	09/29/2025	P	ABEL
20250905	09/04/2025	4041 SHOEGER DR	SFA		GR5 BKF GH	09/30/2025	09/30/2025	P	DRAIN TILE
			GR5		FTG GH	09/16/2025	09/16/2025	P	ABEL

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			GR5		FOU	GH	09/19/2025	09/19/2025	P	ABEL
20250906	09/04/2025	4047 SHOEGER DR	SFA	GR5	FTG	GH	09/16/2025	09/16/2025	P	ABEL
			GR5		FOU	GH	09/19/2025	09/19/2025	P	ABEL
20250907	09/04/2025	4051 SHOEGER DR	SFA	GR5	FTG	GH	09/16/2025	09/16/2025	P	ABEL
			GR5		FOU	GH	09/19/2025	09/19/2025	P	ABEL
20250908	09/04/2025	4057 SHOEGER DR	SFA	GR5	FTG	GH	09/16/2025	09/16/2025	P	ABEL
			GR5		FOU	GH	09/19/2025	09/19/2025	P	ABEL
20250909	09/04/2025	4061 SHOEGER DR	SFA	GR5	FTG	GH	09/19/2025	09/19/2025	P	ABEL
			GR5		FOU	BC	09/24/2025	09/24/2025	P	ABEL
20250910	09/04/2025	4067 SHOEGER DR	SFA	GR5	FTG	GH	09/19/2025	09/19/2025	P	ABEL
			GR5		FOU	BC	09/24/2025	09/24/2025	P	ABEL
20250911	09/04/2025	4071 SHOEGER DR	SFA	GR5	FTG	GH	09/19/2025	09/19/2025	P	ABEL
			GR5		FOU	BC	09/24/2025	09/24/2025	P	ABEL
20250912	09/04/2025	4077 SHOEGER DR	SFA	GR5	FTG	GH	09/19/2025	09/19/2025	P	ABEL
			GR5		FOU	BC	09/24/2025	09/24/2025	P	ABEL
20250916	07/25/2025	3986 SHOEGER DR	FNC	FNC	FIN	RA	09/03/2025	09/03/2025	P	JOSE
20250918	07/23/2025	2629 FAIRFAX WAY	DCK	DCK	REI	PR	09/03/2025	09/03/2025	P	FINAL DECK -- JOE 630-360-4633
20250922	07/23/2025	2901 ELLSWORTH DR	SOL	EPR	FIN	BF	09/18/2025	09/18/2025	F	SOLAR -- DIEGO 773-742-6397
			EPR		FEL	BF	09/18/2025	09/18/2025	F	new electrical BOXES AND CONDUIT NEED TO BE ACHORED TO A SOLID BACKING, DISCONNECT AND CONDUITS ANCHORED INTO VINYL SIDING ONLY.
20250927	07/23/2025	2851 CRYDER WAY	FNC	FNC	PHF	RA	09/08/2025	09/08/2025	P	JACKIE 708-316-9740
20250939	08/04/2025	681 HAYDEN DR	WIN	WIN	FIN	BC	09/11/2025	09/11/2025	P	WINDOWS AND DOORS
20250940	08/07/2025	175 E VETERANS PKWY	SGN	ESN	FIN	GH	09/03/2025	09/03/2025	P	
20250943	08/07/2025	2612 HATCH CT	SFD	GR5	FOU	GH	09/02/2025	09/02/2025	P	MW
			GR5		WAT	PBF	09/09/2025	09/09/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			GR5		BKF	GH	09/10/2025	09/10/2025	P	MW

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			GR5		PLU PBF	09/12/2025	09/12/2025	P	KTELLEZ@NVRINC.COM
			GR5		GAR BC	09/15/2025	09/15/2025	P	MW
			GR5		BSM BC	09/15/2025	09/15/2025	P	MW
			GR5		GPL BC	09/25/2025	09/25/2025	P	ANDREW 331-431-7342
20250944	08/07/2025	2666 BIG GROVE CIR	SFD		GR5 FTG GH	09/05/2025	09/04/2025	P	MW
			GR5		FOU GH	09/08/2025	09/08/2025	P	MW
			GR5		WAT PBF	09/12/2025	09/12/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			GR5		BKF BC	09/12/2025	09/12/2025	P	MW
			GR5		PLU PBF	09/19/2025	09/19/2025	P	KTELLEZ@NVRINC.COM
			GR5		BSM GH	09/22/2025	09/22/2025	P	MW
			GR5		GAR GH	09/22/2025	09/22/2025	P	MW
20250945	08/07/2025	2609 HATCH CT	SFD		GR5 FOU GH	09/03/2025	09/03/2025	P	MW
			GR5		WAT PBF	09/09/2025	09/09/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			GR5		BKF GH	09/09/2025	09/09/2025	P	MW
			GR5		PLU PBF	09/12/2025	09/12/2025	P	KTELLEZ@NVRINC.COM
			GR5		BSM BC	09/15/2025	09/15/2025	P	MW
			GR5		GAR BC	09/15/2025	09/15/2025	P	MW
20250949	07/30/2025	762 GREENFIELD TURN	SFD		BP1 GPL GH	09/03/2025	09/03/2025	P	MARVIN 630-551-6620
			BP1		BKF GH	09/04/2025	09/04/2025	F	MARVIN 630-551-6620
			BP1		REI GH	09/04/2025	09/04/2025	P	MARVIN
			BP1		ESW PR	09/17/2025	09/17/2025	P	SHANE 630-973-3908
20250955	07/31/2025	807 E MAIN ST	FNC		FNC PHF RA	09/04/2025	09/04/2025	P	ADRIANA 815-834-1200
			FNC		FIN RA	09/09/2025	09/09/2025	P	BARBARA 630-346-1072
20250956	07/31/2025	1206 BADGER ST	FNC		FNC PHF RA	09/09/2025	09/09/2025	P	MIGUEL

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20250967	08/08/2025	804 S MAIN ST	FNC	FNC	FIN RA	09/08/2025	09/08/2025	P	CLASSIC FENCE
20250968	07/28/2025	563 BIRCHWOOD DR	ESS	EPR	FIN BF	09/04/2025	09/04/2025	P	SOLAR/ESS -- ANTHONY 801-600-2952 ***pl ease do first***
20250970	08/18/2025	3229 LEHMAN CROSSING	PTO	PTO	PTO GH	09/04/2025	09/04/2025	F	DAVID 630-492-3984
			PTO	REI	RA	09/12/2025	09/12/2025	P	REI PER GH
20250971	09/16/2025	676 HAYDEN DR	DRV	DRV	PTO RA	09/30/2025	09/30/2025	P	
20250972	09/05/2025	2669 BIG GROVE CIR	PTO	PTO	PTO RA	09/15/2025	09/15/2025	P	JOHN
20250978	08/06/2025	901 HARVEST TR UNIT B	FNC	FNC	PHF RA	09/04/2025	09/04/2025	P	ADRIANA 815-834-1200
			FNC	FIN	RA	09/08/2025	09/08/2025	P	CHRISTINE 312-515-0031
20250979	08/07/2025	2878 CRYDER WAY	FNC	FNC	PHF RA	09/26/2025	09/26/2025	P	
20250983	08/07/2025	592 PINE RD	SFD	TRE	BKF GH	09/03/2025	09/03/2025	P	MW
			TRE	ESW	PBF	09/04/2025	09/04/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			TRE	PLU	PBF	09/05/2025	09/05/2025	P	JJACOBS@RALLYHOMES.NET
			TRE	BSM	GH	09/08/2025	09/08/2025	P	MW
			TRE	GPL	BC	09/12/2025	09/12/2025	P	JASON
20250984	08/07/2025	872 TIMBER OAK LN	SFD	TRE	ESW PBF	09/04/2025			FAMILYSEWEROFFICE@YAHOO.COM
			TRE	GPL	GH	09/03/2025	09/03/2025	P	JASON
			TRE	STP	BC	09/26/2025	09/26/2025	P	FRONT AND REAR - MW
			TRE	GAR	BC	09/26/2025	09/26/2025	P	MW
20250985	08/15/2025	3521 RICHARDSON CIR	SFA	GR1	FTG GH	09/05/2025	09/05/2025	P	UPLAND
			GR1	FOU	GH	09/09/2025	09/09/2025	P	UPLAND
			GR1	WAT	PBF	09/12/2025	09/12/2025	P	MIKE 847-385-8657
			GR1	PLU	PBF	09/18/2025	09/18/2025	P	DRWEISS@DRHORTON.COM
			GR1	ELU	GH	09/19/2025	09/19/2025	P	DOUG
			GR1	PPS	GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159

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			GR1		STP GH	09/22/2025	09/22/2025	P	
			GR1		PTO GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159
20250986	08/15/2025	3523 RICHARDSON CIR	SFA		GR1 FTG GH	09/05/2025	09/05/2025	P	JOSE 630-465-1159
			GR1		FOU GH	09/09/2025	09/09/2025	P	TRENCH FOU - UPLAND
			GR1		WAT PBF	09/12/2025	09/12/2025	P	UPLAND
			GR1		PLU PBF	09/18/2025	09/18/2025	P	MIKE 847-385-8657
			GR1		ELU GH	09/19/2025	09/19/2025	P	DRWEISS@DRHORTON.COM
			GR1		PPS GH	09/22/2025	09/22/2025	P	DOUG
			GR1		PTO GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159
			GR1		STP GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159
20250987	08/15/2025	3525 RICHARDSON CIR	SFA		GR1 FTG GH	09/05/2025	09/05/2025	P	JOSE 630-465-1159
			GR1		FOU GH	09/09/2025	09/09/2025	P	TRENCH FOU - UPLAND
			GR1		WAT PBF	09/12/2025	09/12/2025	P	UPLAND
			GR1		PLU PBF	09/18/2025		P	MIKE 847-385-8657
			GR1		ELU GH	09/19/2025	09/19/2025	P	DRWEISS@DRHORTON.COM
			GR1		PPS GH	09/22/2025	09/22/2025	P	DOUG
			GR1		PTO GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159
			GR1		STP GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159
20250988	08/15/2025	3527 RICHARDSON CIR	SFA		GR1 FTG GH	09/05/2025	09/05/2025	P	JOSE 630-465-1159
			GR1		FOU GH	09/09/2025	09/09/2025	P	TRENCH FOUNDATION
			GR1		WAT PBF	09/12/2025	09/12/2025	P	UPLAND
			GR1		PLU PBF	09/18/2025	09/18/2025	P	MIKE 847-385-8657
			GR1		ELU GH	09/19/2025	09/19/2025	P	DRWEISS@DRHORTON.COM
			GR1		PPS GH	09/22/2025	09/22/2025	P	DOUG
			GR1		PPS GH	09/22/2025	09/22/2025	P	JOSE 630-465-1159

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			GR1		PLU PR	09/10/2025	09/10/2025	P	JESSICA
			GR1		BSM PR	09/15/2025	09/15/2025	P	
			GR1		GAR PR	09/15/2025	09/15/2025	P	REMY
			GR1		ELS BC	09/22/2025	09/22/2025	P	REMY
20251027	08/18/2025	803 MCHUGH RD	SOL		EPR FIN BF	09/15/2025	09/15/2025	P	SOLAR GREEN TECH 331-998-8980 -- CANCELED AT 11:00 -- CHARGED REI FEE
					EPR FEL BF	09/15/2025			
					EPR FIN BF	09/22/2025	09/22/2025	P	SOLAR 331-998-8980
					EPR FEL BF	09/22/2025	09/22/2025	P	
20251031	08/21/2025	408 E SOMONAUK ST	ROF		ROF ROF RA	09/11/2025	09/11/2025	P	630-876-9654
20251032	08/19/2025	3348 JONATHAN DR.	GAZ		GAZ FIN BC	09/12/2025	09/12/2025	P	GAZEEOO ROBERTO - 630-779-2715
20251048	08/19/2025	572 CHERRY CT	SFD		TRE FOU GH	09/02/2025	09/02/2025	P	MW
					TRE ESW PBF	09/11/2025	09/11/2025	F	FAMILYSEWEROFFICE@YAHOO.COM
					TRE BKF GH	09/09/2025	09/09/2025	P	MW
					TRE GPL BC	09/26/2025	09/26/2025	P	
					TRE PLU PR	09/30/2025	09/30/2025	P	
20251049	08/18/2025	304 WALNUT ST	ROF		ROF ROF RA	09/09/2025	09/09/2025	P	LIZ 630-631-7556
20251056	08/21/2025	336 TWINLEAF TR	WIN		WIN FIN BC	09/22/2025	09/22/2025	P	KELSEY 708-437-4320
20251057	08/21/2025	2046 SQUIRE CIR	FNC		FNC PHF RA	09/15/2025	09/15/2025	P	KARLA 815-460-3449
20251058	08/22/2025	106 CENTER PKWY	MIS		ADD RFR PR	09/04/2025	09/04/2025	P	
20251060	08/22/2025	2854 OLD GLORY DR	GAZ		GAZ FIN BC	09/30/2025	09/30/2025	P	GAZEBO -- MARK 850-420-8466
20251061	08/21/2025	2855 GRANDE TR	ROF		ROF ROF RA	09/15/2025	09/15/2025	P	SHERRI 630-822-8238
					ROF ROF RA	09/16/2025	09/16/2025	P	SHERRIE
					ROF ROF RA	09/18/2025	09/18/2025	P	SHERRIE
					ROF ROF RA	09/19/2025	09/19/2025	P	SHERRIE
20251062	08/21/2025	1958 RAINTREE RD	SOL		EPR FIN BF	09/04/2025	09/04/2025	F	SOLAR -- JAMES 224-239-1070
					EPR FEL BF	09/04/2025	09/04/2025	F	
20251063	08/22/2025	2581 ANNA MARIA LN	REM		BLD RFR GH	09/03/2025	09/03/2025	P	REMODEL

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
			BLD		REL	GH	09/03/2025	09/03/2025	F	ADD SMOKE DETECTOR TO NEW BEDROOM, MUST BE INTERCONNECTED WITH OTHERS
			BLD		INS	GH	09/05/2025	09/05/2025	P	JOSH 630-641-9087
20251066	08/26/2025	1887 WILD INDIGO LN	SHD	SHD	PTO	RA	09/02/2025	09/02/2025	P	MATT 630-333-6558
20251075	08/28/2025	2867 OLD GLORY DR	FNC	FNC	PHF	RA	09/09/2025	09/09/2025	P	SHERRY 815-836-8731
20251083	08/27/2025	2093 SQUIRE CIR	FNC	FNC	PHF	RA	09/22/2025	09/22/2025	P	GABRIEL 630-406-8410 00 X 202
			FNC		PHF	RA	09/29/2025	09/29/2025	P	GABRIEL
20251084	08/21/2025	231 BURNETT ST	ROF	SID	ROF	RA	09/24/2025	09/24/2025	P	MARTHA 815-786-0178
20251086	08/28/2025	2670 BIG GROVE CIR	SFD	GR5	FTG	BC	09/11/2025	09/11/2025	P	MW
			GR5		FOU	BC	09/15/2025	09/15/2025	P	MW
			GR5		WAT	PBF	09/18/2025	09/18/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			GR5		BKF	GH	09/18/2025	09/18/2025	P	MW
			GR5		PLU	PBF	09/24/2025	09/24/2025	P	KTELLEZ@NVRINC.COM
			GR5		BSM	GH	09/25/2025	09/24/2025		MW
			GR5		GAR	GH	09/25/2025	09/24/2025		MW
20251093	08/29/2025	225 WINDETT RIDGE RD	PTO	PTO	PTO	RA	09/22/2025	09/22/2025	P	RICH
20251094	08/28/2025	3354 JONATHAN DR	SOL	EPR	FIN	BF	09/24/2025	09/24/2025	F	SOLAR -- DIEGO 773-742-6397
				EPR	FEL	BF	09/24/2025	09/24/2025	F	
20251095	08/29/2025	200 GARDEN ST	CCO	OCC	OCC	BC	09/10/2025	09/10/2025	F	ANDRE 224-565-0484 EQUIPMENT NOT INSTALLED. NEED ANOTHER FINAL
				OCC	REI	BC	09/22/2025	09/22/2025	P	OCCUPANCY
20251097	09/03/2025	822 WINDETT RIDGE RD	SHD	MSC	PTO	RA	09/15/2025	09/15/2025	P	WALLY 708/829/7650
20251098	09/04/2025	2256 LAVENDER WAY	MSC	MSC	FIN	BC	09/10/2025	09/10/2025	P	HVAC
20251100	09/02/2025	2641 KELLOGG CT	PRG	PRG	FIN	BC	09/16/2025	09/16/2025	P	PERGOLA 630-788-0498
20251101	09/16/2025	2367 WINTERTHUR GREEN	FNC	FNC	PHF	RA	09/19/2025	09/19/2025	P	JOSE 815-641-6979
20251102	08/29/2025	453 POPLAR DR	ROF	ROF	ROF	RA	09/08/2025	09/08/2025	P	RICK 630-715-9776

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
20251104	09/04/2025	2212 COUNTRY HILLS DR	FNC	FNC	PHF RA		09/12/2025	09/12/2025	P	MONICA
			FNC	FNC	FIN RA		09/22/2025	09/22/2025	P	FENCE NETWORK
20251106	09/18/2025	872 HAMPTON LN	FNC	FNC	PHF RA		09/26/2025	09/26/2025	P	
20251108	09/03/2025	1122 GRACE DR	DCK	DCK	PHD RA		09/10/2025	09/10/2025	P	ALAN 630-385-2881
			DCK	DCK	RFR RA		09/29/2025	09/29/2025	P	
20251111	09/08/2025	599 CHERRY CT	SFD	TRE	FTG BC		09/11/2025	09/11/2025	P	
			TRE	TRE	FOU BC		09/18/2025	09/18/2025	P	MW
			TRE	TRE	ESW PBF		09/25/2025	09/25/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
			TRE	TRE	BKF BC		09/24/2025	09/24/2025	P	MW
			TRE	TRE	PLU PBF		09/29/2025			JACOBS@RALLYHOMES.NET
20251112	09/11/2025	323 TWINLEAF TR	SFD	BLD	FTG GH		09/17/2025	09/17/2025	P	MW
			BLD	BLD	FOU BC		09/22/2025	09/22/2025	P	MW
			BLD	BLD	BKF BC		09/25/2025	09/25/2025	P	MW
20251113	09/11/2025	311 TWINLEAF TR	SFD	BLD	FTG BC		09/15/2025	09/15/2025	P	MW
			BLD	BLD	FOU GH		09/17/2025	09/17/2025	P	MW
			BLD	BLD	BKF BC		09/23/2025	09/23/2025	P	MW
			BLD	BLD	ESW PBF		09/25/2025	09/25/2025	P	FAMILYSEWEROFFICE@YAHOO.COM
20251117	09/05/2025	511 BIRCHWOOD DR	SFD	HEC	ESW PR		09/10/2025	09/10/2025	P	PAT 630-774-5101
			HEC	HEC	FTG BC		09/17/2025	09/17/2025	P	LATE AM -- RICH 630-273-5932
			HEC	HEC	FOU BC		09/26/2025	09/26/2025	P	RICH 630-273-5932
20251120	09/10/2025	884 HAYDEN DR	SFD	PM4	FTG BC		09/16/2025	09/16/2025	P	REMY
			PM4	PM4	FOU BC		09/22/2025	09/22/2025	P	REMY
			PM4	PM4	BKF BC		09/29/2025	09/29/2025	P	
			PM4	PM4	PLU PR		09/29/2025	09/29/2025	P	
			PM4	PM4	ESW PR		09/29/2025	09/29/2025	P	
20251122	09/02/2025	2321 HOBBS LN	ROF	ROF	ROF RA		09/08/2025	09/08/2025	P	ANGEL
20251123	09/03/2025	154 CLAREMONT CT.	ROF	ROF	ROF RA		09/04/2025	09/04/2025	P	

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
20251125	09/03/2025	1431 CHESTNUT LN	FNC	FNC	PHF	RA	09/03/2025	09/03/2025	P	MONICA 630-554-0385
			FNC	FNC	FIN	RA	09/11/2025	09/11/2025	P	MONICA
20251126	09/02/2025	456 POPLAR	ELE	ELE	FEL	BC	09/18/2025	09/18/2025	P	MARK 847-514-0185
20251134	09/17/2025	2924 ELLSWORTH DR	MIS	BP1	PHF	RA	09/18/2025	09/18/2025	P	
				BP1	RFR	BC	09/26/2025	09/26/2025	F	1. install rafter ties to beams (hurricane clips) 2. tie rafters together at beam with collar ties.
20251140	09/19/2025	909 MORGAN ST	ROF	ROF	ROF	RA	09/19/2025	09/19/2025	P	GENESSA 630-815-9295
20251145	09/10/2025	1003 HAMPTON LN	ROF	ROF	ROF	RA	09/26/2025	09/26/2025	P	JOSEPH JAMES
20251152	09/17/2025	26 W COUNTRYSIDE PKWY	MSC	WKS	EPW	RA	09/29/2025	09/29/2025	P	
20251153	09/19/2025	2730 ELLORY CT	PTO	PTO	PTO	RA	09/24/2025	09/24/2025	P	GUS 331-717-8254
20251157	09/19/2025	2761 BERRYWOOD LN	PTO	PTO	PTO	RA	09/25/2025	09/25/2025	P	GUS
20251166	09/16/2025	1104 SUNSET AVE	PTO	PTO	PPS	BC	09/17/2025	09/17/2025	F	PIN STEPS TO STOOP USING #4 REBAR EVERY 18"-PROTECT STRUCTURAL WOOD WITH WATER BARRIER-REPLACE STRUCTURAL WOOD BELOW DOOR BEFORE POURING STOOP. WOOD HAS ROTTED
			PTO	REI	BC		09/18/2025	09/18/2025	P	STAIRS
20251175	09/23/2025	752 GREENFIELD TURN	FNC	FNC	PHF	RA	09/30/2025	09/30/2025	P	TIM 630-624-2424
20251176	09/23/2025	742 GREENFIELD TURN	FNC	FNC	PHF	RA	09/30/2025	09/30/2025	P	TIM 630-624-2424
20251179	09/25/2025	831 WINDETT RIDGE RD	SHD	SHD	PTO	RA	09/30/2025	09/30/2025	P	AL 309-397-9079
20251189	09/26/2025	281 WALSH CIR	FNC	FNC	PHF	RA	09/30/2025	09/30/2025	P	PAULETTE
20251208	09/23/2025	639 WHITE OAK WAY	FNC	FNC	PHF	RA	09/29/2025	09/29/2025	P	
20251210	09/30/2025	3157 MATLOCK DR	ROF	ROF	ROF	RA	09/30/2025	09/30/2025	P	

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	INSPECTION TYPE	FEE	CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS

PERMIT TYPE SUMMARY:		AGP ABOVE-GROUND POOL				2				
		BDO COMMERCIAL BUILD-OUT				4				
		BSM BASEMENT REMODEL				16				
		CCO COMMERCIAL OCCUPANCY PERMIT				2				
		COM COMMERCIAL BUILDING				15				
		CRM COMMERCIAL REMODEL				1				
		DCK DECK				9				
		DRV DRIVEWAY				1				
		ELE ELECTRIC				1				
		ESS BATTERY ENERGY STORAGE SYSTEMS				2				
		FNC FENCE				29				
		FOU FOUNDATION				1				
		GAR GARAGE				3				
		GAZ GAZEBO				5				
		IGP IN-GROUND POOL				3				
		MF MULTI-FAMILY (APARTMENT/CONDO)				19				
		MIS MISCELLANEOUS				3				
		MSC MISCELLANEOUS				2				
		PRG PERGOLA				1				
		PTO PATIO / PAVERS				10				
		REM REMODEL				7				
		ROF ROOFING				14				
		SDW SIDEWALK				1				
		SFA SINGLE-FAMILY ATTACHED				219				
		SFD SINGLE-FAMILY DETACHED				244				
		SGN SIGN				11				
		SHD SHED/ACCESSORY BUILDING				3				
		SOL SOLAR PANELS				15				
		WIN WINDOW REPLACEMENT				5				

INSPECTION SUMMARY:		ABC ABOVE CEILING				1				
		ADA ADA ACCESSIBLE WALK WAY				1				
		BG BASEMENT AND GARAGE FLOOR				1				
		BKF BACKFILL				27				
		BND POOL BONDING				2				
		BSM BASEMENT FLOOR				18				
		EDA DRIVEWAY, APRON				1				
		EFL ENGINEERING FINAL SITE				20				
		ELE ELECTRIC SERVICE				2				
		ELS ELECTRIC SERVICE				8				
		ELU ELECTRICAL - UNDERSLAB				4				
		EPW PUBLIC WALK				4				
		ESW SEWER / WATER				10				
		FEL FINAL ELECTRIC				31				
		FIN FINAL INSPECTION				63				
		FMC FINAL MECHANICAL				21				
		FOU FOUNDATION				31				

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	INSPECTION TYPE	FEE	CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
		FTG	FOOTING							31
		GAR	GARAGE FLOOR							18
		GPL	GREEN PLATE INSPECTION							14
		INS	INSULATION							24
		OCC	OCCUPANCY INSPECTION							14
		PHD	POST HOLE - DECK							6
		PHF	POST HOLE - FENCE							22
		PLF	PLUMBING - FINAL OSR READY							20
		PLR	PLUMBING - ROUGH							27
		PLU	PLUMBING - UNDERSLAB							24
		PPS	PRE-POUR, SLAB ON GRADE							13
		PTO	PREPOUR BASE FOR PATIO							16
		REI	REINSPECTION							16
		REL	ROUGH ELECTRICAL							29
		RFR	ROUGH FRAMING RESCHECK SFD SFA							36
		RMC	ROUGH MECHANICAL							28
		ROF	ROOF UNDERLAYMENT ICE & WATER							14
		SEW	SEWER INSPECTION							2
		STP	STOOPS							21
		WAT	WATER							10
		WK	SERVICE WALK							10
		WKS	PUBLIC & SERVICE WALKS							8
INSPECTOR SUMMARY:										
		BC	BOB CREADEUR							119
		BF	B&F INSPECTOR CODE SERVICE							50
		BKF	BRISTOL KENDALL FIRE DEPT							10
		GH	GINA HASTINGS							243
		GS	GEORGE STEFFENS							23
		PBF	PLUMBER							79
		PR	PETER RATOS							51
		RA	AARON ROSA							73
STATUS SUMMARY:										
		C	BC							12
		C	BF							20
		C	BKF							6
		C	GH							36
		C	GS							11
		C	PBF							10
		C	PR							3
		C	RA							25
		I	BC							106
		I	BF							30
		I	BKF							4
		I	GH							204
		I	GS							8
		I	PBF							68

INSPECTIONS SCHEDULED FROM 09/01/2025 TO 09/30/2025

PERMIT #	ISSUE DATE	LOCATION	TYPE	FEE	INSPECTION CODE	EMP.	SCHED. DATE	COMP. DATE	RES.	COMMENTS
		I PR				48				
		I RA				48				
		M BC				1				
		M GH				3				
		M GS				1				
		M PBF				1				
		T GS				3				

REPORT SUMMARY: 648

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		006-FIN FINAL INSPECTION Comments1: BASEMENT- NICK 630-408-9719	20230205	1972 MEADOWLARK LN	147	10/31/2025	
BC		007-FEL FINAL ELECTRIC				10/31/2025	
BC		008-FMC FINAL MECHANICAL				10/31/2025	
GS		024-EFL ENGINEERING FINAL SITE	20230208	3961 HAVENHILL CT	3029		10/08/2025
GS		024-EFL ENGINEERING FINAL SITE	20230209	3963 HAVENHILL CT	3029		10/08/2025
GS		024-EFL ENGINEERING FINAL SITE Comments1: BBOX WILL NOT KEY	20230210	3965 HAVENHILL CT	3029		10/08/2025
GS		023-EFL ENGINEERING FINAL SITE	20230211	3967 HAVENHILL CT	3029		10/08/2025
PR	13:00 PM	001-FTG FOOTING Comments1: RICH 630-451-9922	20230954	1203 N BRIDGE ST	0		10/28/2025
BC	13:00 PM	005-REL ROUGH ELECTRICAL Comments1: GUY	20231324	781 OMAHA DR	17		10/03/2025
BC	13:00 PM	006-RMC ROUGH MECHANICAL					10/03/2025
PR	23:00 AM	028-FEL FINAL ELECTRIC Comments1: GARY 815-715-5969	20232333	107 E STAGECOACH TR	0		10/03/2025
PR	23:00 AM	029-FIN FINAL INSPECTION Comments1: PHIL 815-666-9683					10/09/2025
PR	23:00 AM	030-FMC FINAL MECHANICAL					10/09/2025
PR	23:00 AM	031-PLF PLUMBING - FINAL OSR READ					10/09/2025
PR	23:00 AM	024-ABC ABOVE CEILING Comments1: RYAN 6302206263	20241257	504 S MAIN ST	0		10/21/2025
GH	23:00 AM	009-RFR ROUGH FRAMING RESCHECK SF Comments1: ABEL	20241461	1211 GILLESPIE LN	0		10/13/2025
GH	23:00 AM	010-RMC ROUGH MECHANICAL Comments1: ABEL					10/13/2025
GH	23:00 AM	011-REL ROUGH ELECTRICAL Comments1: ABEL					10/13/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					10/13/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	013-INS INSULATION					10/14/2025
BC	13:00 PM	009-INS INSULATION Comments1: ABEL	20241462	1213 GILLESPIE LN	0		10/09/2025
BC	13:00 PM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: ABEL					10/08/2025
BC	13:00 PM	011-REL ROUGH ELECTRICAL					10/08/2025
BC	13:00 PM	012-RMC ROUGH MECHANICAL					10/08/2025
PBF	13:00 PM	013-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.COM					10/08/2025
BF	13:00 PM	009-RFR ROUGH FRAMING RESCHECK SF Comments1: abeljr@abbyproperties.llc	20241463	1215 GILLESPIE LN	442		10/03/2025
BF	13:00 PM	010-REL ROUGH ELECTRICAL					10/03/2025
BF	13:00 PM	011-RMC ROUGH MECHANICAL					10/03/2025
PBF	13:00 PM	012-PLR PLUMBING - ROUGH Comments1: abeljr@abbyproperties.llc					10/03/2025
GH	23:00 AM	013-INS INSULATION Comments1: ABEL					10/06/2025
BF	23:00 AM	016-FIN FINAL INSPECTION Comments1: abeljr@abbyproperties.llc	20241477	1230 GILLESPIE LN	0		10/03/2025
BF	23:00 AM	017-FEL FINAL ELECTRIC					10/03/2025
BF	23:00 AM	018-FMC FINAL MECHANICAL					10/03/2025
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: JENN@ABBYPROPERTIES.LLC					10/03/2025
GH	13:00 PM	011-FIN FINAL INSPECTION	20250018	2881 OLD GLORY DR	245		10/27/2025
GH	13:00 PM	012-FEL FINAL ELECTRIC					10/27/2025
GH	13:00 PM	013-FMC FINAL MECHANICAL					10/27/2025
PBF		PM 014-PLF PLUMBING - FINAL OSR READ Comments1: KYLE: 630-703-8490				10/27/2025	
PR		015-ABC ABOVE CEILING Comments1: PHARMACY	20250106	825 E VETERANS PKWY	0		10/13/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		016-ABC ABOVE CEILING Comments1: OPTICAL CENTER					10/14/2025
PR		017-FIN FINAL INSPECTION					10/24/2025
PR		018-FEL FINAL ELECTRIC					10/24/2025
PR		019-FMC FINAL MECHANICAL					10/24/2025
PR		020-PLF PLUMBING - FINAL OSR READ					10/24/2025
PR	23:00 AM	011-PLR PLUMBING - ROUGH Comments1: DONOVAN - PLUMBING IN WALL	20250116	801 E VETERANS PKWY	0		10/13/2025
PR		012-FIN FINAL INSPECTION Comments1: DONOVAN					10/29/2025
PR		013-FEL FINAL ELECTRIC					10/29/2025
PR		014-FMC FINAL MECHANICAL					10/29/2025
PR		015-PLF PLUMBING - FINAL OSR READ					10/29/2025
BC	23:00 AM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: NICK PORTO	20250130	2864 ROOD ST	307		10/07/2025
BC	23:00 AM	011-REL ROUGH ELECTRICAL					10/07/2025
BC	23:00 AM	012-RMC ROUGH MECHANICAL					10/07/2025
PBF		013-PLR PLUMBING - ROUGH Comments1: NPORTO@NVRINC.COM					10/07/2025
BC	23:00 AM	014-INS INSULATION Comments1: AFTER 11:00 -- NICK					10/10/2025
GH	23:00 AM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					10/29/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: SIGNS -- TMOBILE	20250143	1945 MARKETVIEW DR.	0		10/20/2025
BC		002-FIN FINAL INSPECTION Comments1: MONUMENT SIGN	20250163	OUTLOT 9006	9006		10/07/2025
RA		001-FIN FINAL INSPECTION Comments1: PATIO AND SIDEWALK	20250167	661 ASH CT	14		10/08/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	23:00 AM	013-PLU PLUMBING - UNDERSLAB Comments1: JEFF	20250232	306 BOOMBAH BLVD	0		10/07/2025
PR		014-PLU PLUMBING - UNDERSLAB Comments1: JEFF - AREAS A+B					10/09/2025
BC		015-PPS PRE-POUR, SLAB ON GRADE Comments1: MEZZANINE -- JEFF					10/10/2025
PR	13:00 PM	016-PPS PRE-POUR, SLAB ON GRADE Comments1: SECTION A FLOOR					10/20/2025
PR	13:00 PM	017-PPS PRE-POUR, SLAB ON GRADE Comments1: LIGHT POLES					10/22/2025
PR	13:00 PM	018-MIS MISCELLANEOUS Comments1: ELECTRIC FOR LIGHT POLES					10/22/2025
PR		AM 019-UGE UNDERGROUND ELECTRIC				10/31/2025	
PR		AM 020-PLU PLUMBING - UNDERSLAB				10/31/2025	
PR		AM 021-PPS PRE-POUR, SLAB ON GRADE Comments1: SALT DOME				10/31/2025	
PR	13:00 PM	022-PPS PRE-POUR, SLAB ON GRADE Comments1: PIERS FOR FUEL STATION -					10/30/2025
PR		024-PLU PLUMBING - UNDERSLAB Comments1: AREA B					10/27/2025
PR		025-PPS PRE-POUR, SLAB ON GRADE Comments1: AREA B					10/27/2025
RA	23:00 AM	014-WKS PUBLIC & SERVICE WALKS	20250282	3197 GRANDE TR	1024		10/14/2025
GS		015-EFL ENGINEERING FINAL SITE					10/29/2025
RA	23:00 AM	014-WKS PUBLIC & SERVICE WALKS	20250283	3199 GRANDE TR	1025		10/14/2025
GS		015-EFL ENGINEERING FINAL SITE					10/29/2025
RA	23:00 AM	014-WKS PUBLIC & SERVICE WALKS Comments1: DOUG	20250284	3191 GRANDE TR	1021		10/14/2025
BC		015-FIN FINAL INSPECTION Comments1: DOUG					10/29/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		016-FEL FINAL ELECTRIC Comments1: DOUG					10/29/2025
BC		017-FMC FINAL MECHANICAL Comments1: DOUG					10/29/2025
PBF		018-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM					10/29/2025
GS		019-EFL ENGINEERING FINAL SITE					10/29/2025
RA	23:00 AM	014-WKS PUBLIC & SERVICE WALKS	20250285	3193 GRANDE TR	1022		10/14/2025
BC		015-FIN FINAL INSPECTION Comments1: DOUG					10/29/2025
BC		016-FEL FINAL ELECTRIC Comments1: DOUG					10/29/2025
BC		017-FMC FINAL MECHANICAL Comments1: DOUG					10/29/2025
PBF		018-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM				10/29/2025	
GS		019-EFL ENGINEERING FINAL SITE					10/29/2025
RA	23:00 AM	014-WKS PUBLIC & SERVICE WALKS	20250286	3195 GRANDE TR	1023		10/14/2025
GS		015-EFL ENGINEERING FINAL SITE					10/29/2025
GH		015-FIN FINAL INSPECTION Comments1: NICK	20250386	2872 ROOD ST	306		10/15/2025
GH		016-FEL FINAL ELECTRIC					10/15/2025
GH		017-FMC FINAL MECHANICAL					10/15/2025
PBF		018-PLF PLUMBING - FINAL OSR READ Comments1: NPORTO@NVRINC.COM					10/15/2025
GS		019-EFL ENGINEERING FINAL SITE					10/15/2025
BC		016-FIN FINAL INSPECTION Comments1: JASON	20250446	862 TIMBER OAK LN	56		10/14/2025
BC	13:00 PM	017-FEL FINAL ELECTRIC Comments1: JASON					10/14/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	018-FMC FINAL MECHANICAL Comments1: JASON					10/14/2025
PBF	13:00 PM	019-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					10/14/2025
GS	_____	020-EFL ENGINEERING FINAL SITE					10/15/2025
GH	13:00 PM	018-FIN FINAL INSPECTION Comments1: DARRELL	20250506	2401 ALAN DALE LN	135		10/29/2025
GH	13:00 PM	019-FEL FINAL ELECTRIC					10/29/2025
GH	13:00 PM	020-FMC FINAL MECHANICAL					10/29/2025
PBF	_____ PM	021-PLF PLUMBING - FINAL OSR READ Comments1: DARRELL.LINDBERG@LENNAR.COM				10/29/2025	
GS	_____	022-EFL ENGINEERING FINAL SITE Comments1: CAN NOT LOCATE OR KEY BBOX					10/31/2025
BC	23:00 AM	015-EPW PUBLIC WALK Comments1: MW	20250510	2604 HATCH CT	15		10/08/2025
GH	_____	016-FIN FINAL INSPECTION Comments1: KALIN					10/29/2025
GH	_____	017-FEL FINAL ELECTRIC Comments1: KALIN					10/29/2025
GH	_____	018-FMC FINAL MECHANICAL Comments1: KALIN					10/29/2025
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: KTELLEZ@NVRINC.COM				10/29/2025	
GS	_____	020-EFL ENGINEERING FINAL SITE					10/31/2025
GH	_____	016-FIN FINAL INSPECTION Comments1: KALIN	20250511	2606 HATCH CT	16		10/22/2025
GH	_____	017-FEL FINAL ELECTRIC					10/22/2025
GH	_____	018-FMC FINAL MECHANICAL					10/22/2025
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: KTELLEZ@NVRINC.COM					10/22/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	020-EFL ENGINEERING FINAL SITE					10/22/2025
GS	_____	021-EFL ENGINEERING FINAL SITE					10/29/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: GAZEBO	20250534	1141 MIDNIGHT PL	274		10/08/2025
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK -- TOM	20250556	798 BLUESTEM DR	114		10/02/2025
BC	23:00 AM	011-ELE ELECTRIC SERVICE Comments1: BRANDON 630-345-2688	20250588	545 W BARBERRY CIR	44		10/01/2025
GH	23:00 AM	012-STP STOOPS Comments1: BRANDON 630-345-2688					10/21/2025
BC	_____ AM	013-GAR GARAGE FLOOR Comments1: BRANDON 630-345-2688				10/27/2025	
BC	23:00 AM	014-RFR ROUGH FRAMING RESCHECK SF Comments1: install joist hangers at basement landin Comments2: g. not sufficient head room at scuttle.					10/27/2025
BC	23:00 AM	015-REL ROUGH ELECTRICAL Comments1: install ev conduit + box. seal all exter Comments2: ior boxes					10/27/2025
BC	23:00 AM	016-RMC ROUGH MECHANICAL					10/27/2025
PBF	23:00 AM	017-PLR PLUMBING - ROUGH Comments1: BRANDON 630-345-2688					10/27/2025
PR	_____ AM	018-REI REINSPECTION Comments1: ROUGH PLUMBING BRANDON 630-345-2688				10/31/2025	
BC	23:00 AM	019-INS INSULATION Comments1: tape per Bob & BRANDON				10/31/2025	
RA	13:00 PM	015-WKS PUBLIC & SERVICE WALKS Comments1: DOUG	20250610	3516 RICHARDSON CIR	1321		10/21/2025
GH	23:00 AM	014-INS INSULATION Comments1: DOUG	20250611	3514 RICHARDSON CIR	1322		10/01/2025
RA	13:00 PM	015-WKS PUBLIC & SERVICE WALKS Comments1: DOUG					10/21/2025
GH	23:00 AM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20250612	3512 RICHARDSON CIR	1323		10/02/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	011-RMC ROUGH MECHANICAL					10/02/2025
GH	23:00 AM	012-REL ROUGH ELECTRICAL Comments1: DOUG					10/02/2025
PBF		013-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					10/02/2025
GH		014-INS INSULATION Comments1: DOUG					10/06/2025
RA	13:00 PM	015-WKS PUBLIC & SERVICE WALKS Comments1: DOUG					10/21/2025
GH		010-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20250613	3510 RICHARDSON CIR	1342		10/07/2025
GH		011-REL ROUGH ELECTRICAL					10/07/2025
GH		012-RMC ROUGH MECHANICAL					10/07/2025
PR		013-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					10/07/2025
GH		014-INS INSULATION Comments1: DOUG					10/09/2025
GH		015-REI REINSPECTION Comments1: FRAMING REI - DOUG					10/09/2025
RA	13:00 PM	016-WKS PUBLIC & SERVICE WALKS Comments1: DOUG					10/21/2025
PR	23:00 AM	004-PLU PLUMBING - UNDERSLAB Comments1: AL 708-878-2491	20250614	801 PRAIRIE POINTE DR	0		10/09/2025
PR		PM 005-PPF PRE-POUR, COMMERCIAL FLOO				10/13/2025	
BC	23:00 AM	004-FIN FINAL INSPECTION Comments1: CARA	20250619	801 ALEXANDRA LN	8		10/23/2025
BC	23:00 AM	005-FEL FINAL ELECTRIC Comments1: CARA					10/23/2025
BC		AM 003-REI REINSPECTION Comments1: SOLAR -- ANTHONY	20250632	4579 GARDINER AVE	1105		10/01/2025
BC	23:00 AM	011-RFR ROUGH FRAMING RESCHECK SF Comments1: ABEL	20250638	3993 SHOEGER DR	40		10/02/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	012-REL ROUGH ELECTRICAL Comments1: ABEL					10/02/2025
BC	23:00 AM	013-RMC ROUGH MECHANICAL Comments1: ABEL					10/02/2025
PBF		014-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					10/02/2025
BC	23:00 AM	015-INS INSULATION Comments1: ABEL					10/03/2025
GH	23:00 AM	016-REI REINSPECTION Comments1: INSULATION	20250639	3995 SHOEGER DR	40		10/03/2025
PR	23:00 AM	008-REL ROUGH ELECTRICAL Comments1: RENE 630-999-6336	20250657	607 CENTER PKWY	3		10/06/2025
PR		009-FIN FINAL INSPECTION Comments1: ALL FINAL INSPECTIONS HAVE PASSED					10/06/2025
BC	23:00 AM	017-WKS PUBLIC & SERVICE WALKS Comments1: KATHY 630-514-1174	20250693	209 W KENDALL DR	20		10/10/2025
BC	23:00 AM	018-STP STOOPS Comments1: FRONT					10/10/2025
BC		019-REI REINSPECTION Comments1: INSULATION					10/10/2025
BC	23:00 AM	017-EPW PUBLIC WALK	20250694	2608 HATCH CT	17		10/08/2025
GH		018-FIN FINAL INSPECTION Comments1: KALIN	20250703	2684 BIG GROVE CIR	83		10/02/2025
GH		019-FEL FINAL ELECTRIC					10/02/2025
GH		020-FMC FINAL MECHANICAL					10/02/2025
PBF		021-PLF PLUMBING - FINAL OSR READ Comments1: KTELLEZ@NVRINC.COM					10/02/2025
GS		022-EFL ENGINEERING FINAL SITE					10/03/2025
GH	13:00 PM	014-INS INSULATION	20250704	2602 HATCH CT	14		10/01/2025
BC	23:00 AM	015-WK SERVICE WALK Comments1: MW					10/08/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		016-EPW PUBLIC WALK Comments1: MW					10/22/2025
BC	23:00 AM	017-FIN FINAL INSPECTION Comments1: JASON	20250716	596 CHERRY CT	72		10/28/2025
BC	23:00 AM	018-FEL FINAL ELECTRIC					10/28/2025
BC	23:00 AM	019-FMC FINAL MECHANICAL Comments1: basement duct work not properly sealed a Comments2: t joists and saddles					10/28/2025
PBF	13:00 PM	020-PLR PLUMBING - ROUGH Comments1: JASON					10/28/2025
BC	23:00 AM	021-REI REINSPECTION Comments1: FINAL MECHANICAL					10/29/2025
GH	20:00 AM	002-FOU FOUNDATION	20250721	3998 SHOEGER DR	24		10/01/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					10/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/28/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
GH	20:00 AM	002-FOU FOUNDATION Comments1: ABEL	20250722	4006 SHOEGER DR	24		10/01/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					10/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/28/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
BC	23:00 AM	008-ELS ELECTRIC SERVICE Comments1: ABEL	20250723	3997 SHOEGER DR	41		10/24/2025
PBF		AM 009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				10/28/2025	
BC	23:00 AM	008-ELS ELECTRIC SERVICE Comments1: ABEL	20250724	3999 SHOEGER DR	41		10/24/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		AM 009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				10/28/2025	
GH	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250725	2736 CROOKER DR	15		10/15/2025
GH	13:00 PM	002-FOU FOUNDATION					10/17/2025
GH	13:00 PM	001-FTG FOOTING	20250726	2738 CROOKER DR	15		10/15/2025
GH	13:00 PM	002-FOU FOUNDATION					10/17/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250727	2744 CROOKER DR	14		10/21/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250728	2748 CROOKER DR	14		10/21/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/24/2025
BC	23:00 AM	016-WKS PUBLIC & SERVICE WALKS Comments1: MW-- BATCH REPORT RECEIVED	20250733	411 HONEYSUCKLE LN	147		10/07/2025
BC	23:00 AM	015-REI REINSPECTION Comments1: ROUGH FRAME - wire nuts required on twis Comments2: ted grounds, block between joist to prev Comments3: ent twisting	20250734	2404 ALAN DALE LN	39		10/01/2025
BC	23:00 AM	016-REI REINSPECTION Comments1: ROUGH ELECT - wire nuts required on twis Comments2: ted grounds, block between joist to prev Comments3: ent twisting				10/01/2025	
GH		017-REI REINSPECTION Comments1: ROUGH FRAMING DARREL					10/03/2025
GH		018-REI REINSPECTION Comments1: ROUGH ELEC - DARRELL					10/03/2025
GH	23:00 AM	019-INS INSULATION Comments1: DARREL					10/03/2025
GH	13:00 PM	020-EPW PUBLIC WALK Comments1: MW -- batch report received					10/09/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	021-WK SERVICE WALK Comments1: BATCH REPORT RECEIVED					10/10/2025
GS		022-ADA ADA ACCESSIBLE WALK WAY					10/10/2025
GH	23:00 PM	011-RFR ROUGH FRAMING RESCHECK SF Comments1: DARRYL	20250735	2424 ALAN DALE LN	170		10/01/2025
GH	23:00 AM	012-REL ROUGH ELECTRICAL					10/01/2025
GH	23:00 AM	013-RMC ROUGH MECHANICAL					10/01/2025
PBF	13:00 PM	014-PLR PLUMBING - ROUGH Comments1: DARRELL.LINDBERG@LENNAR.COM					10/01/2025
GH		015-REI REINSPECTION Comments1: DARREL FRAMING					10/03/2025
GH		016-REI REINSPECTION Comments1: DARREL ROUGH ELECTRIC					10/03/2025
GH		017-INS INSULATION Comments1: DARREL					10/03/2025
GH	13:00 PM	018-EPW PUBLIC WALK Comments1: MW - PARTIAL FRONT OF HOUSE/ALAN DALE -- Comments2: BATCH REPORT RECEIVED					10/09/2025
GH	23:00 AM	020-WKS PUBLIC & SERVICE WALKS Comments1: MW - PARTIAL PW -- BATCH REPORT RECEIVED					10/10/2025
GH	23:00 AM	011-RFR ROUGH FRAMING RESCHECK SF Comments1: DARRELL	20250736	2544 SUMAC DR.	63		10/10/2025
GH	23:00 AM	012-REL ROUGH ELECTRICAL					10/10/2025
GH	23:00 AM	013-RMC ROUGH MECHANICAL					10/10/2025
PBF	23:00 AM	014-PLR PLUMBING - ROUGH Comments1: DARRELL.LINDBERG@LENNAR.COM					10/10/2025
GH	23:00 AM	015-INS INSULATION Comments1: DARRELL					10/14/2025
GH	23:00 AM	016-WKS PUBLIC & SERVICE WALKS Comments1: MW					10/22/2025
GH	23:00 AM	011-RFR ROUGH FRAMING RESCHECK SF Comments1: DARREL	20250737	2486 SUMAC DR	60		10/08/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	012-RMC ROUGH MECHANICAL					10/08/2025
PBF	23:00 AM	013-PLR PLUMBING - ROUGH Comments1: DARREL.LINDBERG@LENNAR.COM					10/08/2025
GH	23:00 AM	014-REL ROUGH ELECTRICAL Comments1: DARREL					10/08/2025
GH	23:00 AM	015-REI REINSPECTION Comments1: ROUGH FRAME					10/09/2025
GH	23:00 AM	016-INS INSULATION Comments1: DARRELL					10/13/2025
GH	23:00 AM	017-WKS PUBLIC & SERVICE WALKS Comments1: MW					10/22/2025
GS		018-ADA ADA ACCESSIBLE WALK WAY					10/22/2025
BC	23:00 AM	011-RFR ROUGH FRAMING RESCHECK SF Comments1: DARRELL	20250738	2566 SUMAC DR	64		10/15/2025
BC	23:00 AM	012-REL ROUGH ELECTRICAL Comments1: Darrell					10/15/2025
BC	23:00 AM	013-RMC ROUGH MECHANICAL Comments1: DARRELL					10/15/2025
PBF		014-PLR PLUMBING - ROUGH Comments1: DARRELL.LINDBERG@LENNAR.COM					10/15/2025
GH	23:00 AM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					10/22/2025
GS		016-ADA ADA ACCESSIBLE WALK WAY					10/22/2025
BC		017-INS INSULATION					10/22/2025
GH	23:00 AM	009-STP STOOPS Comments1: MW	20250739	303 TWINLEAF TR	75		10/08/2025
BF	13:00 PM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: DARRELL.LINDBERG@LENNAR.COM -- 224-230-0 Comments2: 488					10/24/2025
BF	13:00 PM	011-REL ROUGH ELECTRICAL					10/24/2025
BF	13:00 PM	012-RMC ROUGH MECHANICAL					10/24/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	13:00 PM	013-PLR PLUMBING - ROUGH Comments1: DARRELL.LINDBERG@LENNAR.COM -- 224-230-0 Comments2: 488					10/24/2025
BC	13:00 PM	014-INS INSULATION Comments1: DARRELL					10/28/2025
BC	23:00 AM	019-EPW PUBLIC WALK Comments1: MW	20250740	805 TIMBER OAK LN	7		10/02/2025
BC	23:00 AM	014-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON	20250741	935 TIMBER OAK LN	5		10/09/2025
BC	23:00 AM	015-REL ROUGH ELECTRICAL					10/09/2025
BC	23:00 AM	016-RMC ROUGH MECHANICAL					10/09/2025
PR	23:00 AM	017-PLR PLUMBING - ROUGH					10/09/2025
RA	23:00 AM	018-EPW PUBLIC WALK Comments1: MW -- BATCH REPORT RECEIVED					10/10/2025
BC	23:00 AM	019-INS INSULATION Comments1: JASON					10/14/2025
BC	23:00 AM	020-PHD POST HOLE - DECK Comments1: MW					10/17/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: SOLAR -- AUSTIN 219-713-3968	20250757	3357 CALEDONIA DR	180		10/06/2025
BC	13:00	001-FIN FINAL INSPECTION Comments1: OCCUPANCY	20250767	634 W VETERANS PKWY	0		10/16/2025
BKF	_____	002-FFD BKFD FINAL INSPECTION					10/16/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250775	2702 CROOKER DR	16		10/15/2025
GH	13:00 PM	002-FOU FOUNDATION					10/17/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250776	2726 CROOKER DR	16		10/15/2025
GH	13:00 PM	002-FOU FOUNDATION					10/17/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250777	2653 CROOKER DR	51		10/24/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/28/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250778	2655 CROOKER DR	51		10/24/2025
GH	13:00 PM	002-FOU FOUNDATION					10/28/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250779	2663 CROOKER DR	52		10/24/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/31/2025
BC	13:00 PM	001-FTG FOOTING	20250780	2665 CROOKER DR	52		10/24/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/31/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250781	2673 CROOKER DR	53		10/29/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/31/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250782	2675 CROOKER DR	53		10/29/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/31/2025
GH	23:00 AM	001-FTG FOOTING	20250783	4062 SHOEGER DR	20		10/07/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/09/2025
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/30/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	_____	001-FTG FOOTING	20250784	4068 SHOEGER DR	20		10/07/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/09/2025
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/30/2025	

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250785	2643 CROOKER DR	50		10/24/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/28/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250786	2645 CROOKER DR	50		10/24/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/28/2025
RA	11:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JAY BUILDING GROUP	20250791	851 HAMPTON LN	131	10/08/2025	
BC	23:00 AM	007-ABC ABOVE CEILING	20250804	1228 N BRIDGE ST	0		10/23/2025
PR	23:00 AM	008-FIN FINAL INSPECTION Comments1: RAVI					10/30/2025
PR	23:00 AM	009-FEL FINAL ELECTRIC					10/30/2025
PR	23:00 am	010-FMC FINAL MECHANICAL					10/30/2025
PR	23:00 AM	011-PLF PLUMBING - FINAL OSR READ					10/30/2025
GH	13:00 PM	002-FIN FINAL INSPECTION Comments1: PERGOLA	20250811	3064 JUSTICE DR	629		10/03/2025
GH	_____	003-REI REINSPECTION Comments1: JUAN 331-262-4319					10/07/2025
GH	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN	20250815	2600 HATCH CT	13		10/07/2025
GH	_____	011-REL ROUGH ELECTRICAL Comments1: KALIN					10/07/2025
GH	_____	012-RMC ROUGH MECHANICAL Comments1: KALIN					10/07/2025
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					10/07/2025
GH	13:00 PM	014-INS INSULATION Comments1: IST FLOOR ONLY/BASEMENT NOT READY					10/09/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	015-STP STOOPS Comments1: MW					10/08/2025
GH	13:00 PM	016-REI REINSPECTION Comments1: ELECTRICAL					10/09/2025
GH	23:00 AM	017-INS INSULATION Comments1: BASEMENT ONLY					10/10/2025
RA	23:00 AM	018-WK SERVICE WALK Comments1: MW					10/22/2025
GH	23:00 AM	001-FTG FOOTING	20250821	4042 SHOEGER DR	22		10/01/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/03/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					10/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/28/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
GH	23:00 AM	001-FTG FOOTING	20250822	4048 SHOEGER DR	22		10/01/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/03/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					10/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR					10/28/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: ABEL	20250823	4028 SHOEGER DR	23		10/01/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					10/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/28/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: ABEL					10/28/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: ABEL	20250824	4036 SHOEGER DR	23		10/01/2025
PBF		PM 003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC				10/20/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/28/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEKL	20250827	2683 CROOKER DR	54		10/29/2025
BC	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250828	2685 CROOKER DR	54		10/29/2025
BC	13:00 PM	016-INS INSULATION Comments1: JASON	20250838	586 CHERRY CT	73		10/01/2025
RA	23:00 AM	017-EPW PUBLIC WALK Comments1: MW -- batch report received					10/10/2025
BC	23:00 AM	017-EPW PUBLIC WALK Comments1: MW	20250839	593 CHERRY CT	70		10/02/2025
BC		AM 014-WKS PUBLIC & SERVICE WALKS Comments1: DOUG	20250840	2326 NOBLE LN	108.5	10/31/2025	
GH	23:00 AM	009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20250841	2328 NOBLE LN	108.4		10/30/2025
GH	23:00 AM	010-REL ROUGH ELECTRICAL Comments1: DOUG					10/30/2025
GH	23:00 AM	011-RMC ROUGH MECHANICAL Comments1: DOUG					10/30/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM				10/30/2025	
BC		AM 014-WKS PUBLIC & SERVICE WALKS Comments1: DOUG				10/31/2025	

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GS	_____	015-ADA ADA ACCESSIBLE WALK WAY					10/31/2025
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20250842	2330 NOBLE LN	108.3		10/27/2025
		Comments1: DOUG					
GH	_____	010-REL ROUGH ELECTRICAL					10/27/2025
GH	_____	011-RMC ROUGH MECHANICAL					10/27/2025
PBF	_____	012-PLR PLUMBING - ROUGH				10/27/2025	
		Comments1: DRWEISS@DRHORTON.COM					
GH	_____	013-INS INSULATION					10/29/2025
		Comments1: DOUG					
BC	_____	AM 014-WKS PUBLIC & SERVICE WALKS				10/31/2025	
		Comments1: DOUG					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20250843	2332 NOBLE LN	1082		10/22/2025
		Comments1: DOUG					
BC	_____	010-REL ROUGH ELECTRICAL					10/22/2025
BC	_____	011-RMC ROUGH MECHANICAL					10/22/2025
PBF	_____	012-PLR PLUMBING - ROUGH					10/22/2025
		Comments1: DRWEISS@DRHORTON.COM					
BC	_____	013-INS INSULATION					10/24/2025
		Comments1: DOUG					
BC	_____	AM 014-WKS PUBLIC & SERVICE WALKS				10/31/2025	
		Comments1: DOUG					
GH	_____	009-RFR ROUGH FRAMING RESCHECK SF	20250844	2334 NOBLE LN	1081		10/17/2025
		Comments1: DOUG					
GH	_____	010-REL ROUGH ELECTRICAL					10/17/2025
GH	_____	011-RMC ROUGH MECHANICAL					10/17/2025
PBF	_____	012-PLR PLUMBING - ROUGH					10/17/2025
		Comments1: DRWEISS@DRHORTON.COM					
GH	_____	013-INS INSULATION					10/21/2025
		Comments1: DOUG					
BC	_____	AM 014-WKS PUBLIC & SERVICE WALKS				10/31/2025	
		Comments1: DOUG					

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	23:00 AM	004-FIN FINAL INSPECTION Comments1: MASTER BEDROOM --	20250857	455 NORWAY CIR	82		10/01/2025
PR	23:00 AM	005-FEL FINAL ELECTRIC					10/01/2025
PR	23:00 AM	006-PLF PLUMBING - FINAL OSR READ					10/01/2025
BC	23:00 AM	002-FIN FINAL INSPECTION	20250868	506 WINDETT RIDGE RD	174		10/14/2025
GH	22:00	012-WK SERVICE WALK Comments1: RSS	20250871	910 HAYDEN DR	54		10/06/2025
GH	22:00	013-STP STOOPS Comments1: FRONT ONLY					10/06/2025
BC	23:00 PM	014-PH POST HOLES / PILES Comments1: LANDING OFF SLIDING GLASS DOOR					10/22/2025
BC	13:00 PM	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON	20250882	578 CHERRY CT	74		10/03/2025
BC	13:00 PM	013-REL ROUGH ELECTRICAL Comments1: JASON					10/03/2025
BC	13:00 PM	014-RMC ROUGH MECHANICAL Comments1: JASON					10/03/2025
PBF	13:00 PM	015-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					10/03/2025
BC	23:00 AM	016-INS INSULATION Comments1: JASON					10/10/2025
RA	23:00 AM	017-EPW PUBLIC WALK Comments1: MW -- batch report received					10/10/2025
PR	23:00 AM	006-FIN FINAL INSPECTION Comments1: BASEMENT -- VICTOR	20250885	2235 FAIRFIELD AVE	369		10/30/2025
PR	23:00 AM	007-FEL FINAL ELECTRIC					10/30/2025
PR	23:00 AM	008-FMC FINAL MECHANICAL					10/30/2025
PR	23:00 AM	009-PLF PLUMBING - FINAL OSR READ					10/30/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250891	2686 CROOKER DR	0		10/10/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/14/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/31/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250892	2692 CROOKER DR	0		10/10/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/14/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/31/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250893	2676 CROOKER DR	0		10/10/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/14/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/31/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250894	2682 CROOKER DR	0		10/10/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/14/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: &&RADON ABELJR@ABBYPROPERTIES.LLC				10/31/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250895	2668 CROOKER DR	19		10/07/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/10/2025
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/30/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250896	2672 CROOKER DR	19		10/07/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/10/2025
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/30/2025	
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250897	4052 SHOEGER DR	21		10/01/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/03/2025
GH	13:00 PM	003-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
PBF	_____ PM	004-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/29/2025	
GH	13:00 PM	005-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250898	4058 SHOEGER DR	21		10/01/2025
GH	13:00 PM	002-FOU FOUNDATION					10/03/2025
GH	13:00 PM	003-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/28/2025
PBF	13:00 PM	004-PLU PLUMBING - UNDERSLAB Comments1: && RADON ABELJR@ABBYPROPERTIES.LLC				10/29/2025	
GH	13:00 PM	005-BSM BASEMENT FLOOR Comments1: ABEL					10/31/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	008-GPL GREEN PLATE INSPECTION Comments1: ABEL	20250899	4001 SHOEGER DR	42		10/02/2025
PBF		009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				10/29/2025	
GH	13:00 PM	008-GPL GREEN PLATE INSPECTION Comments1: ABEL	20250900	4007 SHOEGER DR	42		10/02/2025
PBF		009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				10/29/2025	
GH		007-GPL GREEN PLATE INSPECTION Comments1: ABEL	20250901	4021 SHOEGER DR	43		10/02/2025
GH	13:00 PM	008-GAR GARAGE FLOOR Comments1: ABEL					10/17/2025
PBF		PM 009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				10/31/2025	
GH	13:00 PM	007-GPL GREEN PLATE INSPECTION	20250902	4027 SHOEGER DR	43		10/02/2025
GH	13:00 PM	008-GAR GARAGE FLOOR					10/17/2025
PBF		PM 009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				10/31/2025	
GH	13:00 PM	007-GAR GARAGE FLOOR	20250903	4031 SHOEGER DR	44		10/17/2025
GH	13:00 PM	007-GAR GARAGE FLOOR	20250904	4037 SHOEGER DR	44		10/17/2025
GH	13:00 PM	003-BKF BACKFILL Comments1: ABEL DRAIN TILE	20250905	4041 SHOEGER DR	45		10/07/2025
GH	13:00 PM	004-BKF BACKFILL Comments1: ABEL					10/08/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM					10/13/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
GH		PM 003-BKF BACKFILL Comments1: ABEL DRAIN TILE	20250906	4047 SHOEGER DR	45		10/07/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	004-BKF BACKFILL					10/08/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM					10/13/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR Comments1: ABEL					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					10/24/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM	20250907	4051 SHOEGER DR	46		10/13/2025
GH	23:00 AM	004-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/13/2025
GH	23:00 AM	005-BKF BACKFILL Comments1: ABEL					10/15/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM	20250908	4057 SHOEGER DR	46		10/13/2025
GH	23:00 AM	004-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/13/2025
GH	23:00 AM	005-BKF BACKFILL Comments1: ABEL					10/15/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM	20250909	4061 SHOEGER DR	47		10/13/2025
GH	23:00 AM	004-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/13/2025
GH	23:00 AM	005-BKF BACKFILL Comments1: ABEL					10/15/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	006-BSM BASEMENT FLOOR Comments1: ABEL					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM	20250910	4067 SHOEGER DR	47		10/13/2025
GH		004-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/13/2025
GH	23:00 AM	005-BKF BACKFILL Comments1: ABEL					10/15/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR Comments1: ABEL					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM	20250911	4071 SHOEGER DR	48		10/13/2025
GH	23:00 AM	004-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/13/2025
GH	23:00 AM	005-BKF BACKFILL Comments1: ABEL					10/15/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR Comments1: ABEL					10/17/2025
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
PBF		003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.COM	20250912	4077 SHOEGER DR	48		10/13/2025
GH	23:00 AM	004-MIS MISCELLANEOUS Comments1: DRAIN TILE					10/13/2025
GH	23:00 AM	005-BKF BACKFILL Comments1: ABEL					10/15/2025
GH	13:00 PM	006-BSM BASEMENT FLOOR Comments1: ABEL					10/17/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.COM					10/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250913	2623 CROOKER DR	49		10/21/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: ABEL	20250914	2625 CROOKER DR	56		10/21/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					10/24/2025
GH	13:00 PM	006-REI REINSPECTION Comments1: SOLAR -- NO SOLID BACKING, ANCHORED INT Comments2: O VINYL SIDING	20250922	2901 ELLSWORTH DR	414		10/30/2025
BF	13:00 PM	001-FIN FINAL INSPECTION Comments1: SOLAR -- RAM 224-412-0484	20250932	321 BERTRAM DR	0		10/10/2025
BF	13:00 PM	002-FEL FINAL ELECTRIC					10/10/2025
GH	23:00 AM	001-FTG FOOTING Comments1: MW	20250941	2920 OLD GLORY DR	270		10/16/2025
BC	20:00 AM	002-FOU FOUNDATION Comments1: MW					10/20/2025
GH	13:00 PM	003-BKF BACKFILL Comments1: MW					10/27/2025
PR	13:00 PM	004-PLU PLUMBING - UNDERSLAB Comments1: 630-364-0224 -- INFO@CLEANEDGECONSTRUCTI Comments2: ON.COM					10/29/2025
PR	13:00 PM	005-WAT WATER Comments1: 630-816-5546					10/29/2025
BC	23:00 AM	009-STP STOOPS Comments1: MW	20250943	2612 HATCH CT	19		10/08/2025
BC		010-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN					10/15/2025
BC		011-RMC ROUGH MECHANICAL Comments1: KALIN					10/15/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		012-REL ROUGH ELECTRICAL Comments1: KALIN					10/15/2025
PBF		013-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					10/15/2025
BC	13:00 PM	014-INS INSULATION Comments1: KALIN					10/17/2025
RA	23:00 AM	015-WK SERVICE WALK Comments1: MW					10/22/2025
GH	23:00 AM	008-GPL GREEN PLATE INSPECTION Comments1: KALIN	20250944	2666 BIG GROVE CIR	74		10/06/2025
RA	23:00 AM	009-STP STOOPS Comments1: FRONT -- MW					10/22/2025
GH		010-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN					10/23/2025
GH		011-REL ROUGH ELECTRICAL					10/23/2025
GH		012-RMC ROUGH MECHANICAL					10/23/2025
PBF		013-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					10/23/2025
BC		014-INS INSULATION Comments1: KALIN					10/27/2025
BC		015-REI REINSPECTION Comments1: ROUGH FRAMING - KALIN					10/24/2025
GH	23:00 AM	008-GPL GREEN PLATE INSPECTION Comments1: KALIN	20250945	2609 HATCH CT	25		10/01/2025
BC		009-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN					10/20/2025
BC		010-REL ROUGH ELECTRICAL					10/20/2025
BC		011-RMC ROUGH MECHANICAL					10/20/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					10/20/2025
GH		013-INS INSULATION Comments1: KALIN					10/22/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	23:00 AM	014-STP STOOPS Comments1: FR & R -- MW					10/22/2025
PR	23:00 AM	001-FIN FINAL INSPECTION Comments1: BRETT 608-469-5418	20250946	1421 S BRIDGE ST	6		10/17/2025
BC	23:00 AM	007-BSM BASEMENT FLOOR Comments1: MARVIN	20250949	762 GREENFIELD TURN	105		10/03/2025
BC	_____	008-FOU FOUNDATION Comments1: PIERS					10/03/2025
BC	_____	009-GAR GARAGE FLOOR					10/03/2025
BC	_____	010-STP STOOPS Comments1: FRONT STOOP					10/03/2025
GH	_____	011-WKS PUBLIC & SERVICE WALKS Comments1: MARVIN					10/16/2025
BC	23:00 AM	012-RFR ROUGH FRAMING RESCHECK SF Comments1: MARVIN -- fire blocking in basement - eg Comments2: ress window too high					10/21/2025
BC	23:00 AM	013-REL ROUGH ELECTRICAL Comments1: MARVIN					10/21/2025
BC	23:00 AM	014-RMC ROUGH MECHANICAL Comments1: MARVIN					10/21/2025
PR	23:00 AM	015-PLR PLUMBING - ROUGH Comments1: MARVIN: 630-551-6620 -- RUN CONDUIT FRPM Comments2: WATER METER TO OSR					10/21/2025
BC	23:00 AM	016-INS INSULATION Comments1: MARVIN					10/22/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: SOLAR - AUSTIN 219-713-3968	20250952	1202 EVERGREEN LN	157		10/06/2025
RA	20:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LEO 708-505-2454	20250966	315 E WASHINGTON ST	0		10/01/2025
RA	_____	002-ROF ROOF UNDERLAYMENT ICE & W					10/02/2025
RA	_____	002-FIN FINAL INSPECTION Comments1: FENCE -- JAZLYN	20250979	2878 CRYDER WAY	442		10/27/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		AM 001-FIN FINAL INSPECTION Comments1: SOLAR RAM 224-412-0484 Comments2: SUNRUN.COM	20250980	1826 COUNTRY HILLS DR	29	10/31/2025	
BC		AM 002-FEL FINAL ELECTRIC Comments1: SOLAR RAM 224-412-0484 Comments2: SUNRUN.COM		RAM.BUSHUNK@		10/31/2025	
BC		008-STP STOOPS Comments1: FR & R	20250983	592 PINE RD	80		10/03/2025
BC	23:00 AM	009-GAR GARAGE FLOOR Comments1: MW					10/15/2025
GH	23:00 AM	010-WK SERVICE WALK Comments1: MW					10/20/2025
GH	23:00 AM	011-WK SERVICE WALK Comments1: MW	20250984	872 TIMBER OAK LN	57		10/20/2025
GH	13:00 PM	012-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON					10/23/2025
GH	13:00 PM	013-REL ROUGH ELECTRICAL Comments1: JASON					10/23/2025
GH	13:00 PM	014-RMC ROUGH MECHANICAL Comments1: JASON					10/23/2025
PBF	13:00 PM	015-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					10/23/2025
RA	23:00 AM	016-PTO PREPOUR BASE FOR PATIO Comments1: MW					10/24/2025
GH	23:00 AM	017-INS INSULATION Comments1: JASON					10/28/2025
GH	13:00 PM	018-REI REINSPECTION Comments1: ROUGH FRAME					10/28/2025
GH	13:00 PM	019-INS INSULATION					10/29/2025
GH	13:00 PM	020-REI REINSPECTION Comments1: ROUGH FRAME SECOND REINSPECTION					10/29/2025
GH	23:00 AM	021-REI REINSPECTION Comments1: INSULATION - JASON					10/30/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	23:00 AM	005-PLU PLUMBING - UNDERSLAB Comments1: CLAYTON	20250989	1142 KATE DR	39		10/21/2025
PR	_____	006-BSM BASEMENT FLOOR					10/23/2025
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: JOHN					10/27/2025
BC	_____	008-STP STOOPS Comments1: FRONT STOOP					10/27/2025
PR	_____	006-FIN FINAL INSPECTION Comments1: DETACHED GARAGE CHAD 630-330-0688	20250999	401 FAIRHAVEN DR	22		10/07/2025
BC	23:00 AM	008-GAR GARAGE FLOOR Comments1: MW	20251001	574 CHERRY CT	75		10/14/2025
BC	23:00 AM	009-STP STOOPS Comments1: FR & R					10/17/2025
BF	_____	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JJACOBS@RALLYHOMES.NET				10/27/2025	
BF	_____	011-REL ROUGH ELECTRICAL				10/27/2025	
BF	_____	012-RMC ROUGH MECHANICAL				10/27/2025	
PBF	_____	013-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET				10/27/2025	
GH	_____ PM	014-INS INSULATION Comments1: JASON					10/31/2025
BC	_____	001-FIN FINAL INSPECTION Comments1: EVS	20251005	3035 GRANDE TR	530	10/31/2025	
BC	23:00 AM	003-FIN FINAL INSPECTION Comments1: DIANA 630-544-0714	20251010	312 E VETERANS PKWY	0		10/14/2025
BC	23:00 AM	004-FEL FINAL ELECTRIC					10/14/2025
BC	23:00 AM	005-OCC OCCUPANCY INSPECTION					10/14/2025
RA	_____	009-ROF ROOF UNDERLAYMENT ICE & W Comments1: REMY	20251018	2261 CRYDER CT	433		10/03/2025
BC	23:00 AM	010-STP STOOPS Comments1: FR & BACK need a stone base, pin stoops Comments2: to foundation with rebar					10/02/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	011-GAR GARAGE FLOOR Comments1: need a stone base, pin stoops to foundat Comments2: ion with rebar					10/02/2025
GH	23:00 AM	012-REI REINSPECTION Comments1: GARAGE AND STOOPS -- JESSICA					10/06/2025
BC		013-EPW PUBLIC WALK Comments1: REMY					10/17/2025
GS		AM 014-ADA ADA ACCESSIBLE WALK WAY Comments1: REMY				10/17/2025	
PR		018-PLR PLUMBING - ROUGH Comments1: ANYTIME -- HOUSE IS OPEN				10/31/2025	
RA	20:30 AM	001-PHF POST HOLE - FENCE Comments1: TONY- PARAMOUNT	20251022	377 BERTRAM DR	1112		10/14/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE					10/17/2025
BC		001-FIN FINAL INSPECTION Comments1: SIGN	20251023	98 E SCHOOLHOUSE RD	0		10/07/2025
BF		PM 001-FIN FINAL INSPECTION Comments1: SOLAR -- GIANI 224-818-8940	20251026	1412 ASPEN LANE	85	10/29/2025	
BF		PM 002-FEL FINAL ELECTRIC				10/29/2025	
GH	13:00 PM	001-FTG FOOTING Comments1: UPLAND	20251036	3179 GRANDE TR	1031		10/03/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/06/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/14/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					10/21/2025
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: NOON -- DOUG					10/24/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: UPLAND					10/27/2025
BC	23:00 AM	008-STP STOOPS					10/27/2025
GH	13:00 PM	001-FTG FOOTING Comments1: UPLAND	20251037	3181 GRANDE TR	1032		10/03/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/06/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/14/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					10/21/2025
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: NOON -- DOUG					10/24/2025
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: UPLAND					10/27/2025
BC	23:00 AM	008-STP STOOPS					10/27/2025
GH	13:00 PM	001-FTG FOOTING Comments1: UPLAND	20251038	3183 GRANDE TR	1033		10/03/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/06/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/14/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					10/21/2025
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: NOON -- DOUG					10/24/2025
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: UPLAND					10/27/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	008-STP STOOPS					10/27/2025
GH	13:00 PM	001-FTG FOOTING	20251039	3185 GRANDE TR	1034		10/03/2025
GH	23:00 AM	002-FOU FOUNDATION					10/06/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/14/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
GH		005-UGE UNDERGROUND ELECTRIC					10/21/2025
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: NOON -- DOUG					10/24/2025
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: UPLAND					10/27/2025
BC	23:00 AM	008-STP STOOPS					10/27/2025
GH	13:00 PM	001-FTG FOOTING Comments1: UPLAND	20251040	3187 GRANDE TR	1035		10/03/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/06/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/14/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					10/21/2025
BC		006-PPS PRE-POUR, SLAB ON GRADE Comments1: NOON -- DOUG					10/24/2025
BC	23:00 AM	007-GAR GARAGE FLOOR					10/27/2025
BC	23:00 AM	008-STP STOOPS					10/27/2025
GH	23:00 AM	006-BSM BASEMENT FLOOR Comments1: MW	20251048	572 CHERRY CT	76		09/30/2025
BC	23:00 AM	008-STP STOOPS Comments1: FR AND REAR					10/17/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	009-GAR GARAGE FLOOR Comments1: MW					10/20/2025
BF	13:00 PM	001-FIN FINAL INSPECTION Comments1: SOLAR -- GIANNI 224-818-8940	20251051	302 ILLINI DR	0		10/14/2025
BF	13:00 PM	002-FEL FINAL ELECTRIC Comments1: need to locate ground rod at meter socke Comments2: t, test rod of OHMS, if molre than 25 OH Comments3: MS install 2nd rod at more than 6' apart					10/14/2025
BC	13:00 PM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: OVERHANG - MIKE	20251052	1428 CHESTNUT LN	56		10/28/2025
RA		001-FIN FINAL INSPECTION Comments1: WINDOWS	20251055	506 W BARBERRY CIR	75		10/03/2025
RA	23:00 AM	001-PHF POST HOLE - FENCE Comments1: TONY	20251068	381 BERTRAM DR	1113		10/14/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE					10/17/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251076	3538 RICHARDSON CIR	1331		10/06/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/08/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
BC	23:00 AM	005-ELU ELECTRICAL - UNDERSLAB Comments1: DOUG					10/27/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE					10/30/2025
BC		AM 007-GAR GARAGE FLOOR Comments1: DOUG				10/31/2025	
BC		AM 008-STP STOOPS Comments1: DOUG				10/31/2025	
GH	21:00 AM	001-FTG FOOTING Comments1: UPLAND	20251077	3536 RICHARDSON CIR	1332		10/06/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/08/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
BC	23:00 AM	005-ELU ELECTRICAL - UNDERSLAB Comments1: DOUG					10/27/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE					10/30/2025
BC		AM 007-GAR GARAGE FLOOR Comments1: DOUG				10/31/2025	
BC		AM 008-STP STOOPS Comments1: DOUG				10/31/2025	
GH	21:00	001-FTG FOOTING Comments1: UPLAND	20251078	3534 RICHARDSON CIR	1333		10/06/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/08/2025
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
BC	23:00 AM	005-ELU ELECTRICAL - UNDERSLAB Comments1: DOUG					10/27/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE					10/30/2025
BC		AM 007-GAR GARAGE FLOOR Comments1: DOUG				10/31/2025	
BC		AM 008-STP STOOPS Comments1: DOUG				10/31/2025	
GH	21:00 AM	001-FTG FOOTING Comments1: UPLAND	20251079	3532 RICHARDSON CIR	1334		10/06/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					10/08/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		003-WAT WATER Comments1: LUKE 847-385-8657					10/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					10/17/2025
BC	23:00 AM	005-ELU ELECTRICAL - UNDERSLAB					10/27/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE Comments1: DOUG					10/30/2025
BC		AM 007-GAR GARAGE FLOOR Comments1: DOUG				10/31/2025	
BC		AM 008-STP STOOPS Comments1: DOUG				10/31/2025	
BC	13:00 PM	008-GPL GREEN PLATE INSPECTION Comments1: ANDREW	20251086	2670 BIG GROVE CIR	76		10/13/2025
BC		009-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN					10/30/2025
BC		010-REL ROUGH ELECTRICAL					10/30/2025
BC		011-RMC ROUGH MECHANICAL					10/30/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM				10/30/2025	
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: JOHN	20251090	902 MORGAN ST	0		10/17/2025
BC		001-FIN FINAL INSPECTION Comments1: sign --lynn 630-898-5900	20251092	634 W VETERANS PKWY.	0		10/23/2025
BC	23:00 AM	002-FIN FINAL INSPECTION Comments1: NEED SOME STUDS. DO NOT SIT SOLIDLY ON B Comments2: OTTOM PLATE, TIGHTEN ANCHOR BOLT.	20251097	822 WINDETT RIDGE RD	101		10/03/2025
RA		001-FIN FINAL INSPECTION Comments1: DRIVEWAY EXTENSION	20251103	2212 COUNTRY HILLS DR	455		10/07/2025
RA	13:00 PM	002-PTO PREPOUR BASE FOR PATIO Comments1: MIKE					10/28/2025
RA	23:00 AM	002-FIN FINAL INSPECTION Comments1: MONICA.	20251106	872 HAMPTON LN	210		10/02/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	13:00 PM	001-FIN FINAL INSPECTION Comments1: SYLVIA 847-660-9325	20251107	593 WARBLER LN	420		10/13/2025
BC	23:00 AM	003-FIN FINAL INSPECTION Comments1: DECK	20251108	1122 GRACE DR	100		10/21/2025
BF	13:00 PM	001-FIN FINAL INSPECTION Comments1: RAM.BISHUNKE@SUNRUN.COM	20251109	1818A COUNTRY HILLS DR	0		10/14/2025
BF	13:00 PM	002-FEL FINAL ELECTRIC Comments1: RAM.BISHUNKE@SUNRUN.COM					10/14/2025
BC	23:00 AM	006-BSM BASEMENT FLOOR Comments1: MW	20251111	599 CHERRY CT	71		10/02/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20251112	323 TWINLEAF TR	77		10/01/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM					10/01/2025
PBF		006-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/03/2025
GH	23:00 AM	007-BSM BASEMENT FLOOR Comments1: MW					10/03/2025
BC	23:00 AM	008-GAR GARAGE FLOOR Comments1: MW					10/07/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION Comments1: DARRELL					10/14/2025
BF	13:00 PM	010-ELS ELECTRIC SERVICE Comments1: DARRELL.LINDBERG@LENNAR.COM -- 224-230-0 Comments2: 488					10/24/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM	20251113	311 TWINLEAF TR	76		10/02/2025
GH	13:00 PM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/02/2025
GH		007-GPL GREEN PLATE INSPECTION					10/02/2025
GH	23:00 AM	008-ELS ELECTRIC SERVICE Comments1: DARRELL					10/14/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	009-STP STOOPS Comments1: FR & R					10/22/2025
PR	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: CAROLYN 630-933-9323	20251116	1436 CHESTNUT LN	54		10/30/2025
PR	23:00 AM	002-REL ROUGH ELECTRICAL					10/30/2025
PR	23:00 AM	003-RMC ROUGH MECHANICAL					10/30/2025
PR	23:00 AM	004-PLR PLUMBING - ROUGH					10/30/2025
BC	23:00 AM	004-BKF BACKFILL Comments1: RICH	20251117	511 BIRCHWOOD DR	132		10/03/2025
BF	09:00 AM	001-FIN FINAL INSPECTION Comments1: PLEASE GO HERE 1ST IF POSSIBLE . SOLAR Comments2: RAM: 224-412-0484 RAM.BUSHUNK@SUNRU Comments3: N.COM	20251118	207 SPRUCE CT	20	10/31/2025	
BF	09:00 AM	002-FEL FINAL ELECTRIC Comments1: PLEASE GO HERE 1ST IF POSSIBLE . SOLAR Comments2: RAM: 224-412-0484 RAM.BUSHUNK@SUNRU Comments3: N.COM				10/31/2025	
BC	23:00 AM	001-FTG FOOTING Comments1: JESSICA	20251119	2262 CRYDER CT	439		10/02/2025
BC	13:00	002-FOU FOUNDATION Comments1: REMY					10/10/2025
BC	21:00	003-BKF BACKFILL Comments1: REMY					10/17/2025
BC	23:00 AM	004-STP STOOPS Comments1: EARLY AM -- FRONT ONLY -- footing for st Comments2: oop					10/21/2025
PR	13:00 PM	005-WAT WATER Comments1: JESSICA					10/22/2025
PR	23:00 AM	006-PLU PLUMBING - UNDERSLAB Comments1: REMY					10/23/2025
BC	23:00 AM	007-FOU FOUNDATION Comments1: FRONT PORCH FOUNDATION -- PARTS OF WALL Comments2: NOT FULLY SUPPORTED BY FOOTING					10/23/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		008-BSM BASEMENT FLOOR					10/23/2025
BC	23:00 AM	005-BSM BASEMENT FLOOR Comments1: REMY	20251120	884 HAYDEN DR	58		10/01/2025
BC		007-ELS ELECTRIC SERVICE					10/17/2025
RA	14:00 AM	008-ROF ROOF UNDERLAYMENT ICE & W Comments1: REMY					10/27/2025
GH	13:00 PM	009-STP STOOPS Comments1: REMY - REAR STOOP ONLY					10/29/2025
GH	13:00 PM	010-GAR GARAGE FLOOR Comments1: REMY					10/29/2025
BC	23:00 AM	011-STP STOOPS Comments1: 11:00 -- FRONT ONLY				10/31/2025	
BC	20:00	001-FTG FOOTING Comments1: MW	20251127	2675 BIG GROVE CIR	89	10/03/2025	
GH	20:30	002-FOU FOUNDATION Comments1: MW					10/06/2025
GH	23:00 AM	003-BKF BACKFILL Comments1: MW					10/10/2025
PBF		004-WAT WATER Comments1: LOUISE CANCELED AT 11:00AM				10/13/2025	
PBF		005-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/14/2025
PR		006-PLU PLUMBING - UNDERSLAB Comments1: KTELLEZ@NVRINC.COM					10/16/2025
BC	13:00 PM	007-BG BASEMENT AND GARAGE FLOOR					10/17/2025
BC		008-GPL GREEN PLATE INSPECTION					10/21/2025
RA		001-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF	20251128	3128 JETER CT	499		10/22/2025
BC	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK	20251133	2686 BIG GROVE CIR	84		10/16/2025
BC	23:00 AM	003-REI REINSPECTION Comments1: ROUGH FRAME --JOEL 630-608-3379	20251134	2924 ELLSWORTH DR	370		10/10/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	004-FIN FINAL INSPECTION					10/20/2025
BF	13:00 PM	001-FIN FINAL INSPECTION Comments1: SOLAR -- GIANNI 224-818-8940	20251137	511 BISCAYNE CT	2008	10/30/2025	
BC	_____ PM	002-FEL FINAL ELECTRIC Comments1: GIANNI 224-818-8940				10/30/2025	
RA	_____	001-FIN FINAL INSPECTION Comments1: SIDING	20251138	510 W BARBERRY CIR	74		10/01/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: RAY 630-457-6733	20251144	855 HALEY CT	111		10/01/2025
RA	23:00 AM	001-PHF POST HOLE - FENCE Comments1: MONICA	20251146	2909 OLD GLORY DR	247		10/09/2025
RA	_____	002-FIN FINAL INSPECTION Comments1: FENCE					10/14/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: SHED --	20251149	1637 SHETLAND LN	38		10/09/2025
BF	23:00 AM	001-FIN FINAL INSPECTION Comments1: SOLAR -- AZVALDO 312-714-4239	20251150	834 WINDETT RIDGE RD	100		10/24/2025
BF	23:00 AM	002-FEL FINAL ELECTRIC					10/24/2025
RA	14:00	002-EPW PUBLIC WALK	20251152	26 W COUNTRYSIDE PKWY	0		10/01/2025
RA	_____	003-FIN FINAL INSPECTION Comments1: CONCRETE WORK					10/30/2025
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: GRANT 630-465-6655	20251154	1078 STILLWATER CT	96		10/10/2025
RA	13:00 PM	001-PHD POST HOLE - DECK Comments1: MIKE 630-885-4697	20251156	2735 CRANSTON CIR	127		10/03/2025
BC	23:00 AM	002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK MIKE 630-885-4697					10/14/2025
BC	23:00 AM	003-FIN FINAL INSPECTION Comments1: MIKE 630-885-4697 DECK FINAL					10/24/2025
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: JOHN	20251158	681 OMAHA DR	12		10/07/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	12:00	001-PHF POST HOLE - FENCE Comments1: TONY	20251161	3075 JETER ST	575		10/17/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE					10/21/2025
RA		001-PHF POST HOLE - FENCE Comments1: TONY	20251162	3076 JETER ST	569		10/14/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE					10/21/2025
BC	23:00 AM	001-FTG FOOTING Comments1: MW	20251163	4488 E MILLBROOK CIR	235		10/13/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: MW					10/14/2025
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/17/2025
BC	23:00 AM	004-BKF BACKFILL Comments1: MW					10/20/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: KTELLEZ@NVRINC.COM					10/23/2025
BC	23:00 AM	006-BSM BASEMENT FLOOR Comments1: MW					10/24/2025
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: MW					10/24/2025
GH	23:00 AM	008-GPL GREEN PLATE INSPECTION Comments1: KALIN					10/28/2025
RA		001-PTO PREPOUR BASE FOR PATIO	20251165	353 PENSACOLA ST	1145		10/17/2025
RA	23:30 AM	001-PHF POST HOLE - FENCE Comments1: EMILIE 480-760-1947	20251167	2712 CRANSTON CIR	122		10/01/2025
RA	13:00 PM	002-FIN FINAL INSPECTION Comments1: EMILIE					10/08/2025
RA		001-WKS PUBLIC & SERVICE WALKS	20251168	1505 N BRIDGE ST	1		10/02/2025
RA	13:00 PM	001-PHF POST HOLE - FENCE Comments1: RAPHAEL 630-401-1883	20251170	920 PURCELL ST	80		10/03/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	001-FTG FOOTING	20251171	2624 SUTHERLAND CT	31		10/17/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: MW					10/22/2025
GH	13:00 PM	003-BKF BACKFILL Comments1: MW					10/27/2025
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM				10/28/2025	
RA	23:00 AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: PATIO AND SIDEWALK	20251172	4432 TAMPA DR	1975		10/20/2025
BC	23:00 AM	001-TRN TRENCH - (GAS, ELECTRIC, Comments1: JOSH	20251177	655 BIRCHWOOD DR	145		10/23/2025
BC	23:00 AM	002-PPS PRE-POUR, SLAB ON GRADE Comments1: JOSH					10/28/2025
BC	23:00 AM	003-BND POOL BONDING					10/28/2025
RA	23:00 AM	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LAURA 630-200-7589	20251182	1431 CHESTNUT LN	76		10/03/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: GENERATOR	20251183	4865 W MILLBROOK CIR	155		10/06/2025
BC	23:00 AM	001-PHD POST HOLE - DECK Comments1: CHRIS	20251188	328 TWINLEAF TR	71		10/17/2025
RA	13:00 PM	001-ROF ROOF UNDERLAYMENT ICE & W	20251191	210 E SPRING ST	10		10/01/2025
BC	23:00 AM	001-FOU FOUNDATION Comments1: MW	20251193	832 TIMBER OAK LN	53		10/03/2025
BC		002-FTG FOOTING					10/02/2025
BC	23:00 AM	003-BKF BACKFILL Comments1: MW					10/08/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/14/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: JJACOBC@RALLYHOMES.COM					10/15/2025
BC	23:00 AM	006-BSM BASEMENT FLOOR Comments1: MW					10/16/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	007-GPL GREEN PLATE INSPECTION Comments1: JASON					10/21/2025
GH	_____	001-FTG FOOTING	20251194	331 TWINLEAF TR	78		10/14/2025
BC	13:00 PM	002-FOU FOUNDATION					10/15/2025
GH	23:00 AM	003-BKF BACKFILL Comments1: MW					10/22/2025
PBF	13:00 PM	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/24/2025
PBF	_____ PM	005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM				10/29/2025	
GH	_____	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					10/30/2025
GH	23:00 AM	007-GPL GREEN PLATE INSPECTION Comments1: DARRELL					10/31/2025
GH	_____	001-FTG FOOTING	20251195	353 TWINLEAF TR	79		10/14/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: MW					10/15/2025
GH	23:00 AM	003-BKF BACKFILL Comments1: MW					10/22/2025
PBF	13:00 PM	004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					10/24/2025
PBF	_____ PM	005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM				10/29/2025	
GH	13:00 PM	006-GAR GARAGE FLOOR Comments1: MW					10/30/2025
GH	_____	007-BSM BASEMENT FLOOR Comments1: MW - MISSING SUMP PIT					10/30/2025
GH	_____	008-REI REINSPECTION Comments1: MW - BASEMENT					10/31/2025
GH	_____	001-FTG FOOTING Comments1: MW	20251196	2701 ELDEN DR	269		10/14/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	002-FOU FOUNDATION Comments1: MW					10/20/2025
GH	23:00 AM	003-BKF BACKFILL Comments1: MW					10/27/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM				10/27/2025	
GH		001-FTG FOOTING Comments1: MW	20251197	2672 ELDEN DR	270		10/14/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: MW					10/27/2025
GH		001-FTG FOOTING Comments1: MW	20251198	2682 ELDEN DR	271		10/14/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: MW					10/27/2025
GH		001-FTG FOOTING Comments1: MW	20251199	2692 ELDEN DR	272		10/14/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: MW APPROVED AS NOTED					10/20/2025
GH	23:00 AM	003-BKF BACKFILL Comments1: MW					10/27/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM				10/30/2025	
RA	23:00 AM	001-PHD POST HOLE - DECK Comments1: MACHELLE 630-296-7663 EX1	20251200	1182 SPRING ST	71		10/29/2025
RA	23:00 AM	001-PHF POST HOLE - FENCE	20251201	2451 ANNA MARIA LN	707		10/15/2025
RA		001-PHF POST HOLE - FENCE Comments1: JENNY	20251203	802 S MAIN ST	0		10/21/2025
RA	12:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LILI 630-743-2216 ROOFING ALREADY PU Comments2: TTING SHINGLES ON WHEN RA ARRIVED,	20251205	251 BURNETT ST	1245		10/02/2025
BC		001-RFR ROUGH FRAMING RESCHECK SF Comments1: FIREBLOCKING MISSING	20251206	1432 RUBY DR	358		10/22/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		002-REL ROUGH ELECTRICAL Comments1: TOO MANY OUTLETS ON 15A CIRCUIT					10/22/2025
BC		003-INS INSULATION					10/22/2025
BC		004-REI REINSPECTION Comments1: FRAMING AND ELECTRICAL					10/27/2025
RA		002-FIN FINAL INSPECTION	20251208	639 WHITE OAK WAY	15		10/14/2025
GH	12:00	001-PHF POST HOLE - FENCE Comments1: MARIE	20251212	1828 WALSH DR	65		10/30/2025
RA	23:00 AM	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CONNIE	20251214	851 HAMPTON LN	131		10/09/2025
RA	23:00 AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY EXT	20251215	405 HEUSTIS ST	0		10/29/2025
RA	22:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MARTHA 815-786-0178	20251217	2386 IROQUOIS LN	29		10/15/2025
RA	23:30	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: KAREN 630-264-1533	20251223	1982 MEADOWLARK LN	145		10/06/2025
PBF	13:00 PM	001-ESW SEWER / WATER Comments1: JOHN 815-414-8100	20251225	841 ALEXANDRA LN	21		10/20/2025
BC	23:00 AM	002-FTG FOOTING Comments1: AM/PM -- JOHN					10/29/2025
RA	13:00 PM	001-PHD POST HOLE - DECK Comments1: RENEE 515 864 1023	20251226	4451 SARASOTA AVE	1997		10/09/2025
BC	13:00 PM	002-RFR ROUGH FRAMING RESCHECK SF Comments1: DECK - RENEE 515-864-1023					10/21/2025
BC	13:00 AM	001-PHF POST HOLE - FENCE Comments1: RENEE 515-864-1023	20251227	4451 SARASOTA AVE	1997		10/13/2025
RA	23:30	001-PHF POST HOLE - FENCE Comments1: ARISSA	20251228	927 BLUESTEM DR	34		10/20/2025
RA	13:00 PM	002-FIN FINAL INSPECTION Comments1: FENCE					10/23/2025
BC	22:00	001-FTG FOOTING Comments1: MW	20251240	2614 HATCH CT	20		10/24/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	002-FOU FOUNDATION Comments1: MW					10/28/2025
PBF		PM 003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM				10/31/2025	
RA	23:00	001-PHF POST HOLE - FENCE Comments1: MARIE 815-726-1127	20251242	2202 HEARTHSTONE AVE	439		10/17/2025
RA		001-PHF POST HOLE - FENCE Comments1: MARIA	20251246	935 HAYDEN DR	124		10/20/2025
GH	13:00 PM	001-PTO PREPOUR BASE FOR PATIO Comments1: NICK 815-764-5073	20251249	1752 CALLANDER TR	62		10/30/2025
PR	23:00	001-PHF POST HOLE - FENCE Comments1: CHRIS 815-834-1200	20251251	149 CLAREMONT CT	27		10/13/2025
RA	23:00	001-PHF POST HOLE - FENCE Comments1: MARIE 815-726-1127	20251252	2220 HEARTHSTONE AVE	440		10/17/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE					10/23/2025
GH		PM 001-FTG FOOTING Comments1: MW	20251254	2672 BIG GROVE CIR	77		10/30/2025
GH		PM 002-FOU FOUNDATION Comments1: MW					10/31/2025
GH		001-PHF POST HOLE - FENCE Comments1: TIM	20251255	1304 PRAIRIE LANE	34		10/31/2025
RA	23:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CHERYL 630-335-9788	20251259	402 HONEYSUCKLE LN	183		10/15/2025
GH		001-PHF POST HOLE - FENCE Comments1: CHRIS	20251260	2438 SAGE CT	28		10/31/2025
RA	21:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: COLLEEN 630-546-2811	20251261	506 COLTON ST	0		10/09/2025
RA		001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CONNIE 806-559-2505	20251264	2428 EMERALD LN	24		10/21/2025
RA	23:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: MIKE 63-538-1523	20251267	209 E FOX ST	0		10/15/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: ELIZABETH 630-636-8142	20251268	1163 HAWK HOLLOW DR	305		10/15/2025
PBF	23:00 AM	002-PLF PLUMBING - FINAL OSR READ Comments1: LAUREN 815-374-0071	20251272	4763 W MILLBROOK CIR	149	10/31/2025	
RA	23:00	001-PHF POST HOLE - FENCE Comments1: CESAR 815-763-0946	20251279	2864 CRYDER WAY	444		10/23/2025
RA	23:00	001-PHF POST HOLE - FENCE Comments1: SHERRIE 815-253-2752	20251280	2875 OLD GLORY DR	244		10/27/2025
PR	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: JUAN 331-258-0987 -- BASEMENT	20251283	601 ASH CT	17	10/31/2025	
PR	_____ AM	002-REL ROUGH ELECTRICAL				10/31/2025	
PR	_____ AM	003-RMC ROUGH MECHANICAL				10/31/2025	
PR	_____ AM	004-PLR PLUMBING - ROUGH				10/31/2025	
RA	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JOSE	20251289	461 WINDETT RIDGE RD	0		10/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: MW	20251292	2712 ELDEN DR	274		10/31/2025
GH	23:00 AM	001-FTG FOOTING Comments1: MW	20251293	2711 ELDEN DR	268		10/31/2025
GH	13:00 PM	001-PHF POST HOLE - FENCE Comments1: MIGUEL 815-570-7026	20251311	593 MANCHESTER LN	400		10/30/2025
RA	23:00	001-ROF ROOF UNDERLAYMENT ICE & W	20251314	105 W CENTER ST	0		10/16/2025
BC	13:00 PM	001-FIN FINAL INSPECTION	20251316	1365 CHESTNUT CIR.	23		10/28/2025
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: VIKTOR 630-788-1934	20251317	2738 BERRYWOOD LN	763		10/24/2025
RA	_____	001-PHF POST HOLE - FENCE	20251318	515 W MADISON ST	2		10/29/2025
PR	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: BASEMENT	20251324	499 TWINLEAF TR	91		10/24/2025
PR	23:00 AM	002-REL ROUGH ELECTRICAL					10/24/2025
PR	23:00 AM	003-RMC ROUGH MECHANICAL					10/24/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	23:00 AM	004-PLR PLUMBING - ROUGH					10/24/2025
BC	23:00 AM	005-INS INSULATION Comments1: BJ 630-788-8629					10/29/2025
PR	13:00	001-SEW SEWER INSPECTION Comments1: SEWER REPAIR	20251325	510 W KENDALL DR	0		10/16/2025
RA		001-PHF POST HOLE - FENCE Comments1: ALL HOLES PASSED --	20251330	584 POPLAR DR	153		10/24/2025
RA	22:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: JASON 224-468-1815	20251331	2682 FAIRFAX WAY	263		10/23/2025

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

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

PERMIT TYPE SUMMARY:							
		ADD ADDITION			4		
		BDO COMMERCIAL BUILD-OUT			5		
		BSM BASEMENT REMODEL			22		
		CCO COMMERCIAL OCCUPANCY PERMIT			2		
		COM COMMERCIAL BUILDING			30		
		CRM COMMERCIAL REMODEL			4		
		DCK DECK			11		
		DRV DRIVEWAY			1		
		ESS BATTERY ENERGY STORAGE SYSTEMS			2		
		EVS ELECTRIC VEHICLE CHARGING STAT			1		
		FNC FENCE			34		
		GAR GARAGE			1		
		GAZ GAZEBO			1		
		GEN STAND BY GENERATOR			2		
		HVC HVAC UNIT/S			1		
		IGP IN-GROUND POOL			3		
		MIS MISCELLANEOUS			2		
		MSC MISCELLANEOUS			3		
		PLM PLUMBING REPAIR OR ALTERATION			1		
		PRG PERGOLA			2		
		PTO PATIO / PAVERS			12		
		REM REMODEL			11		
		REP REPAIR			1		
		ROF ROOFING			16		
		SDW SIDEWALK			1		
		SFA SINGLE-FAMILY ATTACHED			318		
		SFD SINGLE-FAMILY DETACHED			301		
		SGN SIGN			4		
		SHD SHED/ACCESSORY BUILDING			3		
		SID SIDING			1		
		SOL SOLAR PANELS			18		
		WIN WINDOW REPLACEMENT			2		
INSPECTION SUMMARY:							
		ABC ABOVE CEILING			4		
		ADA ADA ACCESSIBLE WALK WAY			5		
		BG BASEMENT AND GARAGE FLOOR			3		
		BKF BACKFILL			21		
		BND POOL BONDING			1		
		BSM BASEMENT FLOOR			34		
		EFL ENGINEERING FINAL SITE			16		
		ELE ELECTRIC SERVICE			1		
		ELS ELECTRIC SERVICE			5		
		ELU ELECTRICAL - UNDERSLAB			4		
		EPW PUBLIC WALK			12		
		ESW SEWER / WATER			8		
		FEL FINAL ELECTRIC			28		
		FFD BKFD FINAL INSPECTION			1		

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		FIN FINAL INSPECTION				68	
		FMC FINAL MECHANICAL				17	
		FOU FOUNDATION				57	
		FTG FOOTING				57	
		GAR GARAGE FLOOR				32	
		GPL GREEN PLATE INSPECTION				13	
		INS INSULATION				33	
		MIS MISCELLANEOUS				15	
		OCC OCCUPANCY INSPECTION				1	
		PH POST HOLES / PILES				1	
		PHD POST HOLE - DECK				5	
		PHF POST HOLE - FENCE				23	
		PLF PLUMBING - FINAL OSR READY				17	
		PLR PLUMBING - ROUGH				33	
		PLU PLUMBING - UNDERSLAB				48	
		PPF PRE-POUR, COMMERCIAL FLOOR				1	
		PPS PRE-POUR, SLAB ON GRADE				19	
		PTO PREPOUR BASE FOR PATIO				9	
		REI REINSPECTION				24	
		REL ROUGH ELECTRICAL				33	
		RFR ROUGH FRAMING RESCHECK SFD SFA				35	
		RMC ROUGH MECHANICAL				31	
		ROF ROOF UNDERLAYMENT ICE & WATER				18	
		SEW SEWER INSPECTION				1	
		STP STOOPS				27	
		TRN TRENCH - (GAS, ELECTRIC, ETC)				1	
		UGE UNDERGROUND ELECTRIC				6	
		WAT WATER				22	
		WK SERVICE WALK				7	
		WKS PUBLIC & SERVICE WALKS				23	
INSPECTOR SUMMARY:		BC BOB CREADEUR				221	
		BF B&F INSPECTOR CODE SERVICE				35	
		BKF BRISTOL KENDALL FIRE DEPT				1	
		GH GINA HASTINGS				283	
		GS GEORGE STEFFENS				21	
		PBF PLUMBER				103	
		PR PETER RATOS				73	
		RA AARON ROSA				83	
STATUS SUMMARY:	C	BC				31	
	C	BF				5	
	C	BKF				1	
	C	GH				12	
	C	GS				4	
	C	PBF				6	

INSPECTIONS SCHEDULED FROM 10/01/2025 TO 10/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		C	PR			11	
		C	RA			30	
		I	BC			190	
		I	BF			30	
		I	GH			271	
		I	GS			13	
		I	PBF			97	
		I	PR			62	
		I	RA			52	
		T	GS			4	
		V	RA			1	
REPORT SUMMARY:						820	



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 2025-82

Agenda Item Summary Memo

Title: Property Maintenance Reports for September and October 2025

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: Please see the attached memos and case reports.

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 1, 2025
Subject: September Property Maintenance

Property Maintenance Report September 2025

There were 18 cases heard in September 2025:

09/15/2025

N 5867	555 Bluestem Dr	Certain Weeds (Over 8")	\$5250.00
N 5868	1801 N Bridge St.	Certain Weeds (Over 8")	\$5250.00
N 5869	2976 Old Glory Ln	Certain Weeds (Over 8")	\$500.00
N 5834	362 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5849	364 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5850	366 Santa Monica St	Vacant Land and Structures	\$3150.00
N 4499	372 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5857	376 Santa Monica St	Vacant Land and Structures	\$3150.00
N 4500	374 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5858	402 San Diego Ln	Vacant Land and Structures	\$3150.00
N 5859	404 San Diego Ln	Vacant Land and Structures	\$3150.00
N 5860	384 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5861	386 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5862	390 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5863	392 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5864	394 Santa Monica St	Vacant Land and Structures	\$3150.00

N 5865	396 Santa Monica St	Vacant Land and Structures	\$3150.00
N 5866	398 Santa Monica St	Vacant Land and Structures	\$3150.00



Case Report

09/01/2025 - 09/30/2025

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
20250450	9/24/2025	1175 N Bridge St	Exterior	IN VIOLATION	9/30/2025						
20250449	9/22/2025	865 Purcell Street	Grass	CLOSED	9/29/2025	COMPLIANT					
20250448	9/19/2025	227 Hillcrest Ave B	Parked On Grass	CLOSED							
20250447	9/17/2025	503 Gartner Rd	Sidewalk Obstruction	CLOSED		COMPLIANT					
20250446	9/17/2025	2312 Richmond Ave	Unregistered Vehicle	CLOSED							
20250445	9/17/2025	2867 ALDEN AVE	Chickens	IN VIOLATION	9/26/2025	PENDING					
20250444	9/16/2025	398 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250443	9/16/2025	396 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	

20250442	9/16/2025	394 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250441	9/16/2025	390 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250440	9/16/2025	390 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250439	9/16/2025	386 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250438	9/16/2025	384 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250437	9/17/2025	404 Sandiego Ln	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250436	9/16/2025	402 Sandiego Ln	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250435	9/16/2025	376 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025		9/16/2025	10/20/2025		CITATION ISSUED	
20250434	9/17/2025	374 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250433	9/17/2025	366 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	8/4/2025	10/20/2025		CITATION ISSUED	
20250432	9/17/2025	364 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	9/16/2025	10/20/2025		CITATION ISSUED	
20250431	9/17/2025	362 SANTA MONICA ST	Broken Windows & Grass	IN VIOLATION	7/24/2025	IN VIOLATION	8/4/2025	10/20/2025		CITATION ISSUED	

20250430	9/17/2025	1801 S Bridge St	Grass	IN VIOLATION		IN VIOLATION		9/20/2025	7/29/2025		
20250429	9/16/2025	555 Bluestem	Grass	IN VIOLATION				9/16/2025	10/20/2025		
20250428	9/15/2025	1145 N Bridge St.	Exterior Property	IN VIOLATION	9/15/2025						
20250427	9/15/2025	301 S Bridge St	Signage	CLOSED		COMPLIANT					
20250426	9/15/2025	2571 Lyman Loop	Sink Hole	CLOSED							
20250425	9/11/2025	Rood St	Dirt In Roadway	CLOSED		COMPLIANT					
20250424	9/11/2025	762 Greenfield Turn	Construction Parking	CLOSED							
20250423	9/11/2025	555 Bluestem	Grass	CLOSED							
20250422	9/11/2025	1981 S Bridge St	Grass	CLOSED		COMPLIANT					
20250421	9/10/2025	109 S Bridge St	Feather Flags	CLOSED		COMPLIANT					
20250420	9/9/2025	201 Garden St	Sidewalk Obstruction	CLOSED		COMPLIANT					
20250419	9/9/2025	1002 White Plains	Garbage	CLOSED		COMPLIANT					
20250418	9/5/2025	2614 Hatch Ct	Concern Civil Matter	CLOSED							
20250417	9/5/2025	762 Greenfield Turn	Grading	CLOSED							
20250416	9/4/2025	451 Honeysuckle Ln	Grass and Weeds	CLOSED							

20250415	9/4/2025	1342 Market Place Dr. 4222	Burst Pipe	CLOSED							
20250414	9/3/2025	1991 S Bridge St	Grass	CLOSED	9/3/2025	COMPLIANT					
20250413	9/3/2025	High Ridge / Blackberry Shores	Grass	CLOSED							
20250412	9/2/2025	2034 Ingemunson Ln	Trash-Civil Matter	CLOSED							

Total Records: 39

10/1/2025



Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland
Date November 3, 2025
Subject: October Property Maintenance

Property Maintenance Report October 2025

There were 18 cases heard in October 2025:

10/06/2025

N 5870	Target	Water Conservation Regulations	\$100.00
N 4942-4948	Yorkville MODA	Certain Weeds(\$200 each x 180)	\$36,000.00

10/20/2025

N 3974	1801 Bridge St – Ground Effects	Certain Weeds (35 days)	\$4,375.00
N 3959	362 Santa Monica St	Vacant Land and Structures	\$200.00
N 3960	364 Santa Monica St	Vacant Land and Structures	\$200.00
N 3961	366 Santa Monica St	Vacant Land and Structures	\$200.00
N 3962	372 Santa Monica St	Vacant Land and Structures	\$200.00
N 3963	374 Santa Monica St	Vacant Land and Structures	\$200.00
N 3964	376 Santa Monica St	Vacant Land and Structures	\$200.00
N 3965	402 San Diego Ln	Vacant Land and Structures	\$200.00
N 3966	404 San Diego Ln	Vacant Land and Structures	\$200.00
N 3967	384 Santa Monica St	Vacant Land and Structures	\$200.00
N 3968	386 Santa Monica St	Vacant Land and Structures	\$200.00
N 3969	390 Santa Monica St	Vacant Land and Structures	\$200.00
N 3970	392 Santa Monica St	Vacant Land and Structures	\$200.00
N 3971	394 Santa Monica St	Vacant Land and Structures	\$200.00

N 3972	396 Santa Monica St	Vacant Land and Structures	\$200.00
N 3973	398 Santa Monica St	Vacant Land and Structures	\$200.00



Case Report

10/01/2025 - 10/31/2025

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
20250677	10/29/2025	Whispering Meadows	Loose Litter	PENDING							
20250676	10/29/2025	2144 Country Hills Dr	No Permit Patio Install	IN VIOLATION							
20250675	10/27/2025	422 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250674	10/27/2025	424 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250673	10/27/2025	426 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250672	10/27/2025	428 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250671	10/27/2025	430 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250670	10/27/2025	432 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250669	10/27/2025	406 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250668	10/27/2025	404 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250667	10/27/2025	402 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250666	10/27/2025	423 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250665	10/27/2025	425 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250664	10/27/2025	427 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250663	10/27/2025	429 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250662	10/27/2025	431 San Diego Ln	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250661	10/27/2025	390 Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250660	10/27/2025	392 Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250659	10/27/2025	394 Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250658	10/27/2025	396 Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250657	10/27/2025	398 Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250656	10/27/2025	372 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250655	10/27/2025	374 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250654	10/27/2025	376 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250653	10/27/2025	378 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250652	10/27/2025	362 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250651	10/27/2025	364 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250650	10/27/2025	366 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250649	10/27/2025	368 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250648	10/27/2025	350 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250647	10/27/2025	352 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250646	10/27/2025	354 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250645	10/27/2025	340 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250644	10/27/2025	342 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250643	10/27/2025	344 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250642	10/27/2025	346 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250641	10/27/2025	322 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250640	10/27/2025	330 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250639	10/27/2025	312 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250638	10/27/2025	314 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250637	10/27/2025	316 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250636	10/27/2025	318 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250635	10/27/2025	320 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250634	10/27/2025	302 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250633	10/27/2025	304 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250632	10/27/2025	306 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250631	10/27/2025	308 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250630	10/27/2025	310 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250629	10/27/2025	288 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250628	10/27/2025	294 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250627	10/27/2025	296 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250626	10/27/2025	298 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250625	10/27/2025	300 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250624	10/27/2025	278 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250623	10/27/2025	280 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250622	10/27/2025	282 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250621	10/27/2025	284 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250620	10/27/2025	286 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250619	10/27/2025	270 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250618	10/27/2025	272 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250617	10/27/2025	274 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250616	10/27/2025	260 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250615	10/27/2025	262 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250614	10/27/2025	264 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250613	10/27/2025	240 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250612	10/27/2025	242 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250611	10/27/2025	244 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250610	10/27/2025	246 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250609	10/27/2025	248 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250608	10/27/2025	250 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250607	10/27/2025	252 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250606	10/27/2025	254 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250605	10/27/2025	256 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250604	10/27/2025	230 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250603	10/24/2025	226 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250602	10/24/2025	224 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250601	10/24/2025	222 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250600	10/24/2025	220 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250599	10/24/2025	218 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250598	10/24/2025	236 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250597	10/24/2025	232 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250596	10/24/2025	228 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250595	10/24/2025	210 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250594	10/24/2025	212 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250593	10/24/2025	214 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250592	10/24/2025	202 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250591	10/24/2025	204 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250590	10/24/2025	206 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250589	10/24/2025	387 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250588	10/24/2025	389 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250587	10/24/2025	391 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250586	10/24/2025	393 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250585	10/24/2025	395 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250584	10/24/2025	397 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250583	10/24/2025	303 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250582	10/24/2025	305 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250581	10/24/2025	307 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250580	10/24/2025	311 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250579	10/24/2025	313 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250578	10/24/2025	315 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250577	10/24/2025	321 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250576	10/24/2025	323 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250575	10/24/2025	325 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250574	10/24/2025	327 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250573	10/24/2025	329 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250572	10/24/2025	331 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250571	10/24/2025	335 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250570	10/24/2025	337 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250569	10/24/2025	339 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250568	10/24/2025	341 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250567	10/24/2025	343 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250566	10/24/2025	347 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250565	10/24/2025	349 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250564	10/24/2025	351 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250563	10/24/2025	353 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250562	10/24/2025	355 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250561	10/24/2025	357 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250560	10/24/2025	334 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250559	10/24/2025	336 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250558	10/24/2025	338 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250557	10/24/2025	340 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250556	10/21/2025	342 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250555	10/21/2025	344 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250554	10/21/2025	322 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250553	10/21/2025	324 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250552	10/21/2025	326 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250551	10/21/2025	328 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250550	10/21/2025	302 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250549	10/21/2025	304 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250548	10/21/2025	306 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250547	10/21/2025	308 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250546	10/21/2025	310 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250545	10/21/2025	312 Monterey St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250544	10/21/2025	211 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250543	10/21/2025	213 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250542	10/21/2025	213 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250541	10/21/2025	215 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250540	10/21/2025	217 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250539	10/21/2025	219 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250538	10/21/2025	221 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250537	10/21/2025	223 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250536	10/21/2025	225 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250535	10/21/2025	227 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250534	10/21/2025	229 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250533	10/21/2025	281 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250532	10/21/2025	283 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250531	10/21/2025	285 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250530	10/21/2025	287 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250529	10/21/2025	289 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250528	10/21/2025	291 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250527	10/21/2025	293 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250526	10/21/2025	295 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250525	10/21/2025	297 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250524	10/21/2025	305 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250523	10/21/2025	307 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250522	10/21/2025	309 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250521	10/21/2025	311 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250520	10/21/2025	313 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250519	10/21/2025	315 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250518	10/21/2025	317 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250517	10/21/2025	319 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250516	10/21/2025	321 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250515	10/21/2025	333 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250514	10/21/2025	331 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250513	10/21/2025	329 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250512	10/21/2025	327 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250511	10/21/2025	343 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250510	10/21/2025	341 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250509	10/21/2025	339 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250508	10/21/2025	337 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250507	10/21/2025	335 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250506	10/21/2025	373 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250505	10/21/2025	371 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250504	10/21/2025	367 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250503	10/21/2025	367 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250502	10/21/2025	365 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250501	10/21/2025	363 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250500	10/21/2025	376 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250499	10/21/2025	374 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250498	10/21/2025	372 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			

20250497	10/21/2025	366 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250496	10/21/2025	364 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250495	10/21/2025	362 Santa Monica St	Weeds	IN VIOLATION			10/21/2025	12/1/2025			
20250494	10/22/2025	1801 S Bridge St	Grass	IN VIOLATION				12/1/2025	7/29/2025	CITATION ISSUED	
20250493	10/21/2025	382 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250492	10/21/2025	384 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250491	10/21/2025	386 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250490	10/21/2025	398 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250489	10/21/2025	396 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250488	10/21/2025	394 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250487	10/21/2025	392 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250486	10/21/2025	390 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250485	10/21/2025	366 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250484	10/21/2025	364 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250483	10/21/2025	362 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250482	10/21/2025	378 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250481	10/22/2025	376 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			

20250480	10/21/2025	374 Santa Monica St	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250479	10/21/2025	404 Sandiego Ln	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250478	10/21/2025	404 Sandiego Ln	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250477	10/22/2025	402 Sandiego Ln	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025			
20250476	10/22/2025	920 Purcell St	Tree Dispute	CLOSED							
20250475	10/21/2025	Grand Reserve Noth	Dirt In Roadway	CLOSED		COMPLIANT					
20250474	10/21/2025	871 Purcell St	Weeds over 8in	IN VIOLATION							
20250473	10/20/2025	113 E Orange St	Tree	CLOSED							
20250472	10/20/2025	509 Fairhaven Dr	Parking On Grass	CLOSED	10/20/2025	COMPLIANT					
20250471	10/17/2025	1991 S Bridge St	Grass	CLOSED		COMPLIANT			10/17/2025		
20250470	10/20/2025	4441 Sarasota Ave	Garbage Cans	CLOSED							
20250469	10/17/2025	Right of Way	Signs In Right of Way	PENDING	10/17/2025						
20250468	10/16/2025	609 Denise Ct	Fence Disrepair	CLOSED							
20250467	10/16/2025	631 White Oak Way	No Permit	CLOSED		COMPLIANT					
20250466	10/13/2025	555 Bluestem Dr	No Permit	CLOSED		COMPLIANT					
20250465	10/16/2025	659 White Oak Way	Dead Tree	CLOSED		COMPLIANT					
20250464	10/14/2025	Whispering Meadows	Signs	CLOSED		COMPLIANT					
20250463	10/14/2025	1128 Grace	Exterior	CLOSED							

		Dr									
20250462	10/14/2025	503 Sutton St	No Permit	CLOSED							
20250461	10/14/2025	600 E Veterans Pkwy	No Permit	CLOSED		COMPLIANT					
20250460	10/9/2025	2283 Beresford Dr	Abandon Car	CLOSED							
20250459	10/7/2025	429 Sandiego Ln	Tampering With Water	IN VIOLATION			10/6/2025	11/17/2025			
20250458	10/7/2025	432 Sandiego Ln	Tampering with Water	IN VIOLATION			10/6/2025	11/17/2025			
20250457	10/3/2025	961 Blackberry Shores	Weeds	CLOSED	10/3/2025	COMPLIANT					
20250456	10/3/2025	1021 Blackberry Shores	Weeds	CLOSED	10/3/2025	COMPLIANT					
20250455	10/3/2025	1051 Blackberry Shores	Weeds	CLOSED	10/3/2025	COMPLIANT					
20250454	10/3/2025	1071 Blackberry Shores	Weeds	CLOSED	10/3/2025	COMPLIANT					
20250453	10/3/2025	1327 Carolynn Ct	TV's at Curb	CLOSED		COMPLIANT					
20250452	10/2/2025	98 School House Rd	Signs In Right Of Way	IN VIOLATION			10/2/2025	11/3/2025			
20250451	10/2/2025	634 Veterans Pkwy D	No Permit	CLOSED		COMPLIANT					

Total Records: 227

11/3/2025



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 2025-83

Agenda Item Summary Memo

Title: Economic Development Reports for October and November 2025

Meeting and Date: Economic Development Committee – December 2, 2025

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 – November 2025 EDC Meeting - The United City of Yorkville

October 2025 Activity New Development:

- **Costco Wholesale Warehouse – 825 E Veterans Pkwy:** The highly anticipated opening of the Yorkville **Costco Wholesale Warehouse** will take place on November 12, 2025. The Grand Opening Ceremony will begin with a ribbon-cutting at 7:30am, and the opening of the warehouse to shoppers at 8:00am.
- **Aurora Pediatric Therapy and Integrative Health – 520 E Kendall Dr, Unit B – Kendall Crossing:** **Aurora Pediatric Therapy and Integrative Health** has opened its doors in Yorkville, operating from a spacious 1,800 square foot facility at 520 E Kendall Dr, Unit B. This innovative business is dedicated to supporting not only their pediatric clients but also the caregivers of children with unique and diverse needs, offering a guiding light through their journey. By partnering closely with caregivers, founder and CEO **Dr. Laura Sambrookes, CCC-SLP** and her team at Aurora Pediatric Therapy provide an inter-professional collaborative healthcare model that emphasizes advocacy, evidence-based practices, and a secure environment for healing. As a parent of a child with a chronic condition, Dr. Sambrookes has used her experiences and expertise to build a practice committed to nurturing a community of support and mindfulness, offering comprehensive diagnostic and therapy services that focus on neurodiverse conditions and developmental delays. Aurora Pediatric Therapy’s holistic approach aims to enhance the physical, behavioral, and mental health of its patients, paving the way for improved motor and communication skills within a nurturing and compassionate setting. Learn more about Aurora Pediatric Therapy and Integrative Health on their website at <https://www.aurorapediatric.care/>.
- **Gail Force Studios – Matlock Dr:** **Gail Force Studios** is a new, non-traditional home-based business owned by partners **Jim Janetos, Aaron “Ronnie” West, and Robert “Bobby” Marisco**. Gail Force Studios is an FAA-certified professional drone services company specializing in commercial and residential aerial photography, structural inspections, and infrastructure assessments. Gail Force serves clients across Illinois and the Midwest by providing cutting-edge aerial documentation for real estate, construction companies, utility providers, telecommunications firms, and corporate clients. Services include commercial roof inspections, cell tower assessments, power line monitoring, construction progress documentation, HVAC inspections, and 3D mapping/land surveys capabilities. While they operate from home offices in both Yorkville & Arlington Heights, Gail Force serves commercial clients throughout the region, including major corporations, construction firms, real estate companies, and municipalities. Their work directly supports critical infrastructure inspection and safety compliance across multiple industries. “We're proud to be based in Yorkville and to represent the city's growing technology and professional services sector...I have already fallen in love with the Yorkville area and the community. I see a very long future here!” – Co-Owner, CEO, and former US Army Sergeant Ronnie West. Find contact information and service details on their website at www.gailforcestudios.com.
- **The following new businesses are located within The District Salon Suites:** The District Salon Suites is a fully renovated 15-unit upscale salon suite facility owned and operated by Katie Ash. The District Salon Suites offers comprehensive support to self-employed business owners within the beauty, skin, and wellness industry.
- **October Vines Beauty Lounge – 201 W Hydraulic Ave, Suite 1 – The District Salon Suites:** **October Vines Beauty Lounge** initially opened in Yorkville on October 13, 2023, by master stylist and Yorkville resident owner-operator **Donielle Nowakowski**. The popular salon has moved to its new home inside The District Salon Suites. October Vines Beauty Lounge is a Kevin Murphy exclusive salon suite specializing in modern colors and precision cuts.
- **Barber Battalion – 201 W Hydraulic Ave, Suite 2 – The District Salon Suites:** **The Barber Battalion** is a veteran-owned luxury men’s grooming studio specializing in precision haircuts, beard design, and elite grooming experiences. Founded by U.S. Army veteran **Joey Martinez**, the shop blends military discipline with modern craftsmanship.
- **Opulent Glow – 201 W Hydraulic Ave, Suite 3 – The District Salon Suites:** **Opulent Glow Studio** is owned by **Erica DeZonno**. Opulent Glow Studio is a luxury bronzing studio that offers custom spray tans and wellness experiences. These completely personalized bronzing sessions organically enhance natural beauty and promote confidence through skin-nourishing and self-care rituals.
- **Wellnethetics – 201 W Hydraulic Ave, Suite 4 – The District Salon Suites:** **Wellnethetics** is a holistic salon and spa offering advanced esthetic services, including custom facials, sugaring hair removal, and lash and brow enhancements. Founded by licensed esthetician **Jessica Colborn**, the spa focuses on whole-body wellness.

- **Rooted Wax Studio – 201 W Hydraulic Ave, Suite 9 – The District Salon Suites:** **Rooted Wax Studio** was founded by licensed esthetician **Katelyn Melton**. She specializes in Brazilian waxing and uses her industry experience to provide her clients with a high-quality, meticulous waxing service.
- **Color Wish Hair Studio – 201 W Hydraulic Ave, Suite 10 – The District Salon Suites:** A full-service hair salon founded by a 20-year industry leader and educator, **Color Wish Hair Studio** serves the busy professional with high-impact styles designed to save you time.
- **Studio JJ – 201 W Hydraulic Ave, Suite 10 – The District Salon Suites:** **Studio JJ** is a luxury salon suite with over 20 years of expertise in color, highlights, cuts, and extensions. Studio JJ creates personalized styles that make you look and feel your best, with special discounts for single moms and seniors.
- **Manes by Madeline – 201 W Hydraulic Ave, Suite 11 – The District Salon Suites:** A boutique hair salon founded by **Madeline Knauert**. **Manes by Madeline** specializes in handled extensions and lived-in colors.
- **Bella Luxe Beauty – 201 W Hydraulic Ave, Suite 13 – The District Salon Suites:** **Bella Luxe Beauty LLC**, founded by **Lilli Hardy**, is Yorkville's premier spa for facials, body treatments, lash extensions, brows, and hair removal. Bella Luxe beauty enhances natural beauty in a relaxing, luxury environment.
- **Glowing Aesthetics – 201 W Hydraulic Ave, Suite 14 – The District Salon Suites:** **Glowing Aesthetics** is a modern spa dedicated to helping clients feel confident in their own skin. Founded by licensed esthetician **Valeria Vazquez**, the studio specializes in acne care and results-driven facials and brow services.
- **Serenity Nails Studio – 201 W Hydraulic Ave, Suite 15 – The District Salon Suites:** **Serenity Nails Studio** is a private one-on-one studio with over 8 years of professional experience. **Haley Nguyen** specializes in creative and detailed nail art and nail additions in a sanitized and high-end environment.

October 2025 Previously Reported Updates:

- **Gerber Collision & Glass – 1203 N Bridge St:** Construction has commenced on the **Gerber Collision & Glass** at 1203 N Bridge St. The Yorkville Gerber Collision & Glass will feature a brand new 16,833 square foot building, opening in April 2026.
- **My Dream Beauty Bar – 200 Garden St, Unit B:** Business owner and esthetician **Jatxiri Garcia** will be relocating **My Dream Beauty Bar** from Oswego to the 900 square foot space at 200 Garden St, Unit B. My Dream Beauty Bar will be a salon suite concept, featuring five professional suites, with one suite occupied by Jatxiri, and the other four rented out to other small business salon professionals offering a variety of services. Jatxiri has a passion for helping her clients feel confident in their own skin, offering services including facials, waxing, eyebrow lamination, and eyelash lifts to help her clients feel like their best selves. My Dream Beauty Bar plans to open in Fall 2025, pending updated licensure through the State of Illinois.
- **Taco Bell – 221 W Veterans Pkwy:** Yorkville's Taco Bell is under new ownership. President and CEO of Shamrock Company, **Dan McGue**, purchased the franchise location at 221 W Veterans Pkwy, along with several other area locations owned by the previous franchisee. Shamrock is based in Hinsdale, IL, and owns 50 restaurants across four states, 35 of which are Taco Bell locations. Renovations to remove KFC equipment from the 2,950 square foot location are complete, and the location reopened as a standalone Taco Bell on October 1, 2025.
- **Cox Car Wash – 607 Center Pkwy:** Owner **Joe Cox** completed construction on a new, touchless automatic wash bay at **Cox Car Wash** that will improve the customer experience by cutting car wash times in half. The new bay opened on October 11, 2025.
- **Focus Ageless – 8721 Route 126:** **Focus Ageless** is a premier medical spa founded by owner **Tamara Baird**, a Board Certified Family Nurse Practitioner with over 18 years of medical expertise. Tamara holds additional certifications in advanced hormone replacement therapy and training from the American Academy of Facial Esthetics. Focus Ageless offers a variety of services, including PDO threads, bioidentical hormone replacement therapy (BHRT), laser hair and tattoo removal, Botox fillers, and men's health services, with a focus on prioritizing exceptional patient care. The practice, which previously operated at Harmony Aesthetics, will open the new 900-square-foot facility at 8721 Route 126 in Yorkville this fall. For a comprehensive list of services, visit <https://www.focusageless.com/>.
- **La Michoacana Sweet Bliss – 312 E Veterans Pkwy – Yorkville Marketplace:** A Yorkville favorite, **La Michoacana Sweet Bliss** has relocated to the 1,400-square-foot space at 312 Veterans Pkwy in Yorkville Marketplace. Owner **Deanna Moreno** has been serving up a variety of treats in Yorkville for many years, with a thoughtful menu featuring savory and sweet options – most notably their homemade ice cream. Deanna is looking forward to showcasing the new shop, and renovations are well underway. La Michoacana plans to reopen in the new space in early November 2025.
- **Buffalo Wild Wings GO – 1228 N Bridge St – Yorkville Marketplace:** Buffalo Wild Wings introduced the **Buffalo Wild Wings GO** concept in 2020, offering a modern alternative to the traditional sit-down restaurant model. This concept specializes in takeout and delivery, offering a streamlined menu of popular menu items like wings, tenders, and fries, with a focus on speed and convenience. **Nick Patel**, franchise location owner with three successful current locations, is set to

- open Buffalo Wild Wings GO in the 1,182 square foot space at 1228 N Bridge St, formerly occupied by La Michoacana Sweet Bliss. Renovations are largely complete for the space, and the Grand Opening is planned for mid-November 2025.
- **Columbia Chutes – 210 Beaver St: John Dombek**, owner of **Columbia Chutes**, will be closing shortly on the 14,400 square foot building formerly occupied by Hofmann Fluid Power. **Alan Halleck** is championing the project to bring Columbia Chutes from Rockdale to Yorkville, and he is eager to see this transition come to fruition. When fully operational, Columbia Chutes expects to have a team of approximately 20 professionals on-site. Columbia Chutes LLC is a leader in providing expert solutions for linen and rubbish chutes, offering a wide range of products, including custom-sized doors, control panels, and accessories. The company specializes in manufacturing and customizing chute systems to meet specific needs for each client by providing innovative and reliable chute solutions. To learn more about products and services offered by Columbia Chutes, visit their website at <https://columbiachutes.com/>.
 - **Lola’s Handcrafted Churros – 634 W Veterans Pkwy, Unit F – Cannonball Run:** Enjoy an authentic Mexican favorite with a playful, modern twist! **Mayra Serna**, owner of **Lola’s Handcrafted Churros**, opened her second Lola’s location here in Yorkville on October 23, 2025. Stop in and explore a variety of unique flavor combinations like Biscoff cookie butter, s’mores, and matcha fruity pebbles – all available as sundaes. The beautiful presentation has made Lola’s Handcrafted Churros a hit on social media and landed her a feature on NBC’s Chicago Today. View the menu at <https://www.lolachurros.com/>.
 - **Reds Sports Training Facility – 801 Prairie Pointe Dr:** The Reds Baseball & Softball Academy is proud to announce the launch of its groundbreaking 21,000 sq ft. **Reds Sports Training Facility**, a game-changer for the Yorkville, IL community. As the first of its kind in the area, this state-of-the-art facility will offer comprehensive training and development programs for athletes aged 8U to 18U. By equipping young athletes with the skills and resources needed to excel, the facility is poised to have a lasting positive impact on the community. It aims to elevate the performance of both baseball & softball high school teams, fostering both individual and team success. Additionally, the facility will offer public programs like coaching and player clinics, winter programs, cage & turf rentals, and more. The new training center will not only nurture athletic talent but also instill values of dedication, teamwork, and discipline, creating a legacy of excellence for generations to come. The construction crew broke ground for the facility on July 18, 2025, and significant work has been completed on the facility. Anticipated opening is late 2025.
 - **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.
 - **Opal Banquets & New Hotel – 577 E Kendall Drive – Kendall Crossing:** Hotel owner **Sonny Shah** has begun construction to complete his project at Kendall Crossing. The foundation for this building was laid 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 rooftop 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. The goal is an opening in 2026.
 - **QuikTrip – Located at the northeast corner of Routes 47 and 71:** This is the new developer/business that has purchased this property. 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 began on February 17th, 2025. The Grand Opening for Yorkville’s QuikTrip will be on November 20, 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,
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Phone 630-209-7151

Monthly Report – December 2025 EDC Meeting - The United City of Yorkville

November 2025 Activity New Development:

- **Aftermath Services – 1215 Deer St:** **Steve Ford**, the President of Aftermath Services, has expanded his operations with a new location in Yorkville, at the 5,000 square foot facility previously occupied by Semper Fi Land Services, located at 1215 Deer St. Aftermath Services is dedicated to providing compassionate and discreet biohazard cleanup services in the Yorkville area, and neighboring communities including Plano and Oswego, where Steve's dedicated team is prepared to respond 24/7. Aftermath Services specializes in handling sensitive situations, including crime scenes and unattended deaths, with a commitment to thorough and respectful remediation. Aftermath Services received occupancy on October 31, 2025. For additional information about the services offered, visit their website at <https://aftermath.com/locations/illinois/yorkville>.
- **Baba's Famous Steak and Lemonade – 920 N Bridge St – Walnut Plaza:** **Mina Salib**, franchise owner of **Baba's Famous Steak and Lemonade**, is thrilled to announce the opening of his third location, taking over the 2,800 square foot space formerly occupied by Pepe's Mexican Restaurant at 920 N Bridge St. Building on the success of his existing Baba's restaurants in Aurora and DeKalb, Mina aims to open the new location before the end of the year. Baba's is renowned for its expansive menu, offering a diverse selection of freshly made-to-order items, including gyros, salads, burgers, chicken, tacos, and their famous Philly cheesesteaks. Customers are invited to explore the full menu online at <https://www.babasfamoussteaknlemonade.com/Menu>.

November 2025 Previously Reported Updates:

- **Gerber Collision & Glass – 1203 N Bridge St:** Construction began in October on the **Gerber Collision & Glass** at 1203 N Bridge St. The Yorkville Gerber Collision & Glass will feature a brand new 16,833 square foot building, opening in 2026.
- **My Dream Beauty Bar – 200 Garden St, Unit B:** Business owner and esthetician **Jatxiri Garcia** will be relocating **My Dream Beauty Bar** from Oswego to the 900 square foot space at 200 Garden St, Unit B. My Dream Beauty Bar will be a salon suite concept, featuring five professional suites, with one suite occupied by Jatxiri, and the other four rented out to other small business salon professionals offering a variety of services. Jatxiri has a passion for helping her clients feel confident in their own skin, offering services including facials, waxing, eyebrow lamination, and eyelash lifts to help her clients feel like their best selves. My Dream Beauty Bar is looking to open early 2026, pending updated licensure through the State of Illinois.
- **La Michoacana Sweet Bliss – 312 E Veterans Pkwy – Yorkville Marketplace:** A Yorkville favorite, **La Michoacana Sweet Bliss** has relocated to the 1,400-square-foot space at 312 Veterans Pkwy in Yorkville Marketplace. Owner **Deanna Moreno** has been serving up a variety of treats in Yorkville for many years, with a thoughtful menu featuring savory and sweet options – most notably their homemade ice cream. La Michoacana opened in the new space on November 23, 2025.
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- **Columbia Chutes – 210 Beaver St:** **John Dombek**, owner of **Columbia Chutes**, will be closing shortly on the 14,400 square foot building formerly occupied by Hofmann Fluid Power. **Alan Halleck** is championing the project to bring Columbia Chutes from Rockdale to Yorkville, and he is eager to see this transition come to fruition. When fully operational, Columbia Chutes expects to have a team of approximately 20 professionals on-site. Columbia Chutes LLC is a leader in providing expert solutions for linen and rubbish chutes, offering a wide range of products, including custom-sized doors, control panels, and accessories. The company specializes in manufacturing and customizing chute systems to meet specific needs for each client by providing innovative and reliable chute solutions. To learn more about products and services offered by Columbia Chutes, visit their website at <https://columbiachutes.com/>.

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- **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 final inspections with DCFS at this time, and hopes to be open early 2026.
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Respectfully submitted,
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Reviewed By:	
Legal	<input checked="" type="checkbox"/>
Finance	<input type="checkbox"/>
Engineer	<input checked="" type="checkbox"/>
City Administrator	<input checked="" type="checkbox"/>
Community Development	<input checked="" type="checkbox"/>
Purchasing	<input type="checkbox"/>
Police	<input type="checkbox"/>
Public Works	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>

Agenda Item Number

New Business #5

Tracking Number

EDC 2025-84

Agenda Item Summary Memo

Title: PZC 2025-13 – Meyer Data Center (Rezoning)

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: Request for rezoning approval for future data center land use.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez Community Development
Name Department

Agenda Item Notes:

See attached memo.

Memorandum



To: Economic Development Committee
From: Sara Mendez, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
David Hansen, Senior Planner
Date: November 21, 2025
Subject: **PZC 2025-13 Meyer**
Proposed Rezoning Request for Future Data Center

UPDATE:

The petitioner paused their rezoning application on September 18, 2025. As a result, the project was not placed on the October 8, 2025 Planning & Zoning Commission agenda, as originally planned. The petitioner would like to move forward with rezoning only the two (2) western parcels (PINs #02-18-200-004 and #02-17-100-004), totaling approximately 91-acres to the M-2 General Manufacturing District, as previously recommended by staff. Additionally, the petitioner's decision to rezone only the two (2) western parcels reflects the Economic Development Committee's feedback to either remain west of the creek or to provide a land-use plan showing potential building locations east of the creek, and the petitioner has chosen to proceed solely with the west of the creek plan.

For the remaining 37-acre eastern parcel (PIN #02-17-100-010), staff is recommending the petitioner down-zone the property to either the A-1 Agricultural or the OS Open Space District. This recommendation would provide a substantial buffer to the residential properties in the Caledonia Subdivision to the east from a future data center development and ensure that a high-density residential land use is not adjacent to established residential parcels in the Caledonia Subdivision.

Staff further recommends a development agreement accompany the rezoning request to ensure that no other manufacturing land uses currently permitted in the M-2 General Manufacturing district are allowed on the two (2) western parcels proposed for rezoning and that the 500' minimum building separation from any future residential structure on the 37-acre parcel is maintained, should it be rezoned to A-1 Agricultural District.

Due to the quick turnaround of the petitioner's revised request, staff anticipates that further detailed discussion of the rezoning request will be conducted during the Economic Development Committee meeting. Lastly, the petitioner is seeking a January 14, 2026 Planning and Zoning Commission date for their rezoning request, which would allow time for the petitioner to conduct the required community meeting with the residents of the Caledonia subdivision prior to the public hearing.

SUMMARY:

An application for rezoning has been submitted by Matt Gilbert, on behalf of Green Door Capital, to the United City of Yorkville, Kendall County, Illinois. The request seeks a rezoning classification for a property consisting of three (3) parcels totaling approximately 130-acres, including parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010. The subject property is generally located south of Corneils Road and East of Beecher Road. The petitioner is seeking approval to rezone the property from R-4 General Multi-Family Residence District to M-2 General Manufacturing District for a proposed future data center land use.



MEYER

United City of Yorkville, Illinois
Date: July 15, 2025
Data: Kendall County



PROPERTY BACKGROUND:

The subject property consists of approximately 130-acres, including parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010. The three subject parcels were annexed into Yorkville and rezoned as M-1 Limited Manufacturing District in 2000, through Ordinances 2000-41 and Ordinance 2000-42. In 2005, an amendment was made to the ordinances mentioned above as the 3 subject parcels were rezoned to R-4 PUD General Multi-Family Residence District, as part of the Westbury South Village, through Ordinance 2005-69.

This rezoning was initiated by the property owner due to a lack of interest from industrial users. Additionally, the property owner to the east of the subject parcels had successfully rezoned their land from M-1 Limited Manufacturing District to R-2 PUD Single-Family Traditional Residence District. In response to the growing trend of residential zoning in the area, the property owner determined that R-4 zoning was more appropriate and consistent with surrounding development patterns. A preliminary Planned Unit Development (PUD) plan for Westbury South Village was subsequently approved in 2006 through Ordinance 2006-33 however the development was never constructed.

REZONING REQUEST:

The petitioner is requesting a rezoning from R-4 General Multi-Family Residence District to M-2 General Manufacturing District to accommodate the future development of a proposed data center. Data centers are facilities that house networked computers, storage systems, and computing infrastructure, enabling organizations to collect, process, store, and distribute data. This rezoning aligns with the recent trend of annexation and/or rezoning within the northeast quadrant of Eldamain Road and US 34 in the City to the M-2 zoning district for potential data center developments.

According to Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 General Manufacturing District is intended for manufacturing, industrial, and related uses that may produce more significant off-site impacts compared to the M-1 Limited Manufacturing District. This

district is designed to ensure compatibility between industrial uses and nearby residential or commercial areas, while minimizing off-site impacts such as noise, traffic, and visual disturbances.

As outlined in Table 10-3-12(B) of the UDO, data centers are permitted land uses within the M-2 District. Additionally, the UDO includes specific rezoning standards that must be reviewed by all recommending bodies. The petitioner has provided responses addressing each of these standards in their application.

To evaluate the potential impact of the proposed rezoning and future use of the property, staff has prepared the following chart summarizing the current zoning and land uses of the surrounding area:

Zoning		Land Use
North	A-1 Agricultural District – Special Use	Farmland (Corneils Road Solar Farm)
East	B-2 Mixed-Use Business District	Farmland
	R-2 Single-Family Traditional Residence District	Caledonia
South	Burlington Northern Santa Fe (BNSF) Railroad	Transportation Land Use
	A-1 Agricultural District – Special Use	Farmland (New Leaf Energy Solar Farm)
	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Farmland (Unit 3 Whispering Meadows)
West	M-2 General Manufacturing District	Cyrus One (Data Center)
	A-1 Agricultural District (Kendall County)	ComEd Substation/Transfer Station – Utility Use
	M-1/M-2 Limited/General Manufacturing	Bright Farms
	M-2 General Manufacturing District	Farmland (Green Door – approved for data center)

BULK REGULATIONS:

Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District and R-4 General Multi-Family Residence District standards:

	M-2 Zoning Regulations	R-4 Zoning Regulations
Min. Lot Area	N/A	15,000 sq. ft./5,000 sq. ft. (min. lot size per DU)
Front Yard Setback	25 feet	30 feet
Rear Yard Setback	N/A	40 feet
Side Yard Setback	Min. 10% of lot width/Max. 20 feet	12 feet or 60% of building height
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet	20 feet
Max. Lot Coverage	85%	70%
Max. Building Height	N/A	80' Building/40' Dwelling

ENERGY INDUSTRIAL STANDARDS:

In June 2025, the City approved an amendment to Section 10-4-10 Energy Industrial Standards in the Unified Development Ordinance, establishing development regulations specific to data centers. This section outlines requirements related to landscape buffering, building separation, maximum height, noise study and noise mitigation, operational testing, nuclear energy, phasing plan, fencing, lighting and photometric, traffic management plan, battery storage, emergency operations plan, building code enhanced standards, and appearance standards.

1. Any future development plans must comply with all applicable standards set forth in Section 10-4-10 of the Unified Development Ordinance

PROPOSED CONDITIONS FOR REZONING:

Below are proposed conditions for rezoning staff recommends related to the proposed future data center development which is consistent with provisions required for recently approved similarly situated data center projects. These recommendations will be considered a condition to the rezoning request:

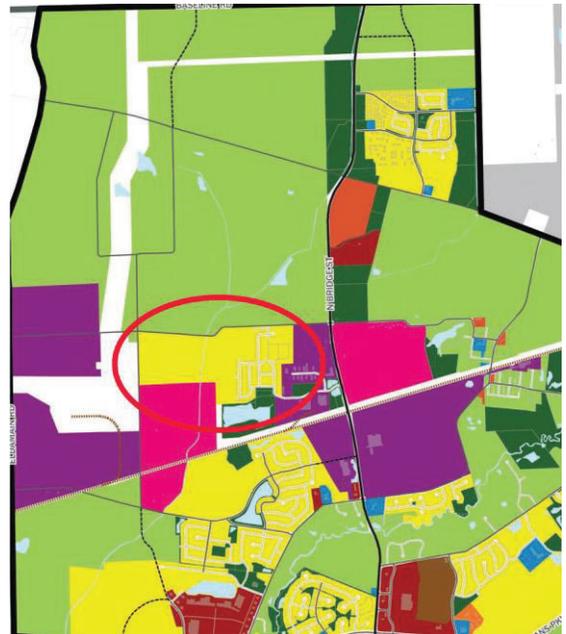
1. **SITE PLAN REVIEW** – Staff further recommends that any proposed development plan, regardless of if it’s an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels’ adjacency to the Caledonia Subdivision.

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan Update designates these parcels as “Suburban Neighborhood (SN)” which is designated primarily for single-family detached residential homes. However, the Comprehensive Plan also states “while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”

Due to the recent trend in rezoning and development in the area, the Cyrus One future data center campus to the north, Project Steel and Project Cardinal requested annexation, rezoning, and PUD to the north/west, the Kelaka properties approved annexation and/or rezoning to M-2 to the south/west, and the DMYF, LLLP project approved for rezoning to the south of the subject parcels, staff, in part, supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.

If approved for rezoning, the City will initiate an amendment to the Comprehensive Plan to reflect the new M-2 General Manufacturing zoning district. The subject property’s future land use designation will be revised from “Suburban Neighborhoods (SN)” to “General Industrial (GI)”.



COMMUNITY MEETING:

Section 10-8-12-C-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed rezoning conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.

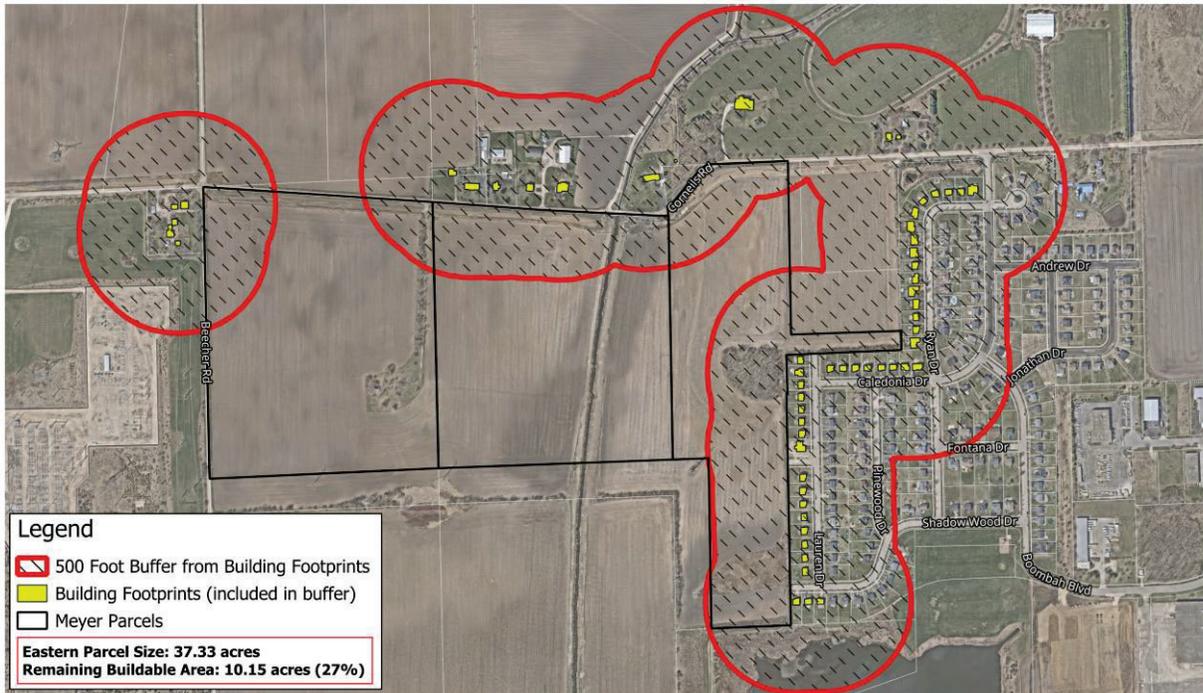
Due to the petitioner's request to rezone all three of the subject parcels and the proximity of the subject parcels to the residential land use to the east, Caledonia subdivision, staff recommends the petitioner reach out to the homeowners' association (HOA) regarding the proposed future land use of the subject property prior to the Planning and Zoning Commission public hearing.

STAFF COMMENTS – ZONING APPROACH:

Staff recommends that the petitioner rezone only the two (2) western parcels (PINs #02-18-200-004 and #02-17-100-004) to the M-2 General Manufacturing District for a future data center, while retaining the current zoning of R-4 General Multi-Family Residence District for the eastern parcel (PIN #02-17-100-010). This recommendation is based on the proximity of the subject parcels to the residential properties of the Caledonia Subdivision.

By preserving the R-4 zoning on the eastern parcel, a substantial visual and spatial buffer would be maintained between the proposed manufacturing use and the adjacent residential area. The eastern parcel could serve as the location for the required 100-foot landscape buffer and help achieve the minimum 500-foot building separation between any data center building or structure (primary or accessory) and the nearest residential structure.

Furthermore, as shown on the map below, which identifies the three (3) subject parcels and the newly adopted 500-foot data center building separation requirement from residential structures (outlined in red), the eastern parcel (PIN #02-17-100-010) is the most impacted by this standard. Of its approximately 37.33 acres, the separation requirement would reduce the buildable area to only about 10.15 acres (~27% of the site). In addition to the parcel's role in providing the required building separation and a buffer between the future data center use and the Caledonia Subdivision, this significant reduction in developable land further supports staff's recommendation to retain the parcel's current R-4 General Multi-Family Residence District zoning.



MEYER PROPERTY - 500 FOOT BUILDING SEPARATION

United City of Yorkville, Illinois
 Date: August 12, 2025
 Data: Kendall County



Staff has communicated this recommendation to the petitioner. However, the petitioner has indicated they intend to proceed with the rezoning of all three (3) subject parcels. They have noted that a site plan has not been confirmed, as its preparation will be the responsibility of the end-user. Additionally, proceeding with rezoning all three (3) subject parcels will avoid limiting the ability to market the property.

Lastly, staff recommends that, if the petitioner has an end-user interested in the subject parcels, the rezoning, preliminary Planned Unit Development, and Planned Unit Development applications be processed simultaneously.

The request is tentatively set for a public hearing before the Planning and Zoning Commission on October 8, 2025, to consider rezoning. Staff and the petitioner are seeking feedback from the Economic Development Committee on this request prior to the public hearing.

ATTACHMENTS:

1. Updated Rezoning Application
2. Updated Legal Description
3. Proposed Site Plan
4. Rezoning Application
5. Public Hearing Notice
6. Plan Council memo dated August 19, 2025



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APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP 1 APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP 2 PLAN COUNCIL

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

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

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



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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

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

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

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

- Signed and Notarized Application
- Required Plans, Exhibits, and Fees
- Certified Mailing of Public Notice
- Posting Public Hearing Sign(s)
- Signed Certified Affidavit of Mailings
- Attendance at All Meetings

CITY STAFF

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



United City of Yorkville
 651 Prairie Pointe Drive
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE

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

Plan Council Meeting

Economic Development Committee

Planning & Zoning Commission Public Hearing

City Council

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

DORMANT APPLICATIONS

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

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

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

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1127.9
	$\frac{92.79}{\text{\# of Acres}} - 5 = \frac{87.79}{\text{Acres over 5}} \times \$10 = \frac{877.90}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{1127.9}{\text{Total Amount}}$		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
	$\frac{\quad}{\text{\# of Acres}} - 5 = \frac{\quad}{\text{Acres over 5}} \times \$10 = \frac{\quad}{\text{Amount for Extra Acres}} + \$200 = \$ \frac{\quad}{\text{Total Amount}}$		
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\frac{\quad}{\text{\# of Acres}} - 5 = \frac{\quad}{\text{Acres over 5}} \times \$10 = \frac{\quad}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{\quad}{\text{Total Amount}}$		
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use:		Total: \$ 5000.00
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
TOTAL AMOUNT DUE:			\$6127.90



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APPLICATION FOR REZONING

DATE: 11/20/25	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 155 North Wacker Drive, Suite 4250			
CITY, STATE, ZIP: Chicago, IL 60606		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Yorkville Nexus V LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 92.79 acres of farmland lying East of Beecher Road and south of Corneils road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: R-4		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Residential or Industrial/Data Center			TOTAL ACREAGE: 92.79
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Unincorporated Bristol Township - pending rezoning to M-2 , R-2 and A-1			
EAST: R-4 (owned by applicant)			
SOUTH: Unincorporated Bristol Township (ComEd Utility right of way, R-2, and proposed rezoning to M-2			
WEST: Unincorporated Bristol Township (ComEd substation) and M-2 data center under construction			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-18-200-004	02-17-100-004		



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The 2016 Comprehensive Plan designated the Subject Property as future suburban neighborhood which was consistent with the zoning then-approved under a 2005 development agreement. The parcel is located immediately north of the parcels designated in 2016 as Metra Station Transit-Oriented development. Earlier this year, several addendums were made to the Comprehensive plan for other parcels near the ComEd substation including adjusting Agricultural and Residential planned areas to General Industrial as well as approving solar farm land use for three parcels, including a portion of the land designated in 2016 as future transit-oriented development.

The requested map amendment is consistent with those recent addendums which recognize the value of energy industrial uses as well as alternative energy uses in the area surrounding the ComEd substation.

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

Existing zoning classifications/uses within the general area include utility use (ComEd substation and right-of-ways for above-ground transmission), planned and proposed data center use, planned solar farm use, agricultural and residential. Potential Data Center use is considered highly compatible with the site due to location of the ComEd substation to the west of the property and the planned and approved data center and solar farm uses to the north, west and south.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

The Subject Property had been originally zoned in the year 2000 as M-1 Limited Manufacturing District with additional uses under the B-3 Service Business District use also permitted. The property was subsequently rezoned in 2005 for residential use with planned development as The Westbury South Village that did not materialize, rendering the property vacant since that time. The Subject Property's location adjacent to the Com-Ed substation as well as it's proximity to other data center and solar farm projects make it ideal for data center / industrial use.

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

The property is currently separated from other M-2 zoned sites only by the ComEd substation. M-2 zoning is also proposed and pending approval for parcels located directly north of the subject property. The parcel to the east is owned by the developer Applicant has amended this application to remove 37.33 acres to the east which will remain zoned R-4 at the recommendation of the Economic Development Committee per their memorandum dated August 28, 2025.

In addition, the property is bordered to north by a planned solar farm, another energy use but under agricultural zoning. The majority of the south side of the site is bordered by land owned by ComEd and used for above-ground transmission lines.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

No variation to the requirements of the district or use standards outlined under Unified Development Ordinance is requested at this time.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The property has remained undeveloped under the existing residential zoning thus diminishing the potential value of the property. Once developed as industrial / data center, property will benefit the community through increased property tax and other revenue, job creation as well as extensions of public utilities and infrastructure. Yorkville will also receive significant ComEd utility tax revenue from the property once developed as a data center.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The Subject Property was originally zoned in 2000 as M-1 Limited Manufacturing District for all permitted uses along with all additional uses listed in the B-3 Service Business District Zoning Ordinance. The property was rezoned to R-4 in 2005 and has been vacant since that time with an agricultural land use.



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APPLICATION FOR REZONING

AGREEMENT

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

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

Matt B. Gill

PETITIONER SIGNATURE

11/20/2025

DATE

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

Matt B. Gill

OWNER SIGNATURE

11/20/2025

DATE



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

Sabrina Granade
 State of Georgia
 County of Glynn
 Exp. June 30, 2028

[Handwritten signature]



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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS:
-----------------	----------------------	-------------------

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt Gilbert	COMPANY: Green Door Capital
MAILING ADDRESS: 155 North Wacker Drive, Ste. 4250	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-622-8300
EMAIL: matt@greendoorcapital.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Matt Gilbert

Manager

PRINT NAME

TITLE

Matt Gilbert

11/20/2025

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Signature of Petitioner(s)

Subscribed and sworn to before me this
_____ day of _____, 20_____

Notary Public



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

APPLICATION FOR PUBLIC HEARING SIGN

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

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 0 DEGREES, 22 MINUTES, 35 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 1668.70 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT 72-892, THENCE NORTH 88 DEGREES, 22 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 2865.87 FEET TO THE NORTHEAST CORNER OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, THENCE SOUTH 00 DEGREES, 22 MINUTES, 56 SECONDS EAST ALONG THE EAST LINE OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, 975.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 88 DEGREES, 20 MINUTES, 43 SECONDS EAST ALONG SAID SOUTH LINE 458.62 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 1543.12 FEET, THENCE NORTH 88 DEGREES, 07 MINUTES, 57 SECONDS EAST 663.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 1104.36 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 87 DEGREES, 58 MINUTES, 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 17, 1353.09 FEET, THENCE SOUTH 7 DEGREES, 53 MINUTES, 22 SECONDS EAST 291.72 FEET TO A POINT ON THE PROLONGATION SOUTHEASTERLY OF THE CENTER LINE OF CORNEILS ROAD, THENCE NORTH 85 DEGREES, 28 MINUTES, 45 SECONDS WEST ALONG SAID PROLONGATION AND SAID CENTER LINE OF CORNEILS ROAD, 2681.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1091.77 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG SAID NORTH LINE 261.32 FEET, THENCE SOUTH 07 DEGREES, 23 MINUTES, 50 SECONDS EAST, 291.32 FEET, THENCE NORTH 37 DEGREES, 05 MINUTES, 47 SECONDS EAST, 370.92 FEET TO THE POINT OF BEGINNING), IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,

AND ALSO EXCEPTING THEREFROM

THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

AND ALSO EXCEPTING THEREFROM

THE NORTH 990.79 FEET OF THE EAST 630.00 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG SAID NORTH AND EAST LINES) OF SAID NORTHWEST 1/4, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM:

THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

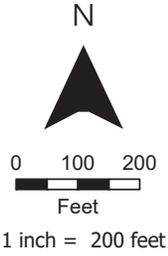
02-17B 2022

Bristol Township

E ½ of NW ¼
Section 17

T 37 N
R 7 E

Kendall County,
Illinois



Map Locator

Township

Range East
6 7 8

Township North 35 36 37	1	2	3
	4	5	6
	7	8	9

Section

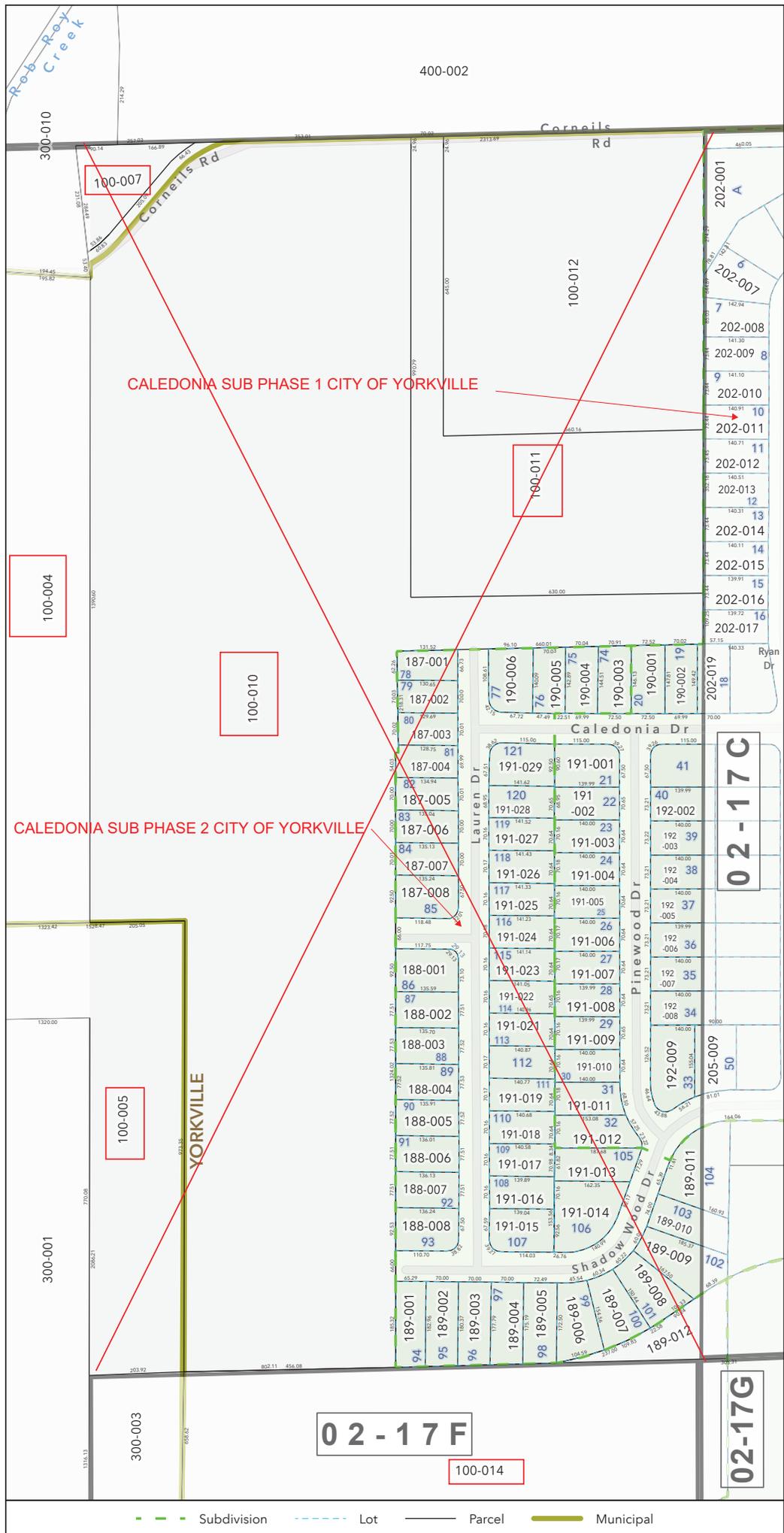
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Page

B	C	D
F	G	H



This map does not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Kendall County or its employees. This map is compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.





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APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP 1 APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP 2 PLAN COUNCIL

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

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

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



United City of Yorkville
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 Yorkville, Illinois, 60560
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 Website: www.yorkville.il.us

APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

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

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

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

- Signed and Notarized Application
- Required Plans, Exhibits, and Fees
- Certified Mailing of Public Notice
- Posting Public Hearing Sign(s)
- Signed Certified Affidavit of Mailings
- Attendance at All Meetings

CITY STAFF

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



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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE

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

Plan Council Meeting

Economic Development Committee

Planning & Zoning Commission Public Hearing

City Council

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

DORMANT APPLICATIONS

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

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

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

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



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APPLICATION FOR REZONING

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1127.9
	$\frac{92.79}{\text{\# of Acres}} - 5 = \frac{87.79}{\text{Acres over 5}} \times \$10 = \frac{877.90}{\text{Amount for Extra Acres}} + \$250 = \$ \frac{1127.9}{\text{Total Amount}}$		
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$		
	# of Acres	Acres over 5	Amount for Extra Acres
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
	$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$		
	# of Acres	Acres over 5	Amount for Extra Acres
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i>		Total: \$ 5000.00
	For Annexation, Subdivision, Rezoning, and Special Use:		
	<input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input checked="" type="checkbox"/> Over 10 acres	\$1,000.00 \$2,500.00 \$5,000.00	
TOTAL AMOUNT DUE:			\$6127.90



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APPLICATION FOR REZONING

DATE: 11/20/25	PZC NUMBER:	DEVELOPMENT NAME:	
PETITIONER INFORMATION			
NAME: Matt Gilbert		COMPANY: Green Door Capital	
MAILING ADDRESS: 155 North Wacker Drive, Suite 4250			
CITY, STATE, ZIP: Chicago, IL 60606		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 312-622-8300	
EMAIL: matt@greendoorcapital.com		FAX:	
PROPERTY INFORMATION			
NAME OF HOLDER OF LEGAL TITLE: Yorkville Nexus V LLC			
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN:			
PROPERTY STREET ADDRESS:			
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: Approximately 92.79 acres of farmland lying East of Beecher Road and south of Corneils road in Yorkville, IL			
CURRENT ZONING CLASSIFICATION: R-4		REQUESTED ZONING CLASSIFICATION: M-2	
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION: Residential or Industrial/Data Center			TOTAL ACREAGE: 92.79
ZONING AND LAND USE OF SURROUNDING PROPERTIES			
NORTH: Unincorporated Bristol Township - pending rezoning to M-2 , R-2 and A-1			
EAST: R-4 (owned by applicant)			
SOUTH: Unincorporated Bristol Township (ComEd Utility right of way, R-2, and proposed rezoning to M-2			
WEST: Unincorporated Bristol Township (ComEd substation) and M-2 data center under construction			
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)			
02-18-200-004	02-17-100-004		



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APPLICATION FOR REZONING

ATTORNEY INFORMATION

NAME: Kevin Kearney COMPANY: Pedersen & Houpt

MAILING ADDRESS: 161 N Clark St, Ste. 2700

CITY, STATE, ZIP: Chicago, IL 60601 TELEPHONE: 312-261-2291

EMAIL: kkearney@pedersenhaupt.com FAX:

ENGINEER INFORMATION

NAME: Ted Feenstra COMPANY: V3 Companies

MAILING ADDRESS: 7325 Janes Ave

CITY, STATE, ZIP: Woodridge, IL 60517 TELEPHONE: 630.936.0328

EMAIL: tfeenstra@v3co.com FAX:

LAND PLANNER/SURVEYOR INFORMATION

NAME: Christopher Bartosz COMPANY: V3 Companies

MAILING ADDRESS: 7325 Janes Ave

CITY, STATE, ZIP: Woodridge, IL 60517 TELEPHONE: 630.688.6170

EMAIL: cdbartosz@v3co.com FAX:

ATTACHMENTS

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

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



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The 2016 Comprehensive Plan designated the Subject Property as future suburban neighborhood which was consistent with the zoning then-approved under a 2005 development agreement. The parcel is located immediately north of the parcels designated in 2016 as Metra Station Transit-Oriented development. Earlier this year, several addendums were made to the Comprehensive plan for other parcels near the ComEd substation including adjusting Agricultural and Residential planned areas to General Industrial as well as approving solar farm land use for three parcels, including a portion of the land designated in 2016 as future transit-oriented development.

The requested map amendment is consistent with those recent addendums which recognize the value of energy industrial uses as well as alternative energy uses in the area surrounding the ComEd substation.

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

Existing zoning classifications/uses within the general area include utility use (ComEd substation and right-of-ways for above-ground transmission), planned and proposed data center use, planned solar farm use, agricultural and residential. Potential Data Center use is considered highly compatible with the site due to location of the ComEd substation to the west of the property and the planned and approved data center and solar farm uses to the north, west and south.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

The Subject Property had been originally zoned in the year 2000 as M-1 Limited Manufacturing District with additional uses under the B-3 Service Business District use also permitted. The property was subsequently rezoned in 2005 for residential use with planned development as The Westbury South Village that did not materialize, rendering the property vacant since that time. The Subject Property's location adjacent to the Com-Ed substation as well as its proximity to other data center and solar farm projects make it ideal for data center / industrial use.

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

The property is currently separated from other M-2 zoned sites only by the ComEd substation. M-2 zoning is also proposed and pending approval for parcels located directly north of the subject property.

In addition, the property is bordered to north by a planned solar farm, another energy use but under agricultural zoning. The majority of the south side of the site is bordered by land owned by ComEd and used for above-ground transmission lines.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

No variation to the requirements of the district or use standards outlined under Unified Development Ordinance is requested at this time.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The property has remained undeveloped under the existing residential zoning thus diminishing the potential value of the property. Once developed as industrial / data center, property will benefit the community through increased property tax and other revenue, job creation as well as extensions of public utilities and infrastructure.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The Subject Property was originally zoned in 2000 as M-1 Limited Manufacturing District for all permitted uses along with all additional uses listed in the B-3 Service Business District Zoning Ordinance. The property was rezoned to R-4 in 2005 and has been vacant since that time with an agricultural land use.



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APPLICATION FOR REZONING

AGREEMENT

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

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

Matt Brill

PETITIONER SIGNATURE

7/11/2025

DATE

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

Mark Brill

OWNER SIGNATURE

7/11/2025

DATE

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

Elias Mushinsky
 State of IL
 County of Cook
 7/11/2025



Elias Mushinsky



United City of Yorkville
 651 Prairie Pointe Drive
 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
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APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

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

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Matt Gilbert	COMPANY: Green Door Capital
MAILING ADDRESS: 155 North Wacker Drive, Ste. 4250	
CITY, STATE, ZIP: Chicago, IL 60606	TELEPHONE: 312-622-8300
EMAIL: matt@greendoorcapital.com	FAX:

FINANCIALLY RESPONSIBLE PARTY:

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

Matt Gilbert

Manager

PRINT NAME

TITLE

7/11/2025

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

CERTIFIED MAILING
AFFIDAVIT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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

Signature of Petitioner(s)

Subscribed and sworn to before me this
_____ day of _____, 20_____

Notary Public



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

APPLICATION FOR PUBLIC HEARING SIGN

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

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-13**

NOTICE IS HEREBY GIVEN THAT Matt Gilbert, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification. The real property consists of three (3) parcels totaling approximately 130-acres and is generally located south of Corneils Road and East of Beecher Road. The petitioner is seeking to rezone the property from the R-4 General Multi-Family Residence District to M-2 General Manufacturing District for a future data center.

The legal description of the tract of property is as follows:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 17 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, ALL IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, THENCE SOUTH 0 DEGREES, 22 MINUTES, 35 SECONDS EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 1668.70 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED FEBRUARY 28, 1972 AS DOCUMENT 72-892, THENCE NORTH 88 DEGREES, 22 MINUTES, 03 SECONDS EAST ALONG SAID NORTH LINE, 2865.87 FEET TO THE NORTHEAST CORNER OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, THENCE SOUTH 00 DEGREES, 22 MINUTES, 56 SECONDS EAST ALONG THE EAST LINE OF SAID THE COMMONWEALTH EDISON COMPANY PROPERTY, 975.25 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 88 DEGREES, 20 MINUTES, 43 SECONDS EAST ALONG SAID SOUTH LINE 458.62 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 10 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTHWEST 1/4, 1543.12 FEET, THENCE NORTH 88 DEGREES, 07 MINUTES, 57 SECONDS EAST 663.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE NORTH 00 DEGREES, 23 MINUTES, 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 1104.36 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 87 DEGREES, 58 MINUTES, 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 17, 1353.09 FEET, THENCE SOUTH 7 DEGREES, 53 MINUTES, 22 SECONDS EAST 291.72 FEET TO A POINT ON THE PROLONGATION SOUTHEASTERLY OF THE CENTER LINE OF CORNEILS ROAD, THENCE NORTH 85 DEGREES, 28 MINUTES, 45 SECONDS WEST ALONG SAID PROLONGATION AND SAID CENTER LINE OF CORNEILS ROAD, 2681.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 1091.77 FEET FOR A POINT OF BEGINNING, THENCE SOUTH 88 DEGREES, 28 MINUTES, 22 SECONDS WEST ALONG SAID NORTH LINE 261.32 FEET, THENCE SOUTH 07 DEGREES, 23 MINUTES, 50 SECONDS EAST, 291.32 FEET, THENCE NORTH 37 DEGREES, 05 MINUTES, 47 SECONDS

EAST, 370 92 FEET TO THE POINT OF BEGINNING), IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM: THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM: THE NORTH 990.79 FEET OF THE EAST 630.00 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES) OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE NORTH 645.0 FEET OF THE EAST 559.98 FEET (AS MEASURED ALONG SAID NORTH AND EAST LINES) OF SAID NORTHWEST 1/4, ALL IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PINS: 02-18-200-004, 02-17-100-004, and 02-17-100-010

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, October 8, 2025 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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. For more project information, please scan the QR code below.

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

JORI BEHLAND
City Clerk





Memorandum

To: Plan Council
 From: Sara Mendez, Senior Planner
 Date: August 19, 2025
 Subject: **PZC 2025-13 Meyer**
 Proposed Rezoning Request for Future Data Center

I have reviewed the rezoning application for the subject parcels submitted by Matt Gilbert, petitioner, on behalf of Green Door Capital. The real property consists of three (3) parcels totaling approximately 130-acres and is generally located south of Corneils Road and East of Beecher Road. The petitioner is requesting rezoning of parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010 from R-4 General Multi-Family Residence District to M-2 General Manufacturing District for a proposed future data center land use.

Based upon my review of the application documents and plans, I have compiled the following comments:

GENERAL ZONING/LAND USE COMMENTS:

The three (3) subject parcels, totaling approximately 130 acres, were annexed into Yorkville, and rezoned as M-1 Limited Manufacturing District in 2000, through Ordinances 2000-41 and Ordinance 2000-42. In 2005, an amendment was made to the ordinances mentioned above as the three subject parcels were rezoned to R-4 PUD General Multi-Family Residence District, as part of the Westbury South Village, through Ordinance 2005-69.

This rezoning was initiated by the property owner due to a lack of interest from industrial users. Additionally, the property owner to the east of the subject parcels had successfully rezoned their land from M-1 Limited Manufacturing District to R-2 PUD Single-Family Traditional Residence District as the Caledonia Subdivision. In response to the growing trend of residential zoning in the area, the property owner determined that R-4 zoning was more appropriate and consistent with surrounding development patterns. A preliminary Planned Unit Development (PUD) plan for Westbury South Village was subsequently approved in 2006 through Ordinance 2006-33, however the development was never constructed.

The land is currently farmed and is part of the Rob Roy Drainage District.

1. **ZONING** – The following are the current immediate surrounding zoning and land uses of parcels #02-18-200-004, #02-17-100-004, and #02-17-100-010 which are proposed to be rezoned:

	Zoning	Land Use
North	A-1 Agricultural District – Special Use	Farmland (Corneils Road Solar Farm)
East	B-2 Mixed-Use Business District R-2 Single-Family Traditional Residence District	Farmland Caledonia
South	Burlington Northern Santa Fe (BNSF) Railroad A-1 Agricultural District – Special Use	Transportation Land Use Farmland (New Leaf Energy Solar Farm)

	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Farmland (Unit 3 Whispering Meadows)
	M-2 General Manufacturing District	Cyrus One (Data Center)
West	A-1 Agricultural District (Kendall County)	ComEd Substation/Transfer Station – Utility Use
	M-1/M-2 Limited/General Manufacturing	Bright Farms
	M-2 General Manufacturing District	Farmland (Green Door – approved for data center)

- a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.**

2. **PERMITTED USES** – Per Section 10-3-6-F of the Yorkville Unified Development Ordinance (UDO), the M-2 General Manufacturing District zoning designation is intended to provide for the location of manufacturing, industrial, and related uses that have greater off-site impacts than those in the M-1 Limited Manufacturing District. The district is intended to ensure the compatibility of the manufacturing and industrial uses with surrounding residential and commercial uses and to minimize off-site impacts such as noise, traffic, and visual qualities.
 - a. Further, per Table 10-3-12 (B) Permitted and Special Uses of the Unified Development Ordinance, under “Energy Industrial Uses” data centers are permitted land uses.

3. **ENERGY INDUSTRIAL STANDARDS** – In June 2025, the City approved an amendment to Section 10-4-10 Energy Industrial Standards in the Unified Development Ordinance, establishing development regulations specific to data centers. This section outlines requirements related to landscape buffering, building separation, maximum height, noise study and noise mitigation, operational testing, nuclear energy, phasing plan, fencing, lighting and photometric, traffic management plan, battery storage, emergency operations plan, building code enhanced standards, and appearance standards.
 - a. Any future development plans must comply with all standards set forth in Section 10-4-10 of the Unified Development Ordinance.

4. **M-2 BULK REGULATIONS** – Per the Table 10-3-9(A) Bulk and Dimensional Standards, the following are the current M-2 General Business District standards:

M-2 Zoning Regulations	
Min. Lot Area	N/A
Front Yard Setback	25 feet
Rear Yard Setback	N/A
Side Yard Setback	Min. 10% of lot width/Max. 20 feet
Corner Yard Setback	Min. 10% of lot width/Max. 20 feet
Max. Lot Coverage	85%
Max. Building Height	N/A

5. **COMPREHENSIVE PLAN** – The 2016 Comprehensive Plan Update designates these parcels as “Suburban Neighborhood (SN)” which is designated primarily for single-family detached residential homes. However, the Comprehensive Plan also states, “while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.”
 - a. **Due to the recent trend in rezoning and development in the area, the Cyrus One future data center campus to the north, Project Steel and Project Cardinal requested annexation, rezoning, and PUD to the north/west, the Kelaka properties approved annexation and/or rezoning to M-2 to the south/west, and the DMYF, LLLP project approved for rezoning to the south of the subject parcels, staff, in part, supports the proposed M-2 General Manufacturing District zoning for a future data center campus development with conditions.**
 - b. **Upon approval of the annexation and rezoning, the Comprehensive Plan will require an amendment to reflect the new M-2 General Manufacturing zoning district. The subject property’s future land use designation will be revised from “Suburban Neighborhoods (SN)” to “General Industrial (GI)”.**

LAND PLANNING COMMENTS:

6. **SITE PLAN REVIEW** – **Staff further recommends that any proposed development plan, regardless if it’s an outright permitted land use, shall be required to submit any and all plans for review and approval by the City Council prior to commencing any construction, grading or other work or issuance of a building permit on the Subject Property due to the subject parcels’ adjacency to the Caledonia Subdivision.**
7. **COMMUNITY MEETING** – Per Section 10-8-12-C-1-a of the Unified Development Ordinance states a community meeting of area/neighborhood property owners, explaining the proposed rezoning conducted by the petitioner at their own expense and at a location of their choosing may be required as a recommendation from the Plan Council prior to the Planning and Zoning Commission public hearing date.
 - a. **Due to the petitioner’s request to rezone all three of the subject parcels and the proximity of the subject parcels to the residential land use to the east, Caledonia subdivision, staff recommends the petitioner reach out to the homeowners’ association (HOA) regarding the proposed future land use of the subject property prior to the Planning and Zoning Commission public hearing.**

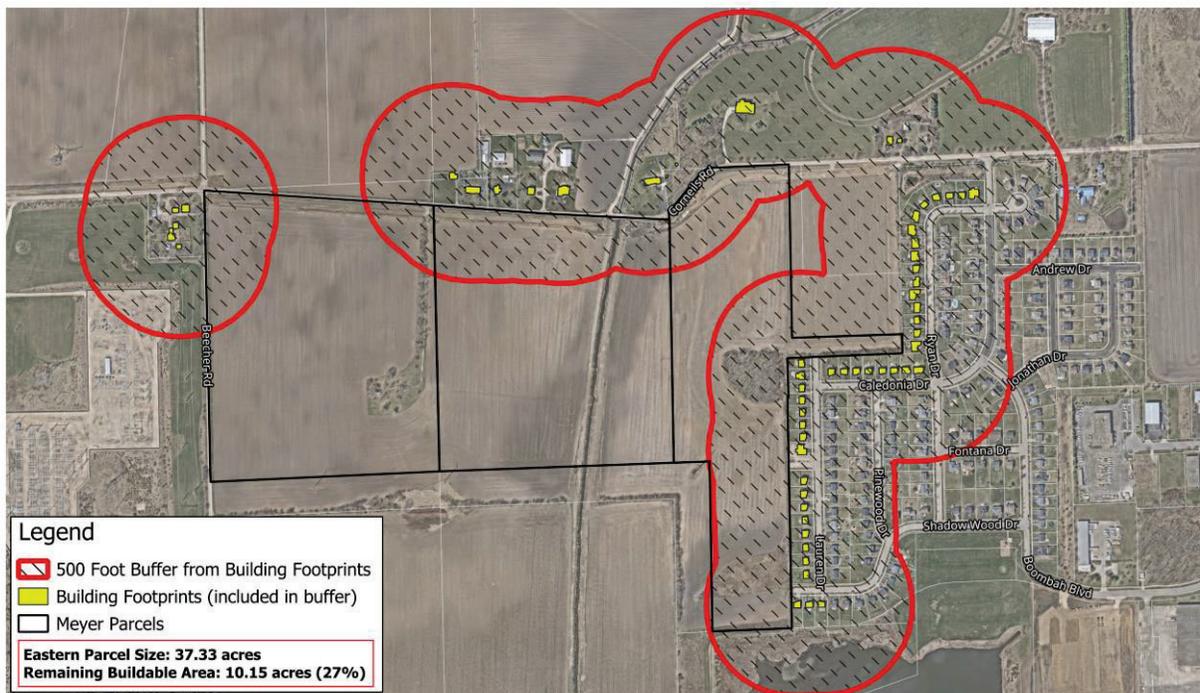
STAFF COMMENTS – ZONING APPROACH:

Staff recommends that the petitioner rezone only the two (2) western parcels (PINs #02-18-200-004 and #02-17-100-004) to the M-2 General Manufacturing District for a future data center, while retaining the current zoning of R-4 General Multi-Family Residence District for the eastern parcel (PIN #02-17-100-010). This recommendation is based on the proximity of the subject parcels to the residential properties of the Caledonia Subdivision.

By preserving the R-4 zoning on the eastern parcel, a substantial visual and spatial buffer would be maintained between the proposed manufacturing use and the adjacent residential area. The eastern parcel could serve as the location for the required 100-foot landscape buffer and help achieve the minimum 500-

foot building separation between any data center building or structure (primary or accessory) and the nearest residential structure.

Furthermore, as shown on the map below, which identifies the three (3) subject parcels and the newly adopted 500-foot data center building separation requirement from residential structures (outlined in red), the eastern parcel (PIN #02-17-100-010) is the most impacted by this standard. Of its approximately 37.33 acres, the separation requirement would reduce the buildable area to only about 10.15 acres (~27% of the site). In addition to the parcel's role in providing the required building separation and a buffer between the future data center use and the Caledonia Subdivision, this significant reduction in developable land further supports staff's recommendation to retain the parcel's current R-4 General Multi-Family Residence District zoning.



MEYER PROPERTY - 500 FOOT BUILDING SEPARATION

United City of Yorkville, Illinois
Date: August 12, 2025
Data: Kendall County



Staff has communicated this recommendation to the petitioner. However, the petitioner has indicated they intend to proceed with the rezoning of all three (3) subject parcels.

Lastly, staff recommends that, if the petitioner has a developer interested in the subject parcels, the rezoning, preliminary Planned Unit Development, and Planned Unit Development applications be processed simultaneously.



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

August 19, 2025

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

Re: *Green Door - Meyer*
United City of Yorkville

Dear Krysti:

We have reviewed the application for rezoning for the above-referenced project dated July 11, 2025.

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance will be required.
2. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
3. Rob Roy Creek traverses the property and there is a floodplain and floodway that need to be taken into account during the ultimate land planning process. The best available data can be provided to the developer upon request.
4. The City will require Corneils Road to be reconstructed across the frontage of the development. This will also include the realignment of the roadway to soften the curves towards the eastern portion of the development. We can provide preliminary information on this to the developer upon request.
5. The City will require a minimum right-of-way dedication of 40 feet (80 feet total planned for the corridor) along the south property line of the development adjacent to Corneils Road.
6. The City will require Beecher Road to be reconstructed across the frontage of the development.
7. The City will require a minimum right-of-way dedication of 60 feet along the west property line of the development adjacent to Beecher Road.

8. The City is investigating the benefits of constructing roundabouts at the intersections of Corneils and Beecher and Corneils and the realigned East Beecher that would be part of the Project Steel Development. Appropriate right-of-way dedications will be required for this development.
9. Improvements to Corneils Road may be required outside of the property limits to be able to handle the anticipated construction traffic.
10. The connections to the sanitary sewer will generally come from the existing interceptor sewers located along the property's northern edge and at the southeast corner.
11. The connections to the water system will come from the existing water main that runs along Corneils Road. Secondary connections to the Calendonia subdivision will also be required. In addition, depending on the ultimate development additional water system infrastructure may be required. A needs assessment study will confirm the infrastructure needed.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Sara Mendez, City Planner (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Jori Behland, City Clerk (via email)
Mr. Matt Gilbert, Green Door Capital (via email)
Ms. Shannon Westberg, Green Door Capital (via email)
Mr. Sam Durkin, JLL (via email)
Mr. Sean Reynolds, JLL (via email)
GPH, PGW2, EEI (Via e-mail)



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

Agenda Item Number

New Business #6

Tracking Number

EDC 2025-85

Agenda Item Summary Memo

Title: PZC 2025-14 – Yorkville School District 115 (Annexation and Rezoning)

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: Request for annexation and rezoning of 3 unincorporated parcels to accommodate public school facilities.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Sara Mendez Community Development
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Sara Mendez, Senior Planner
CC: Bart Olson, City Administrator
Krysti Barksdale-Noble, Community Development Director
David Hansen, Senior Planner
Date: November 13, 2025
Subject: **PZC 2025-14 YSD 115**
Proposed Annexation & Rezoning Request for school facilities

SUMMARY:

An application for annexation and rezoning has been submitted by Heather DiVerde, on behalf of the Yorkville School District 115, to the United City of Yorkville, Kendall County, Illinois. The request is seeking approval to annex three (3) parcels #02-30-400-006, #02-31-226-002, and #02-29-300-002 totaling approximately 155-acres and is generally located north of River Road, west of Game Farm Road, and east of Eldamain Road. Additionally, the petitioner is seeking approval for rezoning the three (3) subject parcels from the R-1 Single-Family Suburban Residence District to PI Public Institutional District accommodate public school facilities.



YSD 115

United City of Yorkville, Illinois
Date: September 23, 2025
Data: Kendall County



PROPERTY BACKGROUND:

The subject property is currently unincorporated and zoned A-1 Agricultural in Kendall County. It comprises three (3) parcels totaling approximately 155-acres.

Parcel #02-29-300-002 is adjacent to the Yorkville School District (YSD) 115 high school and includes a portion of the school building, as well as the baseball field and pickleball courts. Parcels #02-30-400-006 and #02-31-226-002 are nonadjacent to parcel #02-29-300-002 but located directly west of the high school and is utilized as farmland.

PURPOSE OF ANNEXATION AND REZONING REQUEST:

Due to Yorkville's growing population, the proposed annexation and rezoning of the three (3) parcels addresses a critical community need of providing adequate space for public school facilities. According to the School District's rezoning application, the student population has increased by 4,744 students since 2002. The last school buildings were constructed in 2009, when enrollment was approximately 5,100 students. As of 2025, the student population has reached approximately 7,151. In response to this significant growth over the past two decades, the district has emphasized the need to expand capacity at all grade levels to ensure adequate accommodations for Yorkville's continuing development.

ANNEXATION REQUEST:

As mentioned, the applicant seeks annexation of three (3) unincorporated parcels, #02-30-400-006, #02-31-226-002, and #02-29-300-002 totaling approximately 155-acres to accommodate public school facilities. Contiguity of subject parcels #02-30-400-006 and #02-31-226-002 and Yorkville's current corporate boundary is established immediately north of John Street (Rush Copley). Contiguity of subject parcel #02-29-300-002 and Yorkville's current corporate boundary is established immediately west of Game Farm Road (Yorkville School District 115 High School).

Annexation is contingent upon City Council approval of a requested rezoning to the PI Public Institutional District.

A draft annexation agreement has been provided for review and comment. Staff has the Plat of Annexation for parcels #02-30-400-006, #02-31-226-002, and #02-29-300-002. A public hearing for the proposed annexation is set for **January 13, 2026** before the City Council.

REZONING REQUEST:

Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed to the city shall automatically be classified within the R-1 Single-Family Suburban Residential District. Therefore, the petitioner is seeking rezoning within the PI Public Institutional District for the three (3) subject parcels.

Table 10-3-12(B) Institutional, Public, and Utility of Yorkville's Unified Development Ordinance identifies schools, public or private, as a permitted use in the PI Public Institutional District. Section 10-8-12 of the Unified Development Ordinance also states specific standards for rezoning which all recommendation bodies will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

Due to the subject parcels not being adjacent to each other, the following are the current immediate surrounding zoning and land uses of parcels #02-30-400-006 and #02-31-226-002 which are proposed to be rezoned:

Zoning		Land Use
North	PI Public Institutional District B-3 General Business District (PUD) R-3 Multi-Family Attached Residence District	Kendall County Government Center Rush Copley Fox Hill
East	Unincorporated Kendall County R-2 Single-Family Traditional Residence District R-4 General Multi-Family Residence District PI Public Institutional District R-1 Single-Family Suburban Residence District	Farmland Blackberry Woods Blackberry Woods Yorkville School District (YSD) 115 High School Cemetery
South	Unincorporated Kendall County R-1 Single-Family Suburban Residence District	Farmland Residential
West	Unincorporated Kendall County	Farmland

While below are the current immediate surrounding zoning and land uses of parcel #02-29-300-002 which is proposed to be rezoned:

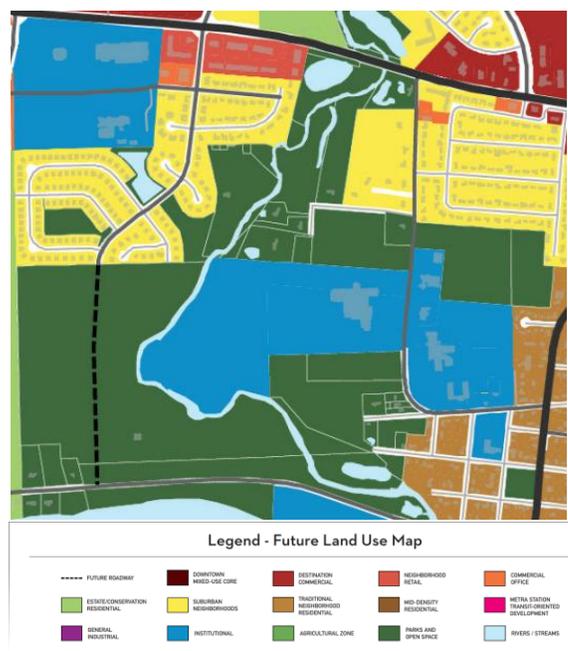
Zoning		Land Use
North	Unincorporated Kendall County R-2 Single-Family Traditional Residence District R-4 General Multi-Family Residence District	Farmland Blackberry Woods Blackberry Woods
East	PI Public Institutional District R-1 Single-Family Suburban Residence District	Yorkville School District (YSD) 115 High School Cemetery
South	Unincorporated Kendall County	Farmland
West	Unincorporated Kendall County	Farmland

COMPREHENSIVE PLAN

The 2016 Comprehensive Plan Update designates parcels #02-30-400-006 and #02-31-226-002 as “Parks and Open Space” and parcel #02-29-300-002 “Institutional”.

The “Parks and Open Space” designation is meant to preserve recreational areas and open space for either public or private use. **If the annexation and rezoning are approved, staff would seek to amend the Comprehensive Plan to reclassify the 110-acre parcel as Institutional (I) which is consistent with the proposed land use.**

The Institutional designation is generally intended for Yorkville municipal facilities, Kendall County government offices, and facilities of other entities, including the Bristol-Kendall Fire Protection District, the Yorkville-Bristol Sanitary District, Yorkville Community Unit School District 115, and other government facilities.



Parcel #02-29-300-002 aligns the 2016 Comprehensive Plan. Therefore, if the annexation and rezoning were approved, no update to the Comprehensive Plan would be necessary.

FUTURE LAND PLAN:

The Yorkville School District 115 is not pursuing a land plan currently. Therefore, when the school submits a land plan, the plan will be reviewed by the City.

STAFF COMMENTS:

Staff is supportive of the request for annexation and rezoning approval as it would address the need to expand the district's facility to ensure adequate accommodations for Yorkville's continuing growth. This request is tentatively scheduled for a public hearing on January 14, 2026 for rezoning consideration before the Planning and Zoning Commission and a public hearing at the January 13, 2026 City Council meeting for the annexation agreement. Staff and the petitioner are seeking comments from the Economic Development Committee about the requests prior to these public hearings.

ATTACHMENTS:

1. Draft Annexation Agreement
2. Plan Council memo dated 10.27.25
3. Public Hearing Notice - Rezoning
4. Annexation Application
5. Rezoning Application
6. Legal Description of PINS #02-30-400-006 and #02-31-226-002
7. Legal Description on PIN #02-29-300-002
8. Plat of Annexation of PINS #02-30-400-006 and #02-31-226-002
9. Plat of Annexation of PIN #02-29-300-002



Memorandum

To: Plan Council
From: Sara Mendez, Senior Planner
Date: October 27, 2025
Subject: **PZC 2025-14 YSD 115**
Proposed Annexation & Rezoning Request for school facilities

I have reviewed the annexation and rezoning applications for the subject parcels submitted by Heather DiVerde, on behalf of the Yorkville School District 115. The real property consists of three (3) parcels totaling approximately 155-acres and is generally located north of River Road, west of Game Farm Road, and east of Eldamain Road. The petitioner is seeking approval for the annexation and rezoning from the R-1 Single-Family Suburban Residence District to PI Public Institutional District of parcels #02-30-400-006 and #02-31-226-002 to accommodate public school facilities.

Based upon my review of the application documents and plans, I have compiled the following comments:

ANNEXATION COMMENTS:

1. Contiguity of subject parcels #02-30-400-006 and #02-31-226-002 and Yorkville's current corporate boundary is established immediately north of John Street (Rush Copley)
2. Contiguity of subject parcel #02-29-300-002 and Yorkville's current corporate boundary is established immediately west of Game Farm Road (Yorkville School District 115 High School)
3. Per Section 10-3-4 of the Yorkville Unified Development Ordinance (UDO), any territory annexed into the city shall automatically be classified within the R-1 Single-Family Suburban Residence District.
4. **Any approval of the requested rezoning is contingent upon the approval of the annexation petition.**

REZONING COMMENTS:

1. Per Table 10-3-12(B) Institutional, Public, and Utility Uses of the United City of Yorkville's Unified Development Ordinance, schools, public or private, are a permitted use in the R-1 Single-Family Suburban Residence District and PI Public Institutional District.
2. **Although schools are allowed in the R-1 district, staff is recommending the petitioner rezone all three (3) subject parcels to the PI district.**
3. **Staff is requesting the petitioner verify if they intend to rezone all three (3) parcels to the PI district or solely parcels #02-30-400-006 and #02-31-226-002.**
4. Section 10-8-12 of the Unified Development Ordinance states specific standards for rezoning which all recommendation bodied will review. The petitioner has provided responses to the established standards for each of the criteria provided in the application.

PROPERTY BACKGROUND:

The subject property is currently unincorporated and zoned A-1 Agricultural in Kendall County. It comprises three (3) parcels totaling approximately 155-acres.

Below is a map indicating each parcel for reference. Parcel #02-29-300-002 is adjacent to the Yorkville School District (YSD) 115 high school and includes a portion of the school building, as well as the baseball field and pickleball courts. Parcels #02-30-400-006 and #02-31-226-002 are nonadjacent to parcel #02-29-300-002 but located directly west of the high school and is utilized as farmland.



YSD 115

United City of Yorkville, Illinois
 Date: September 23, 2025
 Data: Kendall County



Due to Yorkville’s growing population, the proposed annexation and rezoning of the three (3) parcels addresses a critical community need of providing adequate space for public school facilities. According to the School District’s rezoning application, the student population has increased by 4,744 students since 2002. The last school buildings were constructed in 2009, when enrollment was approximately 5,100 students. As of 2025, the student population has reached approximately 7,151. In response to this significant growth over the past two decades, the district has emphasized the need to expand capacity at all grade levels to ensure adequate accommodations for Yorkville’s continuing development.

GENERAL ZONING/LAND USE COMMENTS:

Due to the subject parcels not being adjacent to each other, the following are the current immediate surrounding zoning and land uses of parcels #02-30-400-006 and #02-31-226-002 which are proposed to be rezoned:

	Zoning	Land Use
North	PI Public Institutional District	Kendall County Government Center
	B-3 General Business District (PUD)	Rush Copley
	R-3 Multi-Family Attached Residence District	Fox Hill
East	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Blackberry Woods
	R-4 General Multi-Family Residence District	Blackberry Woods
	PI Public Institutional District	Yorkville School District (YSD) 115 High School
South	R-1 Single-Family Suburban Residence District	Cemetery
	Unincorporated Kendall County	Farmland
	R-1 Single-Family Suburban Residence District	Residential
West	Unincorporated Kendall County	Farmland

While below are the current immediate surrounding zoning and land uses of parcel #02-29-300-002 which is proposed to be rezoned:

	Zoning	Land Use
North	Unincorporated Kendall County	Farmland
	R-2 Single-Family Traditional Residence District	Blackberry Woods
	R-4 General Multi-Family Residence District	Blackberry Woods
East	PI Public Institutional District	Yorkville School District (YSD) 115 High School
	R-1 Single-Family Suburban Residence District	Cemetery
South	Unincorporated Kendall County	Farmland
West	Unincorporated Kendall County	Farmland

- a. **Petitioner has provided written responses to the Standards for Rezoning which will be entered into the record during the public hearing process.**

COMPREHENSIVE PLAN

The 2016 Comprehensive Plan Update designates parcels #02-30-400-006 and #02-31-226-002 as “Estate/Conservation Residential” and parcel #02-29-300-002 “Institutional”.

The “Estate/Conservation Residential (ECR)” is intended to provide flexibility for residential design which will accommodate low-density detached single-family housing. However, the Comprehensive Plan also states, “while the land use map should guide future land use and development and zoning decisions, it is also meant to be adjusted and changed when circumstances warrant a change in planning direction in a given area of the City.

- a) **If the annexation and rezoning are approved, staff would seek to amend the Comprehensive Plan to reclassify the 110-acre parcel as Institutional (I) which is consistent with the proposed land use.**

The Institutional designation is generally intended for Yorkville municipal facilities, Kendall County government offices, and facilities of other entities, including the Bristol-Kendall Fire Protection District, the Yorkville-Bristol Sanitary District, Yorkville Community Unit School District 115, and other government facilities.

- a) **Parcel #02-29-300-002 aligns the 2016 Comprehensive Plan. Therefore, if the annexation and rezoning were approved, no update to the Comprehensive Plan would be necessary.**

FUTURE LAND PLAN:

The Yorkville School District 115 is not pursuing a land plan currently. Therefore, when the school submits a land plan, the plan will be reviewed by the City.



ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

October 21, 2025

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

**Re: YSD 115 – River Road Annexation
United City of Yorkville**

Dear Krysti:

We have reviewed the following items for the above-referenced project:

- Application for Annexation
- Application for Rezoning
- Other Supporting Documentation

Our review of these plans and reports are to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

1. Utility atlases for the area are attached to this letter.
2. Per City ordinances, the water main will be required to be looped. The ultimate routing will depend on the final planned use of the site.
3. Existing sanitary sewer is adjacent to the site and would be available for a connection.
4. The City has been planning for the extension of Beecher Road from John Street to River Road for quite some time. It is recommended that this roadway extension still be considered. A minimum of 100' of right-of-way should be acquired for this extension.
5. River Road is currently not constructed to City standards. Considerations for reconstruction, widening and adding safety enhancements should be part of the development process.

6. The following should be considered when proceeding with development of the property:
- a. Since the project is a non-residential development on more than 3 acres it must meet the stormwater detention requirements per the Stormwater Ordinance. A stormwater permit application in accordance with the United City of Yorkville Stormwater Management Ordinance will be required. This will include a drain tile survey.
 - b. Any impacts to wetlands should be designed in accordance with the United City of Yorkville's Wetland Protection Regulations.
 - c. A traffic impact study should be prepared to assist in determining the level of transportation improvements required.

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

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



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

BPS/tnp/pgw2

pc: Mr. Bart Olson, City Administrator (via email)
Ms. Erin Willrett, Assistant City Administrator (via email)
Mr. Eric Dhuse, Director of Public Works (via email)
Mr. Pete Ratos, Building Department (via email)
Ms. Gina Nelson, Admin Assistant (via email)
Ms. Sara Mendez, City Planner (via email)
Mr. David Hansen, Senior Planner (via email)
Ms. Jori Contrino, City Clerk (via email)
Building Department (via email) Bzpermits@yorkville.il.us
Ms. Heather DiVerde, YSD 115 (via email)
GRH, PGW2, EEI (via e-mail)



- 6" WATER MAIN
- 8" WATER MAIN
- 10" WATER MAIN
- 12" WATER MAIN
- 16" WATER MAIN
- - UNKNOWN WATER MAIN

Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 53 Weaver Road
 Sugar Grove, Illinois 60154
 (815) 456-0700 / www.eent.com

United City of Yorkville
 651 Public Square Drive
 Yorkville, IL 60550
 (630) 553-4350
<http://www.cityofyorkville.com>

NO.	DATE	REVISIONS

DATE	OCTOBER 2014
PROJECT NO.	102628
PATH	H:\ENR\PROJECTS\YORKVILLE\102628
FILE	102628 SCHOOL PROPERTY WATER LOCATION MAP

**SCHOOL PROPERTY
 DEVELOPMENT**

**EXISTING WATER MAIN
 LOCATION MAP**



- 4" SANITARY SEWER
- 6" SANITARY SEWER
- 8" SANITARY SEWER
- 10" SANITARY SEWER
- 12" SANITARY SEWER
- 14" SANITARY SEWER
- 15" SANITARY SEWER
- 16" SANITARY SEWER
- 18" SANITARY SEWER
- 20" SANITARY SEWER
- 21" SANITARY SEWER
- 27" SANITARY SEWER
- 24" SANITARY SEWER
- 30" SANITARY SEWER
- 36" SANITARY SEWER
- 42" SANITARY SEWER
- 48" SANITARY SEWER

EEI Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 57 Wheeler Road
 Sugar Grove, Illinois 60154
 (815) 466-8700 / www.eei.com

United City of Yorkville
 651 Prairie Pointe Drive
 Yorkville, IL 60560
 (630) 553-4250
<http://www.yorkville.us>

NO.	DATE	REVISIONS

DATE	OCTOBER 2018
PROJECT NO.	102018
PATH	W/ELSPUBLIC/CITYVILLE/0001
FILE	102018_CITYVILDEVELOPMENT_SANITARY

SCHOOL PROPERTY DEVELOPMENT

SANITARY SEWER LOCATION MAP

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE
UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-14**

NOTICE IS HEREBY GIVEN THAT Heather DiVerde, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting rezoning classification, on behalf of the Yorkville School District 115. The real property consists of three (3) parcels totaling approximately 155-acres and is generally located north of River Road, west of Game Farm Road, and east of Eldamain Road. The petitioner is seeking to rezone the property from the R-1 Single-Family Suburban Residence District to the PI Public Institutional District to accommodate public school facilities.

The legal description of the tract of property is as follows:

PARCEL ONE & TWO:

The East Half of the Northeast Quarter (Except 10.41 acres on the North End thereof), and the East Half of the Southeast Quarter of Section 30, and that part of the East Half of the Northeast Quarter of Section 31 North of the Fox River, containing 20.42 acres, all in Township 37 North, Range 7 East of the Third Principal Meridian, situated in the Town of Bristol, in the County of Kendall, and State of Illinois; subject to the Right-of-Way for Highway Purposes described in Deed Record 72 Page 560 and Deed Record 98 Page 131, Records of Kendall County, Illinois.

Exception 1

(EXCEPTING THEREFROM) The tract of land described in the Warranty Deed, dated June 7th, 1947, Made by Edward J. Heinz and Mary D. Heinz, his wife, to Laurence J. Flynn, Alma Flynn, William C. Buckberg, recorded in Warranty Deed Record 97 Page 435, Records of Kendall County, Illinois.

Exception 2

(AND EXCEPTING) That part of the East Half of the Southeast Quarter of Section 30 and of the East Half of the Northeast Quarter of Section 31, Township 37 North Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 31; thence South along the East line of said Section 31, 277.6 feet to the centerline of the North River road; thence South 86 degrees 06 minutes 00 seconds West along said Centerline 746.6 feet; thence South 84 degrees 36 minutes 00 seconds West along said Centerline 292.35 feet for the Point of Beginning; thence North 00 degrees 53 minutes 00 seconds East 403.95 feet; thence North 87 degrees 12 minutes 00 seconds West 295.1 feet to the West line of the Southeast Quarter of the East Half of said Section 30; thence South 00 degrees 53 minutes 00 seconds West along said West line and the West line of the East Half of the Northeast Quarter of Section 31, 454 feet to said Centerline of North River Road; thence North 82 degrees 46 minutes 00 seconds East along said centerline 202.65 feet; thence North 84 degrees 23 minutes 00 seconds East along said Centerline 93.7 feet to the Point of Beginning, in the Township of Bristol, Kendall County, Illinois.

Exception 3

(AND ALSO EXCEPTING) That part of the Northeast Quarter of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00degrees 39 minutes 10 seconds

East along the East line of said Northeast Quarter 378.90 feet to the North Right-of-Way line of U.S. Route No. 34 for a Point of Beginning; thence South 00 degrees 39 minutes 10 seconds East along said East line, 1532.20 feet; thence South 89 degrees 05 minutes 00 seconds West 1322.55 feet to the West line of the East Half of said Northeast Quarter; thence Northerly along said West line, 1670.29 feet to said North Right-of-Way line; thence Easterly along said North line, 1330.88 feet to said North Right-of-Way line; Thence Easterly along said North line, 1330.88 feet to the Point of beginning in Bristol Township, Kendall County, Illinois and containing 48.647 acres.

Exception 4

(AND ALSO EXCEPTING) That part of the East Half of Section 30, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at a found Stone at the Southeast corner of said Section 30; thence North 01 degree 10 minutes 20 seconds West along the East line of said Section 30, a distance of 2650.43 feet to the East Quarter corner of said Section 30 for the Point of Beginning; thence South 01 degrees 10 minutes 20 seconds East along said East line, 502.04 feet; thence South 88 degrees 45 minutes 41 seconds West 2.48 feet; thence North 01 degree 14 minutes 18 seconds West, 1241.43 feet; thence North 88 degrees 29 minutes 52 seconds East, 2.19 feet to a point on said East line, said Point being 739.40 feet Northerly of said East Quarter corner; thence South 01 degree 18 minutes 22 seconds East along said East line, 739.40 feet to the Point of Beginning, all in Township of Bristol, Kendall County, Illinois.

SCHEDULE B - PART II

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records (Not known to surveyor at time of Survey.)
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Not known to surveyor at time of Survey.)
3. Easements, or claims of easements, not shown by the Public Records. (Not known to surveyor at time of Survey.)
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records (Not known to surveyor at time of Survey.)
5. Taxes or special assessments which are not shown as existing liens by the Public Records (Not known to surveyor at time of Survey.)
21. Rights of the Public, the State of Illinois, and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein. North River Road: County of Kendall (As shown on Survey.)
22. Rights of Way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any. (As shown on Survey.)
24. Easement Contract Grant of Permanent Sewer and Water easement and Temporary Construction Easement recorded July 27, 1994 as document 9407616 (1994-07616), made by Merchants National Bank of Aurora, as Trustee under Trust Agreement dated October 2, 1973 and known as Trust Number 2175 to the City of Yorkville, a municipal corporation of Illinois (As shown on Survey.)
25. Water lines and manholes appurtenant to the easement shown above, as shown on Plat of Survey made by R.B. & Associates Land Surveyors, Inc. dated February 26, 2004 JOB#2004-11888-001 b (As shown on Survey.)
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Illinois Bell Telephone Company, it's successors and assigns.

Purpose: Easement
Recording Date: February 27, 1974
Recording No.: 74-752
Affects: The S1/2 (South Half) of a public road known as U.S.Route 34 in the East
1/2 (East Half) of the NE 1/4 (Northeast Quarter) 30-37-7 (Section 30,
Township 37 North, Range 7 East) (Easement is in no part contained within the
bounds of this parcel. See description and area marked "Exception 3", wherein
above easement is contained in-whole or in-part.)
27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a
document:
Granted to: The Yorkville-Bristol Sanitary District
Purpose: Easement
Recording Date: December 14, 2004
Recording No.: 200400034866
(As shown on Survey.)

PARCEL THREE:

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

PINS: 02-30-400-006, 02-31-226-002, and 02-29-300-002

A copy of the application is available for review during normal City business hours at the office of the Community Development Director.

NOTICE IS HEREWITH GIVEN THAT the Planning and Zoning Commission for the United City of Yorkville will conduct a Public Hearing on said applications on **Wednesday, January 14, 2026 at 7 p.m.** at the United City of Yorkville, City Hall, located at 651 Prairie Pointe Drive, Yorkville, Illinois 60560.

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. For more project information, please scan the QR code below.

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

JORI BEHLAND
City Clerk





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

APPLICATION FOR ANNEXATION

INTENT AND PURPOSE

The purpose of this application is to allow unincorporated land that is contiguous and adjacent to the Yorkville corporate limits to annex into the City. All newly annexed land is automatically zoned to the most restrictive classification under the city's zoning ordinance (R-1 Single-Family Suburban Residence District). Therefore, all voluntary annexation petitions which are seeking a different zoning classification will have to adhere to the rezoning process outlined in "Title 10, Chapter 8, Section 12: Map Amendments."

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

For a complete explanation of what is legally required throughout the process, please refer to "Title 10, Chapter 8, Section 13 Annexations" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP

2

PLAN COUNCIL

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

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

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



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

APPLICATION FOR ANNEXATION

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

CITY COUNCIL PUBLIC HEARING

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

If there is **not a request for rezoning or variances as part of an Annexation Agreement**, then the request does not require a public hearing and the petitioner will proceed directly to Step 5.

If there is **a request for rezoning or variances as part of an Annexation Agreement**, a public hearing conducted by the City Council is required. The public hearing notice will be drafted by the City as well as published in a local newspaper. Additionally, a public hearing notice sign must be placed on the property no less than fifteen (15) days prior to the public hearing. The City Council will hold a public hearing on the request, take public comments and discuss the request.

STEP 5

CITY COUNCIL

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

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

NECESSARY NOTIFICATIONS

The entities listed below must be notified in writing, by certified or registered mail, of the proposed annexations at least ten (10) days prior to the action taken at City Council. Notices must be delivered to the individual board members at their respective home addresses:

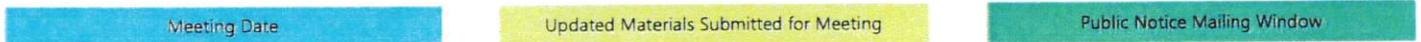
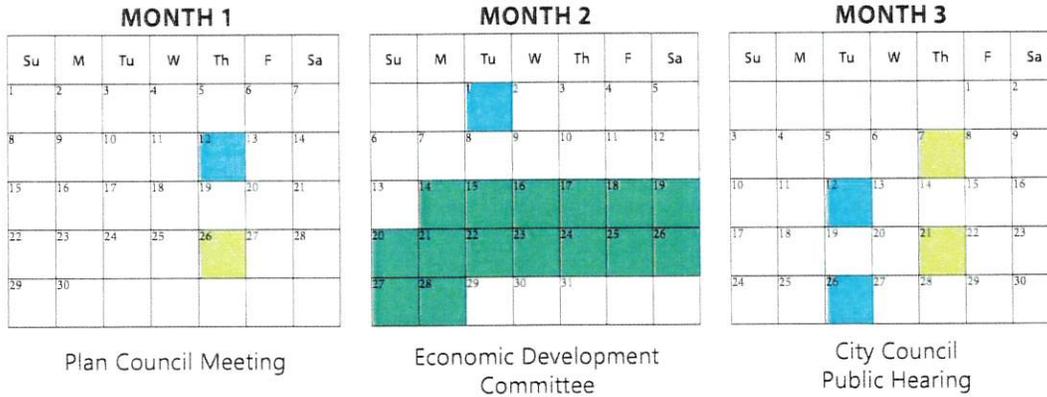
- Trustees of the fire protection district
- Township Highway Commissioner, Township Trustees, Township Supervisor, and Township Clerk, if land to be annexed includes any highway under township jurisdiction



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 Yorkville, Illinois, 60560
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 Fax: 630-553-7375
 Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

SAMPLE MEETING SCHEDULE



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

DORMANT APPLICATIONS

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

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

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

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



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APPLICATION FOR ANNEXATION

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$ 500
ANNEXATION	<input checked="" type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1,300.25
$\begin{array}{r} 110.025 \\ - 5 = \\ \hline \end{array}$			
$\begin{array}{r} 105.025 \\ \times \$10 = \\ \hline \end{array}$			
$\begin{array}{r} 1,050.25 \\ + \$250 = \\ \hline \end{array}$			
$\begin{array}{r} 1,300.25 \\ \hline \end{array}$			
# of Acres	Acres over 5	Amount for Extra Acres	Total Amount
REZONING	<input type="checkbox"/> \$200.00 + \$10 per acre for each acre over 5 acres		Total: \$ 1,250.25
<i>If annexing and rezoning, charge only 1 per acre fee; if rezoning to a PUD, charge PUD Development Fee - not Rezoning Fee</i>			
$\begin{array}{r} 110.025 \\ - 5 = \\ \hline \end{array}$			
$\begin{array}{r} 105.025 \\ \times \$10 = \\ \hline \end{array}$			
$\begin{array}{r} 1,050.25 \\ + \$200 = \\ \hline \end{array}$			
$\begin{array}{r} 1,250.25 \\ \hline \end{array}$			
# of Acres	Acres over 5	Amount for Extra Acres	Total Amount
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\begin{array}{r} \\ - 5 = \\ \hline \end{array}$			
$\begin{array}{r} \\ \times \$10 = \\ \hline \end{array}$			
$\begin{array}{r} \\ + \$250 = \\ \hline \end{array}$			
# of Acres	Acres over 5	Amount for Extra Acres	Total Amount
ZONING VARIANCE	<input type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i>		Total: \$
For Annexation, Subdivision, Rezoning, and Special Use:			
<input type="checkbox"/> Less than 2 acres			\$1,000.00
<input type="checkbox"/> Over 2 acres, less than 10 acres			\$2,500.00
<input type="checkbox"/> Over 10 acres			\$5,000.00
TOTAL AMOUNT DUE:			\$3,050.50



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Telephone: 630-553-4350
Fax: 630-553-7575
Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Heather DiVerde	COMPANY: Yorkville School District 115	
MAILING ADDRESS: 800 Game Farm Road		
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME	630-553-4382
EMAIL: hdiverde@y115.org	FAX: 630-553-4398	
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Board of Education of Yorkville School District 115		
IS THE PROPERTY OCCUPIED OR VACANT: Vacant		
IF OCCUPIED, PLEASE LIST ALL NAMES OF ELECTORS (THOSE REGISTERED TO VOTE) RESIDING ON THE PROPERTY: NA		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: NA		
PROPERTY STREET ADDRESS: 11067 - 11087 River Road, Plano, IL 60545		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: See Attached Legal Description. South of Route 34, North of River Road, West of Beecher Road, Extended		
CURRENT ZONING CLASSIFICATION: Unincorporated; Agricultural		
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: PUD: B-3 General Business District; PI: Public Institutional District		
EAST: R-4: General Multi-Family Residence District; R-2: Single Family Traditional Residence District		
SOUTH: Not Contiguous; R-2: Single Family Traditional Residence District		
WEST: Unincorporated; Agricultural		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
02-30-400-006	02-31-226-002	02-29-300-002



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 Yorkville, Illinois, 60560
 Telephone: 630-553-4350
 Fax: 630-553-7575
 Website: www.yorkville.il.us

APPLICATION FOR ANNEXATION

AGREEMENT

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

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

Heath L. Rende

PETITIONER SIGNATURE

10.16.25

DATE

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

John A. Schuch

OWNER SIGNATURE

10/16/25

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:



OFFICIAL SEAL
 CATHERINE RENEE DAVIS
 Notary Public, State of Illinois
 Commission No. 1013684
 My Commission Expires
 July 15, 2029

Catherine Renee Davis
 10/16/25



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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 11067-11087 River Rd. Plano, IL 605
-----------------	----------------------	---

797 Game Farm Road, Yorkville, IL60560

PETITIONER DEPOSIT ACCOUNT FUND:

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

ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

NAME: Heather DiVerde	COMPANY: Yorkville School District 115
MAILING ADDRESS: 800 Game Farm Road	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-553-4382
EMAIL: ddiverde@y115.org	FAX: 630-553-4398

FINANCIALLY RESPONSIBLE PARTY:

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

Heather DiVerde
 PRINT NAME

Heather DiVerde
 SIGNATURE*

Executive Director
 TITLE of Facility Operations

10.16.25
 DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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



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APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: 11067-11087 River Road, Plano, IL 60545		PARCEL NUMBER: 02-30-400-006/02-31-226-00 02-29-300-002	
SUBDIVISION: NA		LOT/UNIT: NA	
APPLICANT INFORMATION			
NAME: Heather DiVerde		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 630-553-4382	
ADDRESS: 800 Game Farm Road		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS hdiverde@y115.org	
CITY, STATE, ZIP: Yorkville, IL 60560		FAX: 630-553-4398	
SIGN INFORMATION			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>			
 SIGNATURE/AUTHORIZED AGENT		10.16.25 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____ PZC# _____			



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APPLICATION FOR REZONING

INTENT AND PURPOSE

Rezoning is a type of map amendment which allows for the reclassification of a property's zoning district. A request for rezoning must not be arbitrary. There are several land use factors which are considered during the review process for a rezoning request including the suitability of surrounding land uses and zoning districts, local development trends, potential traffic impacts, and the overall public health and safety of the community.

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

For a complete explanation of what is legally required throughout the Special Use process, please refer to "Title 10, Chapter 8, Section 12: Map Amendments" of the Yorkville, Illinois Unified Development Ordinance.

APPLICATION PROCEDURE

STEP

1

APPLICATION SUBMITTAL

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

The following must be submitted:

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

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

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

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

STEP

2

PLAN COUNCIL

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

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

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



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APPLICATION FOR REZONING

STEP 3

ECONOMIC DEVELOPMENT COMMITTEE

MEETS ON THE 1ST TUESDAY OF THE MONTH

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

STEP 4

PLANNING & ZONING COMMISSION

MEETS ON THE 2ND WEDNESDAY OF THE MONTH

The petitioner will attend and present their request at a public hearing conducted by the Planning and Zoning Commission. The Planning and Zoning Commission will conduct a public hearing on the request, take public comments, discuss the request, and make a recommendation to City Council. No rezoning request shall be recommended by the Planning and Zoning Commission unless it follows the standards set forth in City's Zoning Ordinance.

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

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

STEP 5

CITY COUNCIL

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

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

SUMMARY OF RESPONSIBILITIES

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

PETITIONER

- Signed and Notarized Application
- Required Plans, Exhibits, and Fees
- Certified Mailing of Public Notice
- Posting Public Hearing Sign(s)
- Signed Certified Affidavit of Mailings
- Attendance at All Meetings

CITY STAFF

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



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APPLICATION FOR REZONING

SAMPLE MEETING SCHEDULE



Meeting Date Updated Materials Submitted for Meeting Public Notice Mailing Window

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

DORMANT APPLICATIONS

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

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

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

Withdrawal or termination of an application shall not affect the applicant's responsibility for payment of any costs and fees, or any other outstanding debt owed to the city. The balance of any funds deposited with the city that is not needed to pay for costs and fees shall be returned to the applicant. (Ord. 2011-34, 7-26-2011 and Section 10-8-2: General Application Requirements)



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APPLICATION FOR REZONING

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



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APPLICATION FOR REZONING

DATE:	PZC NUMBER:	DEVELOPMENT NAME:
PETITIONER INFORMATION		
NAME: Heather DiVerde		COMPANY: Yorkville School District 115
MAILING ADDRESS: 800 Game Farm Road		
CITY, STATE, ZIP: Yorkville, IL 60560		TELEPHONE: <input checked="" type="radio"/> BUSINESS <input type="radio"/> HOME 630-533-4382
EMAIL: hdiverde@y115.org		FAX: 630-553-4398
PROPERTY INFORMATION		
NAME OF HOLDER OF LEGAL TITLE: Board of Education of Yorkville Community School District 115		
IF LEGAL TITLE IS HELD BY A LAND TRUST, LIST THE NAMES OF ALL HOLDERS OF ANY BENEFICIAL INTEREST THEREIN: NA		
PROPERTY STREET ADDRESS: 11067 - 11087 River Road, Plano, IL 60545		
DESCRIPTION OF PROPERTY'S PHYSICAL LOCATION: See Attached Legal Description. South of Route 34, North of River Road, West of Beecher Road, Extended		
CURRENT ZONING CLASSIFICATION: Unincorporated, Agricultural		REQUESTED ZONING CLASSIFICATION: PI: Public Institutional District
COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION:		TOTAL ACREAGE: 110.025
ZONING AND LAND USE OF SURROUNDING PROPERTIES		
NORTH: PUD: B-3 General Business District; PI: Public Institutional District		
EAST: R-4: General Multi-Family Residence District; R-2: Single Family Traditional Residence District		
SOUTH: Not Contiguous; R-2: Single Family Traditional Residence District		
WEST: Unincorporated; Agricultural		
KENDALL COUNTY PARCEL IDENTIFICATION NUMBER(S)		
02-30-400-006	02-31-226-002	



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APPLICATION FOR REZONING

ATTORNEY INFORMATION	
NAME: Kerry B. Pipal	COMPANY: Hodges Loizzi
MAILING ADDRESS: 500 Park Boulevard, Suite 1000	
CITY, STATE, ZIP: Itasca, IL 60143	TELEPHONE: 847-670-9000
EMAIL: kpipal@hlerk.com	FAX: 847-670-7334
ENGINEER INFORMATION	
NAME: Scott DiGilio	COMPANY: RTM Engineering Consultants
MAILING ADDRESS: 1933 North Meacham Road	
CITY, STATE, ZIP: Schaumburg, IL 60173	TELEPHONE: 847-756-4180
EMAIL: SDiGilio@RTMEC.com	FAX: ———
LAND PLANNER/SURVEYOR INFORMATION	
NAME: Kenneth A. Giordano	COMPANY: Illinois Valley Surveying and Consultants, Inc.
MAILING ADDRESS: 2584 East 350th Road, Suite 100	
CITY, STATE, ZIP: Oglesby, IL 61348	TELEPHONE: 815-780-8344
EMAIL: k.giordano@ivsurveying.com	FAX: 630-552-7452
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>Petitioner must list the names and addresses of any adjoining or contiguous landowners within five hundred (500) feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".</p>	



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE MAP AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PURPOSES OF THE UNIFIED DEVELOPMENT ORDINANCE:

The proposed map amendment aligns with the Comprehensive Plan by supporting the development of public institutional facilities, such as schools, which are recognized as essential community services. The rezoning to the PI (Public Institutional) District is consistent with the Unified Development Ordinance's purpose of accommodating properties operated by public entities to provide necessary services. This amendment also reflects the Comprehensive Plan's emphasis on rational land use planning and the provision of infrastructure to support community growth.

PLEASE STATE HOW THE MAP AMENDMENT IS COMPATIBLE WITH THE EXISTING AND PLANNED USES AND ZONING OF NEARBY PROPERTIES:

The map amendment is compatible with the surrounding land uses and zoning, as the parcel is transitioning from agricultural use to a public institutional designation. This change supports the planned growth of Yorkville, addressing the need for additional school facilities due to population increases. The proposed zoning ensures that the property will serve the community while maintaining harmony with nearby residential and agricultural areas, as outlined in the Comprehensive Plan and zoning standards.

PLEASE STATE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PURPOSES OF THE PROPOSED ZONING DISTRICT:

The subject property is highly suitable for the proposed PI (Public Institutional) zoning district. As a 110.025-acre parcel of former agricultural land, it provides ample space to accommodate public school facilities that are essential for serving the growing Yorkville community. The property's location aligns with the Comprehensive Plan's goals of supporting community infrastructure and ensuring accessibility to public services. Additionally, the transition from agricultural use to institutional use is consistent with the area's development trends and the Unified Development Ordinance's intent to provide necessary services while maintaining compatibility with surrounding land uses.

PLEASE STATE HOW THE PROPOSED MAP AMENDMENT WILL NOT RESULT IN AN INDIVIDUAL PARCEL ZONED IN ONE ZONING DISTRICT THAT IS NOT SHARED BY ANY ADJACENT PARCELS:

The proposed map amendment will not result in an individual parcel zoned in a district that is not shared by adjacent parcels. The rezoning to the PI (Public Institutional) District aligns with the surrounding land use patterns and planned developments, as outlined in the Comprehensive Plan. Adjacent parcels are either currently zoned for compatible uses or are planned for similar public, institutional, or community-serving purposes, ensuring continuity and integration with the broader zoning framework.



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APPLICATION FOR REZONING

REZONING STANDARDS

PLEASE STATE HOW THE PROPOSED PARCEL(S) TO BE REZONED SHALL MEET THE MINIMUM FRONTAGE AND AREA REQUIREMENTS OF THE REQUESTED ZONING DISTRICT AS SPECIFIED IN SECTION 10-3-9(A) IN THE UNIFIED DEVELOPMENT ORDINANCE, UNLESS OTHERWISE GRANTED RELIEF AS SPECIFIED IN SECTION 10-8-9 VARIATIONS:

The proposed parcel(s) to be rezoned will meet the minimum frontage and area requirements of the PI (Public Institutional) zoning district as specified in Section 10-3-9(A) of the Unified Development Ordinance. The parcel's size of 110.025 acres exceeds the minimum area requirements, and its configuration ensures compliance with frontage standards. No relief or variations are anticipated to be necessary under Section 10-8-9, as the property is well-suited to meet all zoning requirements for the proposed district.

PLEASE STATE THE COMMUNITY NEED FOR THE PROPOSED LAND USE:

The proposed land use addresses a critical community need by providing space for public school facilities to accommodate Yorkville's growing population. The student population since 2002 has grown by 4,744 students. The last buildings were constructed in 2009 when the student population was 5,100. The student population as of 2025 is 7,151. The District needs to increase the capacity across all grade levels. As highlighted in the Comprehensive Plan, the city is experiencing significant residential growth, leading to increased demand for educational infrastructure. Rezoning the parcel to the PI (Public Institutional) District ensures the community has the necessary resources to support current and future students, aligning with the city's vision for sustainable development and enhanced public services. This land use will directly contribute to the well-being and educational success of Yorkville's residents.

PLEASE STATE THE LENGTH OF TIME THE PROPERTY HAS BEEN VACANT AS ZONED CONSIDERED IN THE CONTEXT OF LAND DEVELOPMENT IN THE AREA IN THE VICINITY OF THE SUBJECT PROPERTY:

The subject property has not been vacant in the traditional sense. The property has historically been agricultural. Farmed as a family farm for generations and served the broader community in a different way. The subject property is well suited for development as public infrastructure for the Yorkville School District.



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APPLICATION FOR REZONING

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

Heav L D Rude
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10.16.25
DATE

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

John A. Schuch
OWNER SIGNATURE

10/16/25
DATE

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*Catherine Renee
Davis
10/16/25*



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NAME: Heather DiVerde	COMPANY: Yorkville School District 115
MAILING ADDRESS: 800 Game Farm Road	
CITY, STATE, ZIP: Yorkville, IL 60560	TELEPHONE: 630-533-4382
EMAIL: hdiverde@y115.org	FAX: 630-553-4398

FINANCIALLY RESPONSIBLE PARTY:

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Heather DiVerde

Director of Facility Operations, CPS

PRINT NAME

TITLE

Heather DiVerde

10.14.25

SIGNATURE*

DATE

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

INITIAL ENGINEERING/LEGAL DEPOSIT TOTALS

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

**CERTIFIED MAILING
AFFIDAVIT**

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

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


Signature of Petitioner(s)

Subscribed and sworn to before me this

16 day of October, 2025


Notary Public





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

APPLICATION FOR PUBLIC HEARING SIGN

PERMIT NUMBER:		DATE/TIME RECEIVED:	
SITE ADDRESS: 11067 - 11087 River Road, Plano, IL 60545		PARCEL NUMBER: 02-30-400-006, 02-31-226-002 ar 02-29-300-002	
SUBDIVISION:		LOT/UNIT:	
APPLICANT INFORMATION			
NAME: Heather DiVerde		TELEPHONE: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS 630-553-4382	
ADDRESS: 800 Game Farm Road		E-MAIL: <input type="radio"/> HOME <input checked="" type="radio"/> BUSINESS hdiverde@y115.org	
CITY, STATE, ZIP: Yorkville, IL 60560		FAX: 630-553-4398	
SIGN INFORMATION			
DATE OF PICK UP:		NUMBER OF SIGNS:	
DATE OF PUBLIC HEARING:		SIGN RETURN DATE:	
<p>The undersigned hereby states that they have acquired Public Hearing Signs from the United City of Yorkville's Community Development Department and agrees to return said sign/s to Yorkville City Hall, 651 Prairie Pointe Drive, Yorkville, Illinois, immediately following the date of the public hearing.</p> <p>Petitioner or Representative agrees to pay to the United City of Yorkville a deposit of \$50 for each sign. The deposit will be returned to the petitioner when the public hearing sign/s have been returned to the City.</p> <p>Petitioner or Representative further agrees to pay to the United City of Yorkville the full amount of the purchase price for each sign not returned to the United City of Yorkville within seven (7) days after the date of the public hearing.</p>			
 SIGNATURE/AUTHORIZED AGENT		10.16.25 DATE	
DATE RETURNED: _____			
RECEIVED BY: _____		PZC# _____	

Exhibit A

STATE OF ILLINOIS)

)SS

COUNTY OF LASALLE)

To: CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA, and NSPS, and does not include Table A items. The initial fieldwork was completed on 09/06/2024.

Legal Description as Provided on Title Commitment

The East Half of the Northeast Quarter (Except 10.41 acres on the North End thereof), and the East Half of the Southeast Quarter of Section 30, and that part of the East Half of the Northeast Quarter of Section 31 North of the Fox River, containing 20.42 acres, all in Township 37 North, Range 7 East of the Third Principal Meridian, situated in the Town of Bristol, in the County of Kendall, and State of Illinois; subject to the Right-of-Way for Highway Purposes described in Deed Record 72 Page 560 and Deed Record 98 Page 131, Records of Kendall County, Illinois.

Exception 1

(EXCEPTING THEREFROM) The tract of land described in the Warranty Deed, dated June 7th, 1947, Made by Edward J. Heinz and Mary D. Heinz, his wife, to Laurence J. Flynn, Alma Flynn, William C. Buckberg, recorded in Warranty Deed Record 97 Page 435, Records of Kendall County, Illinois.

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2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. (Not known to surveyor at time of Survey.)
3. Easements, or claims of easements, not shown by the Public Records. (Not known to surveyor at time of Survey.)
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records (Not known to surveyor at time of Survey.)
5. Taxes or special assessments which are not shown as existing liens by the Public Records (Not known to surveyor at time of Survey.)
21. Rights of the Public, the State of Illinois, and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein. North River Road: County of Kendall (As shown on Survey.)
22. Rights of Way for drainage tiles, ditches, feeders, laterals, and underground pipes, if any. (As shown on Survey.)
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25. Water lines and manholes appurtenant to the easement shown above, as shown on Plat of Survey made by R.B. & Associates Land Surveyors, Inc. dated February 26, 2004 JOB#2004-11888-001 b (As shown on Survey.)
26. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Illinois Bell Telephone Company, it's successors and assigns.

Purpose: Easement

Recording Date: February 27, 1974

Recording No.: 74-752

Affects: The S1/2 (South Half) of a public road known as U.S.

Route 34 in the East 1/2 (East Half) of the NE 1/4 (Northeast Quarter) 30-37-7 (Section 30, Township 37 North, Range 7 East) (Easement is in no part contained within the bounds of this parcel. See description and area marked "Exception 3", wherein above easement is contained in-whole or in-part.)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Yorkville-Bristol Sanitary District

Purpose: Easement

Recording Date: December 14, 2004

Recording No.: 200400034866

(As shown on Survey.)

YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT

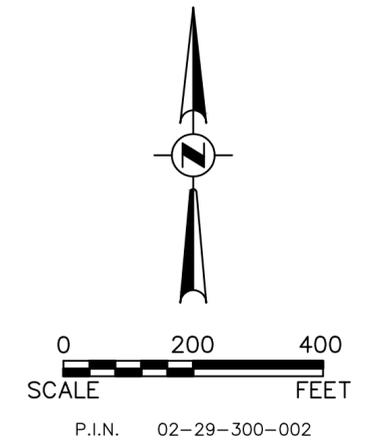
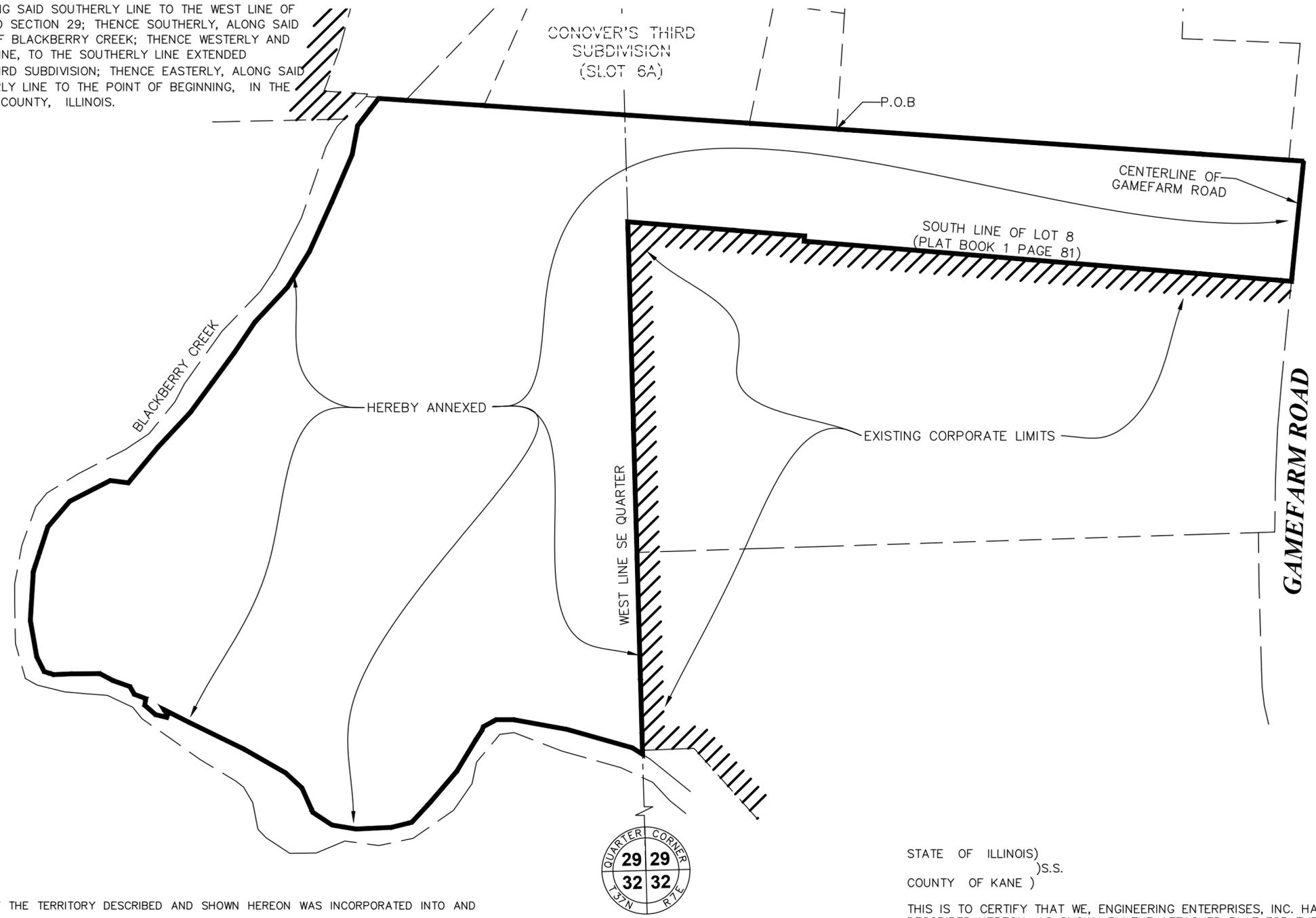
PARCEL 02-29-300-002

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

LEGAL DESCRIPTION:

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

PLAT OF ANNEXATION TO THE UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS



STATE OF ILLINOIS)
COUNTY OF KENDALL)^{ss}

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE UNITED CITY OF YORKVILLE, ILLINOIS BY ORDINANCE No. _____, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY CLERK

STATE OF ILLINOIS)
COUNTY OF KANE)^{s.s.}

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 25th DAY OF SEPTEMBER 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581
(EXP. 11/30/26)



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

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

NO.	DATE	REVISIONS

DATE: SEPTEMBER 25, 2025
PROJECT NO. YO2529
FILE NO YO2529 ANNEX HS
PAGE 1 OF 1

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ANNEXATION AGREEMENT

This Annexation Agreement (hereinafter (“*Agreement*”), is made and entered into this ___ day of _____ 2025, by and between the United City of Yorkville, a municipal corporation, hereinafter referred to as "*City*" and Yorkville Community Unit School District 115, hereinafter referred to as "*Owner*".

WITNESSETH:

WHEREAS, the Owner owns fee simple interest to the real property, which is legally described in *Exhibit A*, attached hereto, and further depicted in the Plats of Annexation attached hereto as *Exhibit B* and *Exhibit C*, consisting of approximately 155 acres, more or less (the "*Subject Property*"); and

WHEREAS, it is the desire of the Owner to provide for the annexation of the Subject Property and to use the Subject Property in accordance with the terms of this Agreement and the ordinances of the City; and, to provide that when annexed, the Subject Property is to be zoned as PI Public Institutional District; and

WHEREAS, it is the desire of the Mayor and City Council (the "*Corporate Authorities*") to annex the Subject Property and permit the zoning, all being pursuant to the terms and conditions of this Agreement and the ordinances of the City; and

WHEREAS, Owner and City have or will perform and execute all acts required by law to effectuate such annexation; and

WHEREAS, all notices and publications as required by law relating to the zoning of the Subject Property and the Agreement have been published and given to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Municipal Code (the "*Municipal Code*"); and

WHEREAS, the Corporate Authorities of the City have duly fixed the time for a public hearing on this Agreement and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Municipal Code; and

WHEREAS, the Planning and Zoning Commission of the City has duly held all public hearings relating to zoning, all as required by the provisions of the City's Zoning Code and the Municipal Code; and

WHEREAS, the Owner and City agree that upon Annexation to the City of the Subject Property shall be placed in the PI Public Institutional District; and

WHEREAS, in accordance with the powers granted to the City by the provisions of Section 11-15.1-1 *et seq.* of the Municipal Code (65 ILCS 5/11-15.1-1 *et seq.*), relating to Annexation Agreements, the parties hereto wish to enter into a binding Agreement with respect to the future annexation, and zoning of the Subject Property and to provide for various other matters related directly or indirectly to the annexation and use of the Subject Property during the term of this Agreement as authorized by the provisions of said statutes.

NOW THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the City and the Owner agree as follows:

Section 1. Annexation.

The Owner has filed with the Clerk of the City a duly and properly executed petition pursuant to, and in accordance with, the provisions of Section 5/7-1-1 *et seq.* of the Municipal Code to annex the Subject Property and any adjacent roadways not previously annexed to the City of Yorkville.

Section 2. Zoning.

The City hereby agrees, contemporaneously with annexation, that the City shall undertake procedures as required by the City's Unified Development Ordinance to rezone the Subject Property as PI Public Institutional District.

Section 3. Binding Effect and Term.

This Annexation Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, lessees, and successor lessees, and upon any successor municipal authority of the City and the successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto.

Section 4. Notices and Remedies.

Upon a breach of this Agreement, the parties hereto agree that the venue shall be the Circuit Court of Kendall County. It is further understood by the parties hereto that upon breach of this Agreement the non-defaulting party may exercise any remedy available at law or equity.

Before any failure of any part of this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

To the City: United City of Yorkville
651 Prairie Pointe Drive
Yorkville, Illinois 60560
Attn: City Administrator

With a copy to: Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
2441 Warrenville Road
Suite 310
Lisle, Illinois 60532
Attn: Kathleen Field Orr

To the Owner: Yorkville Community Unit School District
800 Game Farm Road
Yorkville, Illinois 60560
Attn:

With a copy to: Hodges Loizzi, Eisenhammer, Rodick & Kohn LLP
500 Park Boulevard,
Suite 1000
Itasca, IL 60143
Attn: Kerry B. Pipal

Section 5. Agreement to Prevail over Ordinances.

In the event of any conflict between this Agreement and any ordinances of the City in force at the time of execution of this Agreement or enacted during the pendency of this Agreement, the provisions of this Agreement shall prevail to the of any such conflict or inconsistency.

Section 6. Provisions.

If any provision of this Agreement or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions, and provisions of this Agreement and, to that end, any terms, conditions, and provisions of this Agreement are declared to be severable.

[Remainder of page intentionally blank, signature page follows]

IN WITNESS WHEREOF, the parties hereto have caused this Annexation Agreement to be executed by their duly authorized officers on the above date at Yorkville, Illinois.

United City of Yorkville, an Illinois
municipal corporation

By: _____
Mayor

Attest:

City Clerk

YORKVILLE COMMUNITY UNIT
SCHOOL DISTRICT 115

By: _____

Exhibit A

STATE OF ILLINOIS)

)SS

COUNTY OF LASALLE)

To: CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA, and NSPS, and does not include Table A items. The initial fieldwork was completed on 09/06/2024.

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Purpose: Easement

Recording Date: February 27, 1974

Recording No.: 74-752

Affects: The S1/2 (South Half) of a public road known as U.S.

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Granted to: The Yorkville-Bristol Sanitary District

Purpose: Easement

Recording Date: December 14, 2004

Recording No.: 200400034866

(As shown on Survey.)

YORKVILLE COMMUNITY UNIT SCHOOL DISTRICT

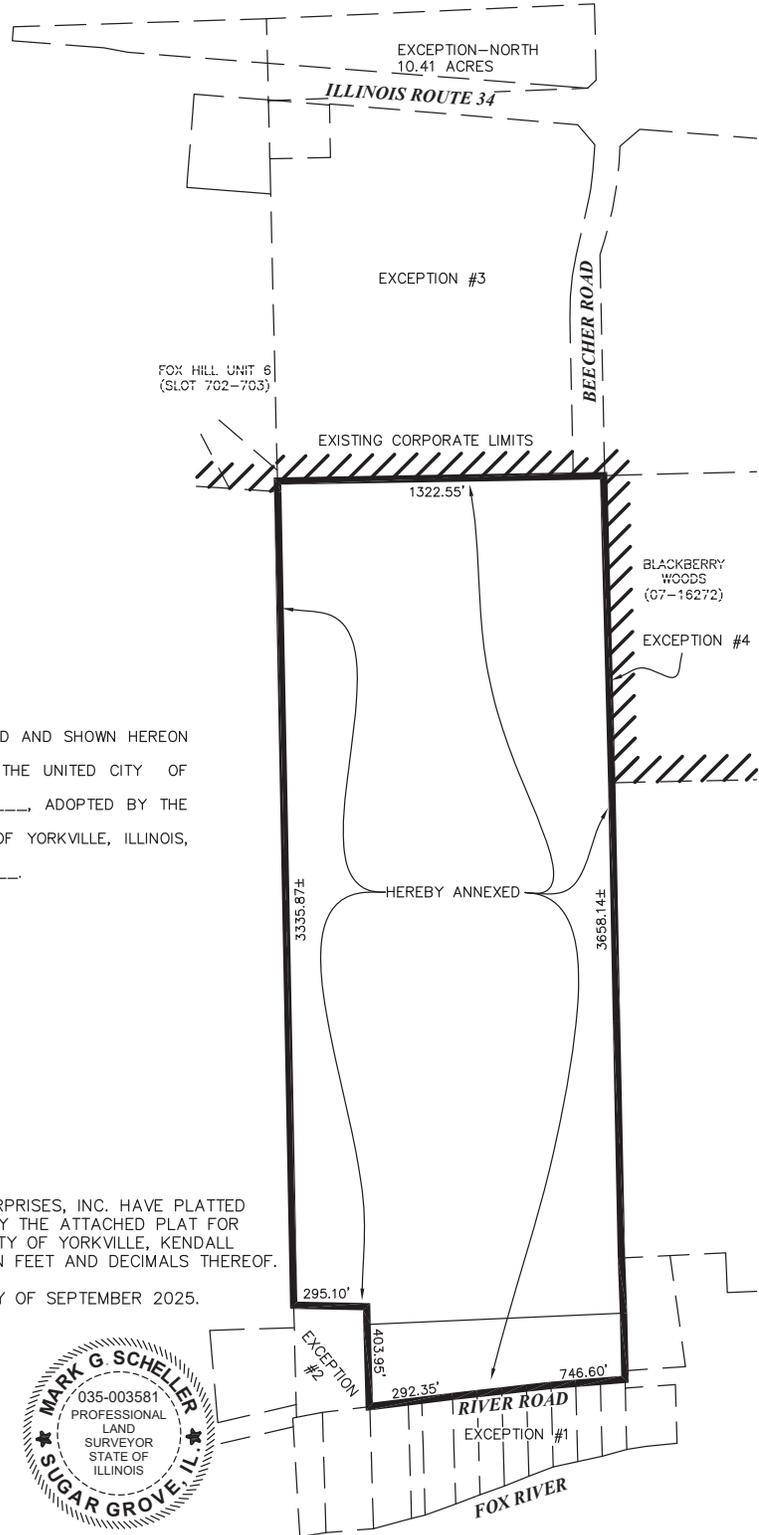
PARCEL 02-29-300-002

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

PLAT OF ANNEXATION TO THE UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS



0 500 1000
SCALE FEET
P.I.N.S 02-30-400-006
02-31-226-002



STATE OF ILLINOIS)
COUNTY OF KENDALL)ss

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE UNITED CITY OF YORKVILLE, ILLINOIS BY ORDINANCE No. _____, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20____.

CITY CLERK

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

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 29th DAY OF SEPTEMBER 2025.

BY: *[Signature]*
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581
(EXP. 11/30/26)



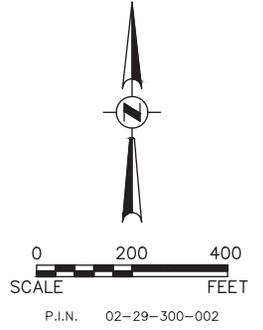
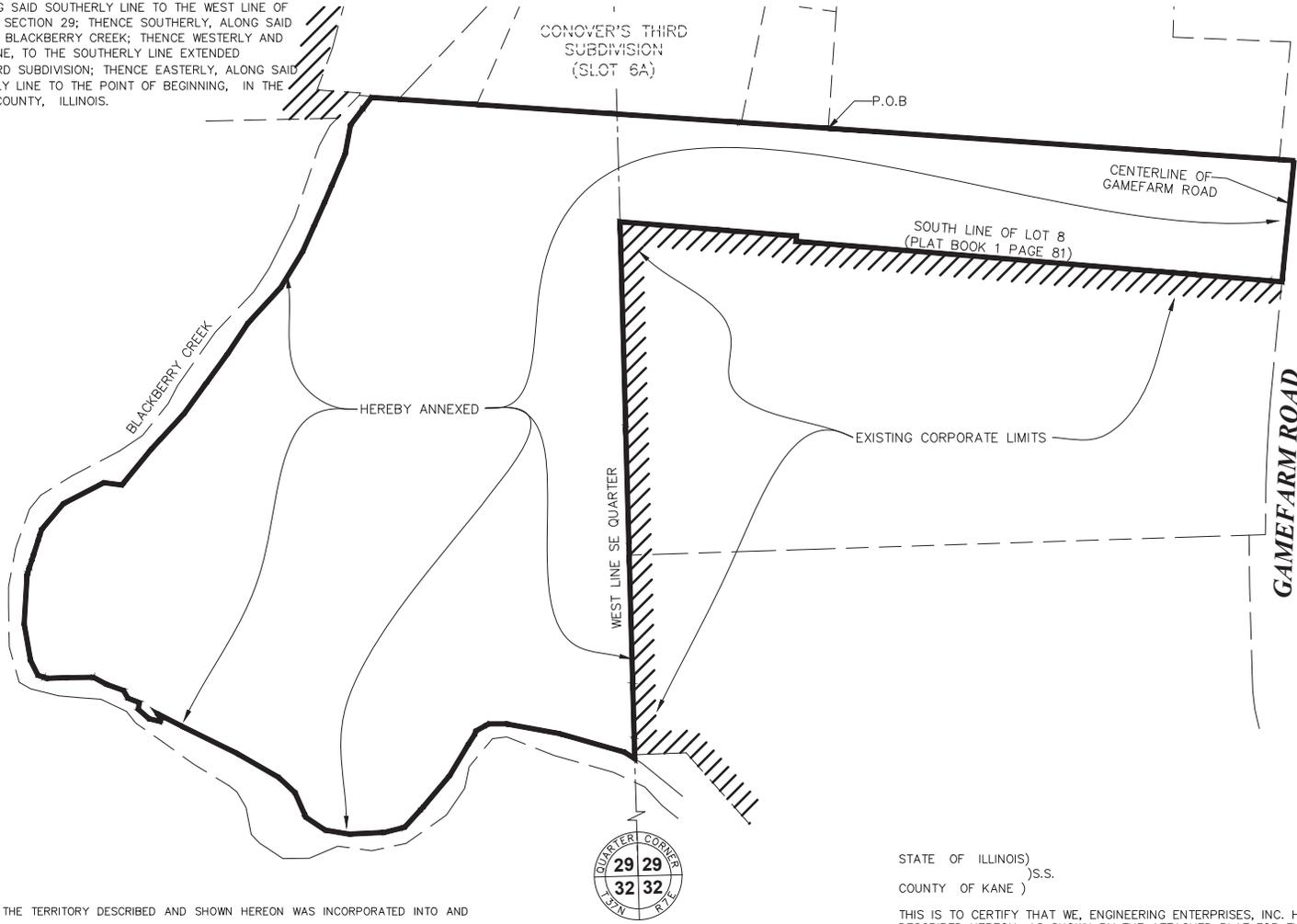
Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

PROJECT NO: Y02529
FILE NO: Y02529 ANNEX 02-31-226-002

LEGAL DESCRIPTION:

THAT PART OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG THE EXTENSION OF THE SOUTHERLY LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF GAME FARM ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF GAME FARM ROAD TO THE SOUTHERLY LINE OF LOT 8 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN BY PLAT BOOK 1 PAGE 81; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTHERLY, ALONG SAID WEST LINE, TO THE CENTERLINE OF BLACKBERRY CREEK; THENCE WESTERLY AND NORTHERLY, ALONG SAID CENTERLINE, TO THE SOUTHERLY LINE EXTENDED WESTERLY OF SAID CONOVER'S THIRD SUBDIVISION; THENCE EASTERLY, ALONG SAID EXTENDED LINE AND THE SOUTHERLY LINE TO THE POINT OF BEGINNING, IN THE UNITED CITY YORKVILLE, KENDALL COUNTY, ILLINOIS.

PLAT OF ANNEXATION TO THE UNITED CITY OF YORKVILLE KENDALL COUNTY, ILLINOIS



STATE OF ILLINOIS)
COUNTY OF KENDALL)ss

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE UNITED CITY OF YORKVILLE, ILLINOIS BY ORDINANCE No. _____, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE UNITED CITY OF YORKVILLE, ILLINOIS, THIS _____ DAY OF _____, 20__.

CITY CLERK

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

THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

DATED AT SUGAR GROVE, ILLINOIS, THIS 25th DAY OF SEPTEMBER 2025.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581
(EXP. 11/30/26)



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

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

NO.	DATE	REVISIONS

DATE: SEPTEMBER 25, 2025
PROJECT NO. Y02529
FILE NO Y02529 ANNEX HS
PAGE 1 OF 1



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2025-86

Agenda Item Summary Memo

Title: Meeting Schedule for 2026

Meeting and Date: Economic Development Committee – December 2, 2025

Synopsis: Proposed meeting schedule for 2026.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Jori Contrino Administration
Name Department

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Jori Contrino, City Clerk
CC: Bart Olson, City Administrator
Date: October 27, 2025
Subject: Economic Development Committee Meeting Schedule for 2026

Summary

Proposed 2026 meeting schedule for the Economic Development Committee.

Meeting Schedule for 2026

Listed below are the proposed meeting dates for the Economic Development Committee meeting for 2026. The proposed schedule has the committee continuing to meet on the first Tuesday of the month at 6:00 p.m.

- January 6, 2026
- February 3, 2026
- March 3, 2026
- April 7, 2026
- May 5, 2026
- June 2, 2026
- July 7, 2026
- August 4, 2026
- September 1, 2026
- October 6, 2026
- November 3, 2026
- December 1, 2026

Recommendation

Staff recommends review of the proposed meeting dates and time so that a meeting schedule can be finalized for 2026.

January

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

February

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

March

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

April

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

May

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

June

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

July

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

August

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						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

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

October

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

November

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

December

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