



United City of Yorkville

651 Prairie Pointe Drive
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA ECONOMIC DEVELOPMENT COMMITTEE MEETING

Tuesday, January 6, 2026

6:00 p.m.

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

Citizen Comments:

Minutes for Correction/Approval: December 2, 2025

New Business:

1. EDC 2026-01 Building Permit Report for November 2025
2. EDC 2026-02 Building Inspection Report for November 2025
3. EDC 2026-03 Property Maintenance Report for November 2025
4. EDC 2026-04 Economic Development Report for December 2025
5. EDC 2026-05 202 Wolf Street – Variance

Old Business:

Additional Business:

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, January 6, 2026
6:00 PM
EAST CONFERENCE ROOM #337

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

1. December 2, 2025
 - Approved _____
 - As presented
 - With corrections

NEW BUSINESS:

1. EDC 2026-01 Building Permit Report for November 2025
 - Informational Item
 - Notes _____
-
-

2. EDC 2026-02 Building Inspection Report for November 2025

Informational Item

Notes _____

3. EDC 2026-03 Property Maintenance Report for November 2025

Informational Item

Notes _____

4. EDC 2026-04 Economic Development Report for December 2025

Informational Item

Notes _____

5. EDC 2026-05 202 Wolf Street – Variance

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 – December 2, 2025

Meeting and Date: Economic Development Committee – January 6, 2026

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, December 2, 2025, 6:00pm
East Conference Room #337
651 Prairie Pointe Drive, Yorkville, IL**

In Attendance:

Committee Members

Chairman Ken Koch
Alderman Matt Marek
Alderman Joe Plocher

Absent: Alderman Rusty Hyett

Other City Officials

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

Other Guests

Heather DiVerde, Yorkville School District #115
Matt Zediker, Yorkville School District #115
Kerry Pipal, Attorney for Yorkville School District #115, via Zoom
Shannon Westberg, Green Door Capital
Matt Gilbert, Green Door Capital
Jessica/Caledonia resident, via Zoom
Sean Reynolds, JLL, via Zoom
Sam Dunkin, JLL, via Zoom

The meeting was called to order at 6:00pm by Chairman Ken Koch

Citizen Comments None

Minutes for Correction/Approval October 7, 2025

The minutes were approved as presented.

New Business

1. EDC 2025-80 Building Permit Reports for September and October 2025

Mr. Ratos reported 130 new building permits in September and of those, 12 were single family detached and 26 for single family attached. He said the single family attached were primarily in Grande Reserve North. In October, 164 permits were issued with 20 of those single family detached, and 41 single family attached mostly in Grande Reserve. There were also 13 commercial permits. No further discussion or action.

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

There were 648 inspections in September and 820 in October. Most were for single family homes, fences, and decks.

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

Mr. Ratos said many cases were heard in September. A fine of \$3,150 each was assessed for several townhomes not being worked on which had broken windows and doors. In October \$36,000 in citations and fines were issued for weeds and grass for that property which consists of 180 individual lots. Also in September, \$35,000 in fines was paid by the former owner of a property on Bluestem and that property has now been sold. Also, Target incurred a fine for a non-stop leak not fixed.

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

Ms. Gregory said many businesses opened in this time period, including Costco. She also referred the committee to her report.

5. EDC 2025-84 Meyer Data Center - Rezoning

Ms. Mendez said the petitioner paused the rezoning application on September 18. They have now resumed it and wish to rezone only the 2 western parcels (91 acres) to M-2. Their decision to rezone the western parcels reflects EDC feedback. For the remaining 37-acre eastern parcel, staff is recommending rezoning it from R-4 to A-1 or OS. This would provide a buffer between Caledonia residents and a future data center. Staff also recommends a development agreement to ensure no other manufacturing uses are allowed on the 2 western parcels and a 500-foot minimum building separation from any future residential structure is maintained if it is rezoned to A-1. The petitioner is requesting to be placed on the January 14, 2026 PZC meeting agenda for the rezoning. In the meantime, they will conduct their public meeting. An updated land plan has also been submitted.

Ms. Shannon Westberg, representing Green Door Capital, said there are 2 issues to discuss: zoning and down-zoning. She said they would like flexibility to market the property if it is not developed as a data center and they also want to preserve the value of the land. Ms. Noble said the city would not want to have M-2 and R-4 zoning next to each other which is not consistent with regulations. She said the city is maintaining its position of recommending a down-zoning of the M-2 to ag or open space if it is not used for a data center. Mr. Gilbert inquired if they would be able to rezone the 37 acres back to residential use if they rezoned all properties to residential. He said it would be a major concession to not rezone the 37 acres. Ms. Noble said that stipulation could be written into a development agreement.

A resident of Caledonia, Jessica, asked if there is a company tied to the petition or is the data center a hypothetical plan. She asked if it were to be rezoned, would the data center be closer to the residential area, which it would not. She said the potential rezoning is of concern to the Caledonia residents. Alderman Koch said the developer would meet with Caledonia residents before moving ahead with any plans. Alderman Plocher recommended the rezoning not be residential and suggested language stating if there is no movement in 20 years, that it be zoned Ag. Mr. Gilbert asked if the ag use could be applied to the east portion since they would like to continue the farming there to cover the taxes. He also asked about the Rob Roy Creek deforestation and if there are plans to let it grow back naturally. It is handled by the Drainage District and Ms. Noble will find the answer for this question. Mr. Ratos said they had to clear it due to restrictions and so that it does not clog the creek

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

Ms. Mendez presented this request from the school district. They wish to annex 3 parcels totaling 155 acres located north of River Rd., west of Game Farm Rd. and east of Eldamain Rd. They seek rezoning from R-1 to P-I for school facilities. The property is currently A-1 in Kendall County. Due to the growing city population, this petition addresses the need for additional facilities for a student population of 7,151 students. She detailed the contiguity of the properties, the rezoning, and Comp Plan. The school district will submit a land plan and this item moves forward to a Public Hearing at City Council on January 13 for annexation and then to Planning and Zoning on January 14 for rezoning.

School district representatives Heather DiVerde and Matt Zediker said new buildings will be built on the properties. Ms. DiVerde said discussions have been held with the fire district and land may be donated to them for a new fire station. She also said they do not plan on extending Beecher Rd. all the way south to River Rd. Mr. Plocher noted it had been discussed as an emergency exit.

7. EDC 2025-86 Meeting Schedule for 2026

The committee approved the meeting schedule presented.

Old Business: None

Additional Business: None

There was no further business and the meeting adjourned at 6:34pm.

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 2026-01

Agenda Item Summary Memo

Title: Building Permit Report for November 2025

Meeting and Date: Economic Development Committee – January 6, 2026

Synopsis: All permits issued in November 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
 November 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
November 2025	73	4	9	0	4	0	56	3,036,614.00	102,486.55
Calendar Year 2025	1355	114	156	0	149	0	936	165,341,491.00	2,861,901.93
Fiscal Year 2026	993	81	120	0	95	0	697	90,046,333.00	2,081,758.04
November 2024	81	11	6	0	13	0	51	3,723,935.00	201,519.89
Calendar Year 2024	1415	193	6	48 units-1 permit	122	0	1093	134,992,566.00	3,046,712.96
Fiscal Year 2025	971	101	6	48 units-1 permit	90	0	773	41,583,117.00	1,863,628.99
November 2023	152	18	19	0	6	0	107	6,615,087.00	455,718.91
Calendar Year 2023	2175	251	117	0	88	0	1719	99,053,457.00	4,519,715.27
Fiscal Year 2024	1727	164	79	0	54	0	1430	74,758,847.00	3,356,117.34
November 2022	86	13	22	0	2	0	49	6,406,421.00	418,035.46
Calendar Year 2022	1449	165	102	0	108	0	1074	63,603,712.00	2,520,213.00
Fiscal Year 2023	1049	105	90	0	75	0	779	44,394,327.00	2,015,926.25



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 2026-02

Agenda Item Summary Memo

Title: Building Inspection Report for November 2025

Meeting and Date: Economic Development Committee – January 6, 2026

Synopsis: All inspections scheduled in November 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 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		152-FIN FINAL INSPECTION Comments1: 7161 IRONWOOD CT	10000001	COUNTY INSPECTIONS	0		11/17/2025
PR		153-PPS PRE-POUR, SLAB ON GRADE Comments1: FRAME/WIRE PORCH					11/17/2025
PR		154-PLF PLUMBING - FINAL OSR READ Comments1: 5918 CHAMPIONSHIP CT					11/18/2025
GS		025-REI REINSPECTION Comments1: BBOX CANNOT BE KEYED	20230210	3965 HAVENHILL CT	3029		11/07/2025
GS		026-REI REINSPECTION					11/21/2025
BC	14:30	002-FOU FOUNDATION Comments1: RICH	20230954	1203 N BRIDGE ST	0		11/04/2025
BC	23:00 AM	003-FTG FOOTING Comments1: KYLE 847-275-0847					11/06/2025
BC	22:00	004-FOU FOUNDATION Comments1: KYLE					11/06/2025
BC		005-BKF BACKFILL					11/06/2025
PR	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE					11/24/2025
PR	13:00 PM	007-FTG FOOTING					11/25/2025
PR	13:00 PM	008-PPS PRE-POUR, SLAB ON GRADE					11/25/2025
PR	13:00 PM	009-FTG FOOTING					11/25/2025
BC		007-TRN TRENCH - (GAS, ELECTRIC, Comments1: TRENT 6302016482	20231486	408 SANDERS CT	0		11/14/2025
BC		008-ELS ELECTRIC SERVICE					11/14/2025
PR	23:00 AM	005-ELS ELECTRIC SERVICE Comments1: TRENT 6302016482	20240182	304 RIVER STREET	0		11/19/2025
BC		019-FIN FINAL INSPECTION Comments1: JASON	20241268	505 TIMBER OAK LN	27		11/07/2025
BC		020-FEL FINAL ELECTRIC					11/07/2025
BC		021-FMC FINAL MECHANICAL					11/07/2025
PBF		022-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					11/07/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
JP	12:00	001-ROF ROOF UNDERLAYMENT ICE & W	20241363	313 E ORANGE ST			11/15/2024
		Comments1: EDDIE 312-478-8931					
GS		014-EFL ENGINEERING FINAL SITE	20241457	1201 GILLESPIE LN	404		11/19/2025
		Comments1: BBOX NOT KEYABLE					
GS		014-EFL ENGINEERING FINAL SITE	20241458	1203 GILLESPIE LN	403		11/19/2025
GS		014-EFL ENGINEERING FINAL SITE	20241459	1205 GILLESPIE LN	402		11/19/2025
GS		014-EFL ENGINEERING FINAL SITE	20241460	1207 GILLESPIE LN	401		11/19/2025
GS		014-EFL ENGINEERING FINAL SITE	20241471	1231 GILLESPIE LN	434		11/17/2025
GS		014-EFL ENGINEERING FINAL SITE	20241472	1233 GILLESPIE LN	0		11/17/2025
GS		014-EFL ENGINEERING FINAL SITE	20241473	1235 GILLESPIE LN	0		11/17/2025
GS		014-EFL ENGINEERING FINAL SITE	20241474	1237 GILLESPIE LN	431		11/17/2025
GS		014-EFL ENGINEERING FINAL SITE	20241475	1239 GILLESPIE LN	430		11/17/2025
BF		AM 014-FIN FINAL INSPECTION	20241476	1241 GILLESPIE LN	429	11/12/2025	
		Comments1: JENN@ABBYPROPERTIES.LLC					
BF		AM 015-FEL FINAL ELECTRIC				11/12/2025	
BF		AM 016-FMC FINAL MECHANICAL				11/12/2025	
PBF	23:00 AM	017-PLF PLUMBING - FINAL OSR READ					11/12/2025
		Comments1: JENN@ABBYPROPERTIES.LLC					
GS		018-EFL ENGINEERING FINAL SITE					11/17/2025
BC	23:00 AM	005-FIN FINAL INSPECTION	20250070	483 PARKSIDE LN	108		11/06/2025
		Comments1: BASEMENT -- CHAD 224-234-1471					
BC	23:00 AM	006-FEL FINAL ELECTRIC					11/06/2025
BC	23:00 AM	007-FMC FINAL MECHANICAL					11/06/2025
PR	13:00 PM	009-FIN FINAL INSPECTION	20250150	472 SHADOW WOOD DR	104		11/25/2025
		Comments1: JOE					
PR	13:00 PM	010-FEL FINAL ELECTRIC					11/25/2025
		Comments1: JOE					
PR	13:00 PM	011-FMC FINAL MECHANICAL					11/25/2025
		Comments1: JOE					

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	13:00 PM	012-PLF PLUMBING - FINAL OSR READ Comments1: JOE					11/25/2025
BC	13:00 PM	023-PPS PRE-POUR, SLAB ON GRADE Comments1: BOLLARDS	20250232	306 BOOMBAH BLVD	0		11/13/2025
BC	23:00 AM	026-PPS PRE-POUR, SLAB ON GRADE Comments1: BOLLARDS & CURBS -- GAS STATION					11/05/2025
BC	23:00 AM	027-PPS PRE-POUR, SLAB ON GRADE Comments1: CURBS & PAVING -- FUEL STATION, AREA C I Comments2: NTERIOR SLABS					11/06/2025
PR	23:00 AM	028-PPS PRE-POUR, SLAB ON GRADE Comments1: PAVNG -- FUEL STATION					11/07/2025
BC	_____	032-UGE UNDERGROUND ELECTRIC					11/05/2025
BC	_____	033-PPS PRE-POUR, SLAB ON GRADE Comments1: SALT DOME REBAR					11/05/2025
PR	_____	034-UGE UNDERGROUND ELECTRIC Comments1: JEFF					11/12/2025
PR	_____	035-PPS PRE-POUR, SLAB ON GRADE					11/12/2025
PR	_____	036-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF				11/17/2025	
PR	_____	037-PPS PRE-POUR, SLAB ON GRADE Comments1: JEFF					11/19/2025
PR	23:00 AM	038-PPS PRE-POUR, SLAB ON GRADE Comments1: C, D, E APRONS - EXTERIOR					11/25/2025
GH	_____	016-FIN FINAL INSPECTION	20250282	3197 GRANDE TR	1024		11/12/2025
GH	_____	017-FEL FINAL ELECTRIC Comments1: RICK					11/12/2025
GH	_____	018-FMC FINAL MECHANICAL Comments1: RICK					11/12/2025
PBF	_____	019-PLF PLUMBING - FINAL OSR READ Comments1: RPHILLIPS@DRHORTON.COM					11/12/2025
GH	_____	016-FIN FINAL INSPECTION Comments1: RICK	20250283	3199 GRANDE TR	1025		11/12/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		017-FEL FINAL ELECTRIC Comments1: RICK					11/12/2025
GH		018-FMC FINAL MECHANICAL Comments1: RICK					11/12/2025
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: RKPHELLIPS@DRHORTON.COM					11/12/2025
GH		016-FIN FINAL INSPECTION	20250286	3195 GRANDE TR	1023		11/04/2025
GH		017-FEL FINAL ELECTRIC					11/04/2025
GH		018-FMC FINAL MECHANICAL Comments1: DOUG					11/04/2025
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: RKPHELLIPS@DRHORTON.COM; DRWEISS@DRHORTO Comments2: N.COM					11/04/2025
BC	23:00 AM	003-FIN FINAL INSPECTION Comments1: JEFF 815-919-8023	20250289	802 CAULFIELD PT	112		11/24/2025
PR	13:00 PM	006-FIN FINAL INSPECTION Comments1: TYLER	20250314	310 E VAN EMMON ST	0		11/14/2025
PR	13:00 PM	007-FEL FINAL ELECTRIC					11/14/2025
PR	13:00 PM	008-FMC FINAL MECHANICAL					11/14/2025
PR	13:00 PM	009-PLF PLUMBING - FINAL OSR READ Comments1: TYLER					11/14/2025
GH	23:00 AM	023-REI REINSPECTION Comments1: FINAL FRAME	20250506	2401 ALAN DALE LN	135		11/05/2025
GH	23:00 AM	024-REI REINSPECTION Comments1: FINAL ELEC					11/05/2025
GH	23:00 AM	025-REI REINSPECTION Comments1: FIN MECH					11/05/2025
GS		026-EFL ENGINEERING FINAL SITE Comments1: BBOX HAD BEEN MOVED AND WASN'T CORRECT O Comments2: N THE SURVEY					01/05/2025
GS		017-EFL ENGINEERING FINAL SITE	20250507	2346 SUMAC DR	5		11/10/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	018-FIN FINAL INSPECTION Comments1: DARRELL					11/08/2025
BC	23:00 AM	019-FEL FINAL ELECTRIC					11/18/2025
BC	23:00 AM	020-FMC FINAL MECHANICAL					11/18/2025
PBF	23:00 AM	021-PLF PLUMBING - FINAL OSR READ Comments1: DARRELL.LINDBERG@LENNAR.COM					11/18/2025
GS	_____	017-EFL ENGINEERING FINAL SITE	20250508	2348 SUMAC DR	6		11/10/2025
BC	23:00 AM	020-INS INSULATION	20250588	545 W BARBERRY CIR	44		11/07/2025
RA	13:00 PM	002-PTO PREPOUR BASE FOR PATIO Comments1: JESUS 224-497-0217 NO WORKERS ONSITE Comments2: - NOT READY	20250601	3397 GABRIEL DR	169		11/07/2025
RA	23:00 AM	003-PTO PREPOUR BASE FOR PATIO Comments1: JESUS					11/13/2025
GS	_____	016-EFL ENGINEERING FINAL SITE	20250610	3516 RICHARDSON CIR	1321		11/17/2025
PBF	_____ AM	020-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM				11/26/2025	
GH	23:00 AM	021-FIN FINAL INSPECTION Comments1: DRWEISS@DRHORTON.COM					11/26/2025
GH	23:00 AM	022-FEL FINAL ELECTRIC					11/26/2025
GH	23:00 AM	023-FMC FINAL MECHANICAL					11/26/2025
GS	_____	016-EFL ENGINEERING FINAL SITE	20250611	3514 RICHARDSON CIR	1322		11/17/2025
GH	23:00 AM	017-FIN FINAL INSPECTION Comments1: DRWEISS@DRHORTON.COM					11/25/2025
GH	23:00 AM	018-FEL FINAL ELECTRIC					11/25/2025
GH	23:00 AM	019-FMC FINAL MECHANICAL					11/25/2025
PBF	_____ AM	020-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM				11/26/2025	
GS	_____	016-EFL ENGINEERING FINAL SITE	20250612	3512 RICHARDSON CIR	1323		01/17/2025
GH	23:00 AM	017-FIN FINAL INSPECTION Comments1: DOUG					11/25/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	018-FEL FINAL ELECTRIC					11/25/2025
GH	23:00 AM	019-FMC FINAL MECHANICAL					11/25/2025
PBF	23:00 AM	020-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM					11/25/2025
GS		017-EFL ENGINEERING FINAL SITE Comments1: BBOX WONT KEY	20250613	3510 RICHARDSON CIR	1324		11/17/2025
GH	23:00 AM	018-FIN FINAL INSPECTION Comments1: DOUG					11/25/2025
GH	23:00 AM	019-FEL FINAL ELECTRIC					11/25/2025
GH	23:00 AM	020-FMC FINAL MECHANICAL					11/25/2025
PBF	23:00 AM	021-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM					11/25/2025
RA	14:00	006-WK SERVICE WALK Comments1: LARRY 630-494-9126	20250614	801 PRAIRIE POINTE DR	0		11/14/2025
PR	23:00 AM	007-PLR PLUMBING - ROUGH Comments1: PETE					11/26/2025
RA	23:00 AM	016-EPW PUBLIC WALK	20250638	3993 SHOEGER DR	40		11/18/2025
RA	23:00 AM	017-EPW PUBLIC WALK Comments1: ABEL	20250639	3995 SHOEGER DR	40		11/18/2025
GH		018-FIN FINAL INSPECTION Comments1: ANDREW	20250694	2608 HATCH CT	17		11/07/2025
GH		019-FEL FINAL ELECTRIC					11/07/2025
GH		020-FMC FINAL MECHANICAL					11/07/2025
PBF		021-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					11/07/2025
GS		022-EFL ENGINEERING FINAL SITE Comments1: CAN NOT KEY BBOX					11/10/2025
GS		023-EFL ENGINEERING FINAL SITE					11/12/2025
GH		017-FIN FINAL INSPECTION Comments1: KALIN	20250704	2602 HATCH CT	14		11/13/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	018-FEL FINAL ELECTRIC					11/13/2025
GH	_____	019-FMC FINAL MECHANICAL					11/13/2025
PBF	_____	020-PLF PLUMBING - FINAL OSR READ Comments1: KTELLEZ@NVRINC.COM					11/13/2025
GS	_____	021-EFL ENGINEERING FINAL SITE					11/17/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250721	3998 SHOEGER DR	24		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABEL MARIN JR <abeljr@abbyproperties.llc> Comments2: >					11/14/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250722	4006 SHOEGER DR	24		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF	23:00 AM	008-WAT WATER Comments1: abeljr@abbyproperties.llc					11/14/2025
BC	13:00 PM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: ABEL	20250723	3997 SHOEGER DR	41		11/03/2025
BC	13:00 PM	011-REL ROUGH ELECTRICAL Comments1: ABEL					11/03/2025
BC	13:00 PM	012-RMC ROUGH MECHANICAL Comments1: ABEL					11/03/2025
PBF	13:00 PM	013-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					11/03/2025
BC	23:00 AM	015-REI REINSPECTION Comments1: ROUGH ELECTRIC					11/04/2025
BF	_____	016-INS INSULATION				11/04/2025	
RA	23:00 AM	017-EPW PUBLIC WALK Comments1: ABEL					11/18/2025
BC	13:00 PM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: ABELJR@ABBYPROPERTIES.LLC	20250724	3999 SHOEGER DR	41		11/10/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	011-REL ROUGH ELECTRICAL					11/10/2025
BC	13:00 PM	012-RMC ROUGH MECHANICAL					11/10/2025
PBF	13:00 PM	013-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					11/10/2025
BC	23:00 AM	014-INS INSULATION Comments1: ABEL					11/12/2025
RA	23:00 AM	015-EPW PUBLIC WALK Comments1: ABEL					11/18/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250725	2736 CROOKER DR	15		11/04/2025
GH	23:00 AM	004-BSM BASEMENT FLOOR					11/06/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250726	2738 CROOKER DR	15		11/04/2025
GH	23:00 AM	004-BSM BASEMENT FLOOR					11/06/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250727	2744 CROOKER DR	14		11/04/2025
GH	23:00 AM	004-BSM BASEMENT FLOOR					11/06/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	006-BKF BACKFILL					11/20/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250728	2748 CROOKER DR	14		11/04/2025
GH	23:00 AM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/06/2025
GH	_____	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	_____	006-BKF BACKFILL Comments1: ABEL					11/20/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
GH	13:00 pm	001-FTG FOOTING Comments1: abel	20250729	2733 CROOKER DR	57		11/05/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
PBF	23:00 AM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
BC	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE -- ABEL				11/26/2025	
BC	_____ PM	006-BKF BACKFILL Comments1: ABEL				11/26/2025	
BC	_____ PM	007-GAR GARAGE FLOOR				11/26/2025	
GH	13:00 PM	001-FTG FOOTING Comments1: ABEL	20250730	2735 CROOKER DR	57		11/05/2025
BC	23:00 AM	002-FOU FOUNDATION Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
PBF	23:00 AM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/20/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
BC	08:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE - ABEL				11/26/2025	
BC	_____ AM	006-BKF BACKFILL Comments1: ABEL				11/26/2025	
BC	_____ PM	007-GAR GARAGE FLOOR				11/26/2025	
GH	14:00	001-FTG FOOTING Comments1: ABEL	20250731	2743 CROOKER DR	58		11/07/2025
BC	13:00 PM	002-FOU FOUNDATION Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
PBF	23:00 AM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
BC	13:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE -- ABEL				11/26/2025	
BC	_____ AM	006-BKF BACKFILL Comments1: ABEL				11/26/2025	
BC	_____ PM	007-GAR GARAGE FLOOR				11/26/2025	
GH	13:00 PM	001-FTG FOOTING Comments1: ABELJR@ABBYPROPERTIES.LLC	20250732	2745 CROOKER DR	58		11/07/2025
BC	23:00 AM	002-FOU FOUNDATION Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
PBF	23:00 AM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/20/2025
GH	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
BC	20:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE -- ABEL				11/26/2025	
BC	10:00 PM	006-BKF BACKFILL Comments1: ABEL				11/26/2025	

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		PM 007-GAR GARAGE FLOOR Comments1: ABEL				11/26/2025	
BC	23:00 AM	023-FIN FINAL INSPECTION Comments1: DARRELL SEE INSPECTION REPORT	20250734	2404 ALAN DALE LN	39		11/14/2025
BC	23:00 AM	024-FEL FINAL ELECTRIC Comments1: SEE INSPECTION REPORT					11/14/2025
BC	23:00 AM	025-FMC FINAL MECHANICAL Comments1: DARRELL					11/14/2025
PBF	23:00 AM	026-PLF PLUMBING - FINAL OSR READ Comments1: DARRELL.LINDBERG@LENNAR.COM					11/14/2025
GS	23:00 AM	027-EFL ENGINEERING FINAL SITE Comments1: TREE AND SIDEWALK REPAIR					11/14/2025
BC	23:00 AM	028-REI REINSPECTION Comments1: FINAL FRAME					11/18/2025
BC	23:00 AM	029-REI REINSPECTION Comments1: FINAL ELECT					11/18/2025
GS		030-EFL ENGINEERING FINAL SITE					11/17/2025
BC		019-FIN FINAL INSPECTION Comments1: DARRELL	20250737	2486 SUMAC DR	60		11/21/2025
BC		020-FEL FINAL ELECTRIC					11/21/2025
BC		021-FMC FINAL MECHANICAL					11/21/2025
PBF		022-PLF PLUMBING - FINAL OSR READ Comments1: DARRELL.LINDBERG@LENNAR.COM					11/21/2025
GS		023-EFL ENGINEERING FINAL SITE					11/21/2025
RA	23:00 AM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW	20250739	303 TWINLEAF TR	75		11/12/2025
BC	13:00 PM	020-FIN FINAL INSPECTION Comments1: JJACOBS@RALLYHOMES.NET	20250740	805 TIMBER OAK LN	7		11/21/2025
BC	13:00 PM	021-FEL FINAL ELECTRIC Comments1: grounding issue in all garage outlets, m Comments2: icrowave not grounded, breaker #28 missi Comments3: ng in panel, seal gaps between basement Comments4: floor and foundation for radon					11/21/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	022-FMC FINAL MECHANICAL					11/21/2025
PBF	13:00 PM	023-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					11/21/2025
BC	13:00 PM	024-REI REINSPECTION Comments1: FINAL ELEC					11/24/2025
GS	_____	025-EFL ENGINEERING FINAL SITE					11/25/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: THOMAS 224-645-4871	20250766	2282 IROQUOIS LN	24		11/20/2025
BC	23:00 AM	002-REI REINSPECTION Comments1: SOLAR -- GUILLERMO 331-327-4912					11/24/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250775	2702 CROOKER DR	16		11/04/2025
GH	23:00 AM	004-BSM BASEMENT FLOOR					11/06/2025
GH	_____	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	_____	006-BKF BACKFILL					11/20/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250776	2726 CROOKER DR	16		11/04/2025
GH	23:00 AM	004-BSM BASEMENT FLOOR					11/06/2025
GH	_____	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	_____	006-BKF BACKFILL					11/20/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250777	2653 CROOKER DR	51		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250778	2655 CROOKER DR	51		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250779	2663 CROOKER DR	52		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250780	2665 CROOKER DR	52		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250781	2673 CROOKER DR	53		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250782	2675 CROOKER DR	53		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
GH	13:00 PM	006-MIS MISCELLANEOUS Comments1: DRAIN TILE	20250783	4062 SHOEGER DR	20		11/07/2025
BC	23:00 AM	007-BKF BACKFILL Comments1: ABEL					11/10/2025
PBF		008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
GH	13:00 PM	009-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
GH	13:00 PM	006-MIS MISCELLANEOUS Comments1: DRAIN TILE	20250784	4068 SHOEGER DR	20		11/07/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	007-BKF BACKFILL Comments1: ABEL					11/10/2025
PBF		008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
GH	13:00 PM	009-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250785	2643 CROOKER DR	50		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250786	2645 CROOKER DR	50		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
PR	23:00 AM	004-PPS PRE-POUR, SLAB ON GRADE Comments1: CURBS	20250802	801 PRAIRIE POINTE DR	0		11/10/2025
GH	23:00 AM	019-EPW PUBLIC WALK Comments1: MW -PARTIAL Comments2: EIVED	20250815	2600 HATCH CT	13		11/05/2025
BF		020-FIN FINAL INSPECTION Comments1: KALIN					11/24/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF		021-FEL FINAL ELECTRIC Comments1: KALIN					11/24/2025
BF		022-FMC FINAL MECHANICAL Comments1: KALIN					11/24/2025
PBF		023-PLF PLUMBING - FINAL OSR READ Comments1: KTELLEZ@NVRINC.COM					11/24/2025
BC	23:00 AM	007-FIN FINAL INSPECTION Comments1: SERGIO 872-803-4357	20250818	4830 W MILLBROOK CIR	10		11/04/2025
BC	23:00 AM	008-FEL FINAL ELECTRIC					11/04/2025
BC	23:00 AM	009-FMC FINAL MECHANICAL					11/04/2025
PBF	23:00 AM	010-PLF PLUMBING - FINAL OSR READ Comments1: BASEMENT- SERGIO 872-803-4357					11/04/2025
BC	23:00 AM	011-REI REINSPECTION					11/13/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABELJR@ABBYPROPERTIES.LLC	20250819	2693 CROOKER DR	55		11/04/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					11/07/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABELJR@ABBYPROPERTIES.LLC	20250820	2695 CROOKER DR	55		11/04/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					11/07/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250821	4042 SHOEGER DR	22		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF		008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250822	4048 SHOEGER DR	22		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF		008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250823	4028 SHOEGER DR	23		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/17/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250824	4036 SHOEGER DR	23		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/17/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABELJR@ABBYPROPERTIES.LLC	20250825	2723 CROOKER DR	56		11/04/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					11/07/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
GH	13:00 PM	001-FTG FOOTING Comments1: ABELJR@ABBYPROPERTIES.LLC	20250826	2725 CROOKER DR	56		11/04/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABEL					11/07/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABELJR@ABBYPROPERTIES.LLC	20250827	2683 CROOKER DR	54		11/04/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: ABELJR@ABBYPROPERTIES.LLC	20250828	2685 CROOKER DR	54		11/04/2025
PBF	_____ PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC				11/13/2025	
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH	23:00 AM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/24/2025
GH	13:00 PM	006-BKF BACKFILL Comments1: ABEL					11/24/2025
BC	13:00 PM	007-GAR GARAGE FLOOR					11/25/2025
BC	23:00 AM	002-FIN FINAL INSPECTION Comments1: PERGOLA --	20250837	2606 FAIRFAX WAY	276		11/19/2025
GH	_____	018-FIN FINAL INSPECTION Comments1: JASON	20250839	593 CHERRY CT	70		11/18/2025
GH	_____	019-FEL FINAL ELECTRIC Comments1: JASON					11/18/2025
GH	_____	020-FMC FINAL MECHANICAL Comments1: JASON					11/18/2025
PBF	_____	021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					11/18/2025
GS	_____	022-EFL ENGINEERING FINAL SITE					11/19/2025
GH	23:00	023-REI REINSPECTION Comments1: FINAL ELECTRIC					11/19/2025
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20250840	2326 NOBLE LN	108.5		11/04/2025
BC	_____	010-REL ROUGH ELECTRICAL Comments1: DOUG					11/04/2025
BC	_____	011-RMC ROUGH MECHANICAL Comments1: DOUG					11/04/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					11/04/2025
GH		013-INS INSULATION Comments1: DOUG					11/06/2025
GH	23:00 AM	013-INS INSULATION Comments1: DOUG	20250841	2328 NOBLE LN	108.4		11/03/2025
RA		001-FIN FINAL INSPECTION Comments1: SIDING --	20250846	604 TOWER LN	0		11/13/2025
BF	13:00 PM	015-RFR ROUGH FRAMING RESCHECK SF Comments1: JAKE: 630-881-5393	20250871	910 HAYDEN DR	54		11/04/2025
BF	13:00 PM	016-REL ROUGH ELECTRICAL					11/04/2025
BF	13:00 PM	017-RMC ROUGH MECHANICAL					11/04/2025
PBF	13:00 PM	018-PLR PLUMBING - ROUGH Comments1: JAKE: 630-881-5393					11/04/2025
GH	13:00 PM	019-REI REINSPECTION Comments1: ROUGH FRAMING JAKE 630-881-5393					11/05/2025
GH	13:00 PM	020-REI REINSPECTION Comments1: ROUGH ELECTRICAL					11/05/2025
BC	13:00 PM	021-INS INSULATION Comments1: JAKE					11/07/2025
RA	23:00 AM	022-EPW PUBLIC WALK Comments1: CHRISTINE - RSS					11/21/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: DRAIN TILE	20250891	2686 CROOKER DR	17		11/17/2025
BC	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/19/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
GH	13:00 PM	005-MIS MISCELLANEOUS Comments1: ABEL	20250892	2692 CROOKER DR	17		11/17/2025
BC	23:00 AM	006-BKF BACKFILL					11/19/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
GH	_____	008-REI REINSPECTION					11/20/2025
BC	23:00 AM	005-BKF BACKFILL	20250893	2676 CROOKER DR	18		11/10/2025
GH	_____	006-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/07/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	_____ AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				11/26/2025	
BC	23:00 AM	005-BKF BACKFILL	20250894	2682 CROOKER DR	18		11/10/2025
GH	_____	006-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/07/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
PBF	_____ AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				11/26/2025	
GH	13:00 PM	006-MIS MISCELLANEOUS Comments1: DRAIN TILE	20250895	2668 CROOKER DR	19		11/07/2025
BC	23:00 AM	007-BKF BACKFILL Comments1: ABEL					11/10/2025
PBF	_____	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
GH	13:00 PM	009-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
GH	13:00 PM	006-MIS MISCELLANEOUS Comments1: DRAIN TILE	20250896	2672 CROOKER DR	19		11/07/2025
BC	23:00 AM	007-BKF BACKFILL Comments1: ABEL					11/10/2025
PBF	_____	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	009-GAR GARAGE FLOOR Comments1: ABELJR@ABBYPROPERTIES.LLC					11/21/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250897	4052 SHOEGER DR	21		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR					11/07/2025
PBF		008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL	20250898	4058 SHOEGER DR	21		11/04/2025
GH	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/07/2025
PBF		008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/18/2025
BC	13:00 PM	010-ELS ELECTRIC SERVICE Comments1: ABEL	20250899	4001 SHOEGER DR	42		11/03/2025
BF	13:00 PM	011-RFR ROUGH FRAMING RESCHECK SF Comments1: PROVIDE FIRE STOP AT SIDEA OF SOFFIT IN Comments2: BASEMENT					11/24/2025
BF	13:00 PM	012-REL ROUGH ELECTRICAL					11/24/2025
BF	13:00 PM	013-RMC ROUGH MECHANICAL					11/24/2025
PBF	13:00 PM	014-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					11/24/2025
GH	13:00 PM	015-INS INSULATION Comments1: ABELJR@ABBYPROPERTIES.LLC					11/26/2025
BC	23:00 AM	016-REI REINSPECTION Comments1: ROUGH FRAME -- ABEL					11/25/2025
BC	13:00 PM	010-ELS ELECTRIC SERVICE Comments1: ABEL	20250900	4007 SHOEGER DR	42		11/03/2025
PBF	13:00 PM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250903	4031 SHOEGER DR	44		11/04/2025
GH		009-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC MISSING 5 ANCH Comments2: ORS BOLTS/LOOSE NUTS					11/12/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		PM 010-REI REINSPECTION Comments1: GREEN PLATE					11/12/2025
PBF	13:00 PM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250904	4037 SHOEGER DR	44		11/04/2025
GH		009-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC MISSING ANCHOR Comments2: BOLTS/ALL NUTS & WASHERS GARAGE WALL					11/12/2025
GH		PM 010-REI REINSPECTION Comments1: GREEN PLATE					11/12/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250905	4041 SHOEGER DR	45		11/06/2025
GH		009-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC MISSING 14 ANC Comments2: HOR BOLTS & ALL WASHERS/NUT ON GARAGE WA Comments3: LL					11/12/2025
GH		PM 010-REI REINSPECTION Comments1: GREEN PLATE					11/12/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250906	4047 SHOEGER DR	45		11/06/2025
GH		009-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC MISSING ANCHOR Comments2: BOLTS					11/12/2025
GH		PM 010-REI REINSPECTION Comments1: GREEN PLATE					11/12/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250907	4051 SHOEGER DR	46		11/07/2025
GH		009-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC MISSING 14 ANC Comments2: HOR BOLTS AND ALL NUTS/WASHERS AT GARAGE Comments3: WALL					11/12/2025
GH		PM 010-REI REINSPECTION Comments1: GREEN PLATE					11/12/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250908	4057 SHOEGER DR	46		11/07/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		009-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC MISSING ANCHOR Comments2: BOLTS, NUTS/WASHERS					11/12/2025
GH		PM 010-REI REINSPECTION Comments1: GREEN PLATE					11/12/2025
GH		008-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC	20250909	4061 SHOEGER DR	47		11/12/2025
PBF	23:00 AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/12/2025
GH		008-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC	20250910	4067 SHOEGER DR	47		11/12/2025
PBF	23:00 AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/12/2025
GH		008-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC	20250911	4071 SHOEGER DR	48		11/12/2025
PBF	23:00 AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
GH		008-GPL GREEN PLATE INSPECTION Comments1: ABELJR@ABBYPROPERTIES.LLC	20250912	4077 SHOEGER DR	48		11/12/2025
PBF	23:00 AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					11/13/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250913	2623 CROOKER DR	49		11/13/2025
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
PBF	13:00 PM	003-PLU PLUMBING - UNDERSLAB Comments1: ABELJR@ABBYPROPERTIES.LLC	20250914	2625 CROOKER DR	49		11/13/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	004-BSM BASEMENT FLOOR Comments1: ABEL					11/14/2025
GH		005-MIS MISCELLANEOUS Comments1: DRAIN TILE					11/18/2025
GH	23:00 AM	006-BKF BACKFILL Comments1: ABEL					11/20/2025
BC	13:00 PM	007-GAR GARAGE FLOOR Comments1: ABEL					11/25/2025
GH	23:00 AM	006-BSM BASEMENT FLOOR Comments1: MW	20250941	2920 OLD GLORY DR	270		11/04/2025
GH	23:00 AM	016-EPW PUBLIC WALK Comments1: WM BATCH TICKETS RECEIVED	20250943	2612 HATCH CT	19		11/05/2025
GH	23:00 AM	016-WKS PUBLIC & SERVICE WALKS Comments1: MW BATCH TICKETS RECEIVED	20250944	2666 BIG GROVE CIR	74		11/05/2025
GH	23:00 AM	015-EPW PUBLIC WALK Comments1: MW BATCH TICKETS RECEIVED	20250945	2609 HATCH CT	25		11/05/2025
GH	23:00 AM	016-WK SERVICE WALK Comments1: MW					11/06/2025
GS		017-EFL ENGINEERING FINAL SITE	20250949	762 GREENFIELD TURN	105		11/21/2025
GS		018-REI REINSPECTION Comments1: EFL					11/26/2025
BC	23:00 AM	001-FTG FOOTING Comments1: RYAN	20250965	110 W MADISON ST	0		11/05/2025
PR		002-PPS PRE-POUR, SLAB ON GRADE					11/10/2025
RA	23:00 AM	011-PTO PREPOUR BASE FOR PATIO Comments1: MW	20250983	592 PINE RD	80		11/06/2025
RA	23:00 AM	012-EPW PUBLIC WALK Comments1: MW batch tickets received					11/05/2025
RA		013-EPW PUBLIC WALK Comments1: MW					11/17/2025
GS		014-ADA ADA ACCESSIBLE WALK WAY					11/17/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	015-RFR ROUGH FRAMING RESCHECK SF					11/19/2025
		Comments1: JASON					
BC	13:00 PM	016-REL ROUGH ELECTRICAL					11/19/2025
BC	13:00 PM	017-RMC ROUGH MECHANICAL					11/19/2025
PBF	13:00 PM	018-PLR PLUMBING - ROUGH					11/19/2025
		Comments1: JJACOBS@RALLYHOMES.NET					
BC	13:00 PM	019-INS INSULATION					11/24/2025
		Comments1: JASON					
RA	23:00 AM	022-EPW PUBLIC WALK	20250984	872 TIMBER OAK LN	57		11/05/2025
		Comments1: MW BATCH TICKETS RECEIVED.					
RA	23:00 AM	023-EPW PUBLIC WALK					11/20/2025
		Comments1: MW					
BC	_____	009-RFR ROUGH FRAMING RESCHECK SF	20250985	3521 RICHARDSON CIR	0		11/10/2025
		Comments1: DRWEISS@DRHORTON.COM					
BC	_____	010-REL ROUGH ELECTRICAL					11/10/2025
BC	_____	011-RMC ROUGH MECHANICAL					11/10/2025
		Comments1: DOUG					
PBF	_____	012-PLR PLUMBING - ROUGH					11/10/2025
		Comments1: DRWEISS@DRHORTON.COM					
GH	_____	013-INS INSULATION					11/12/2025
		Comments1: DOUG					
GH	_____	014-WKS PUBLIC & SERVICE WALKS					11/19/2025
		Comments1: DOUG					
BC	13:00 PM	009-RFR ROUGH FRAMING RESCHECK SF	20250986	3523 RICHARDSON CIR	0		11/13/2025
		Comments1: DOUG					
BC	13:00 PM	010-REL ROUGH ELECTRICAL					11/13/2025
BC	13:00 PM	011-RMC ROUGH MECHANICAL					11/13/2025
PBF	13:00 PM	012-PLR PLUMBING - ROUGH					11/13/2025
		Comments1: DRWEISS@DRHORTON.COM					
GH	_____	013-INS INSULATION					11/17/2025
		Comments1: DOUG					

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		014-WKS PUBLIC & SERVICE WALKS Comments1: DOUG					11/19/2025
GH		009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20250987	3525 RICHARDSON CIR	203.3		11/18/2025
GH		010-REL ROUGH ELECTRICAL					11/18/2025
GH		011-RMC ROUGH MECHANICAL					11/18/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					11/18/2025
GH		013-INS INSULATION Comments1: DOUG					11/20/2025
GH		014-WKS PUBLIC & SERVICE WALKS Comments1: DOUG					11/19/2025
GH		009-RFR ROUGH FRAMING RESCHECK SF Comments1: DOUG	20250988	3527 RICHARDSON CIR	0		11/21/2025
GH		010-REL ROUGH ELECTRICAL Comments1: DOUG					11/21/2025
GH		011-RMC ROUGH MECHANICAL Comments1: DOUG					11/21/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					11/21/2025
GH		013-INS INSULATION Comments1: DOUG					11/25/2025
GH		014-WKS PUBLIC & SERVICE WALKS Comments1: DOUG					11/19/2025
RA	23:00 AM	015-EPW PUBLIC WALK Comments1: MW	20251001	574 CHERRY CT	75		11/05/2025
RA	23:00 AM	016-PTO PREPOUR BASE FOR PATIO Comments1: MW					11/06/2025
RA	22:00	001-FIN FINAL INSPECTION	20251011	522 COACH RD	409		11/17/2025
GH		015-RFR ROUGH FRAMING RESCHECK SF Comments1: JESSICA	20251018	2261 CRYDER CT	433		11/03/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	_____	016-REL ROUGH ELECTRICAL					11/03/2025
GH	_____	017-RMC ROUGH MECHANICAL					11/03/2025
GH	13:00 PM	019-INS INSULATION Comments1: JESSICA					11/05/2025
BF	_____ AM	002-FIN FINAL INSPECTION Comments1: SOLAR -- MITCH 815-608-9386 - PLEASE CAL Comments2: L WITH TIME	20251025	312 E BLACKBERRY LN	56	11/14/2025	
BF	_____ AM	003-FEL FINAL ELECTRIC				11/14/2025	
RA	_____	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: LARRY	20251043	212 E SPRING ST	0		11/07/2025
BF	13:00 PM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: JJACOBS@RALLYHOMES.NET	20251048	572 CHERRY CT	76		11/04/2025
BF	13:00 PM	011-REL ROUGH ELECTRICAL					11/04/2025
BF	13:00 PM	012-RMC ROUGH MECHANICAL					11/04/2025
PBF	13:00 PM	013-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					11/04/2025
RA	23:00 AM	014-EPW PUBLIC WALK Comments1: MW					11/05/2025
BC	23:00 AM	015-WK SERVICE WALK Comments1: LATER AM MW					11/06/2025
BC	23:00 AM	016-INS INSULATION Comments1: JASON					11/06/2025
BC	13:00 PM	003-REI REINSPECTION Comments1: SOLAR -- GIANNI 224-818-8940	20251051	302 ILLINI DR	0		11/07/2025
BF	23:00 AM	003-REI REINSPECTION Comments1: SOLAR RAM -- 224-412-0484	20251062	1958 RAINTREE RD	8		11/21/2025
GH	_____	013-INS INSULATION Comments1: KALIN	20251086	2670 BIG GROVE CIR	76		11/03/2025
GH	23:00 AM	014-WKS PUBLIC & SERVICE WALKS Comments1: BATCH TICKETS RECEIVED					11/06/2025
BC	23:00 AM	007-GAR GARAGE FLOOR Comments1: MW	20251111	599 CHERRY CT	71		11/06/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	008-STP STOOPS Comments1: FRONT MW					11/06/2025
GH	13:00 PM	009-RFR ROUGH FRAMING RESCHECK SF Comments1: JASON					11/19/2025
GH	13:00 PM	010-REL ROUGH ELECTRICAL					11/19/2025
GH	13:00 PM	011-RMC ROUGH MECHANICAL					11/19/2025
PBF	13:00 PM	012-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					11/19/2025
BC	13:00 PM	013-INS INSULATION Comments1: JASON					11/24/2025
GH	_____ AM	014-REI REINSPECTION Comments1: JASON - ROUGH FRAMING					11/26/2025
GH	_____ PM	015-REI REINSPECTION Comments1: JASON					11/26/2025
RA	23:00 AM	011-STP STOOPS Comments1: FRONT AND REAR MW	20251112	323 TWINLEAF TR	77		11/12/2025
GH	23:00 AM	012-WK SERVICE WALK Comments1: MW					11/25/2025
BC	23:00 AM	010-RFR ROUGH FRAMING RESCHECK SF Comments1: DARRELL	20251113	311 TWINLEAF TR	76		11/12/2025
BC	23:00 AM	011-REL ROUGH ELECTRICAL					11/12/2025
BC	23:00 AM	012-RMC ROUGH MECHANICAL					11/12/2025
PBF	23:00 AM	013-PLR PLUMBING - ROUGH Comments1: DARRELL.LINDBERG@LENNAR.COM					11/12/2025
RA	23:00 AM	014-WK SERVICE WALK Comments1: MW					11/10/2025
BC	23:00 AM	015-INS INSULATION Comments1: DARREL -- ONLY PARTIALLY COMPLETE					11/14/2025
BC	23:00 AM	016-REI REINSPECTION Comments1: INSULATION -- DARRELL					11/17/2025
GH	23:00 AM	017-EPW PUBLIC WALK Comments1: MW					11/25/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	009-ELS ELECTRIC SERVICE Comments1: JESSICA	20251119	2262 CRYDER CT	439		11/05/2025
GH		010-EPW PUBLIC WALK					11/06/2025
GS		011-ADA ADA ACCESSIBLE WALK WAY					11/06/2025
RA		012-ROF ROOF UNDERLAYMENT ICE & W Comments1: JESSICA					11/18/2025
BC	23:00 AM	013-GAR GARAGE FLOOR Comments1: REMY					11/20/2025
BC	23:00 AM	014-STP STOOPS Comments1: FRONT					11/20/2025
RA	12:00	012-EPW PUBLIC WALK Comments1: JESSICA	20251120	884 HAYDEN DR	58		11/04/2025
GS		013-ADA ADA ACCESSIBLE WALK WAY					11/04/2025
GH		009-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN	20251127	2675 BIG GROVE CIR	89		11/13/2025
GH		010-REL ROUGH ELECTRICAL Comments1: KALIN					11/13/2025
GH		011-RMC ROUGH MECHANICAL Comments1: KALIN					11/13/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					11/13/2025
GH		013-INS INSULATION Comments1: KALIN					11/17/2025
GH	23:00 AM	014-STP STOOPS Comments1: MW- FRONT & REAR					11/17/2025
RA	13:00 PM	015-WKS PUBLIC & SERVICE WALKS Comments1: MW					11/24/2025
GS		016-ADA ADA ACCESSIBLE WALK WAY					11/25/2025
RA		001-PHF POST HOLE - FENCE Comments1: NOT READY - NO WORKERS ON SITE	20251130	522 COACH RD	409	11/07/2025	
RA	22:00	002-PHF POST HOLE - FENCE					11/17/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		009-RFR ROUGH FRAMING RESCHECK SF	20251163	4488 E MILLBROOK CIR	235		11/17/2025
		Comments1: KALIN					
BC		010-REL ROUGH ELECTRICAL					11/17/2025
BC		011-RMC ROUGH MECHANICAL					11/17/2025
PBF		012-PLR PLUMBING - ROUGH					11/17/2025
		Comments1: KTELLEZ@NVRINC.COM					
GH		013-INS INSULATION					11/19/2025
		Comments1: KALIN					
GH	23:00 AM	014-STP STOOPS					11/17/2025
		Comments1: MW - FRONT & REAR					
RA		015-EPW PUBLIC WALK					11/24/2025
		Comments1: MW - PARTIAL					
RA		016-WK SERVICE WALK					11/24/2025
GS		017-ADA ADA ACCESSIBLE WALK WAY					11/25/2025
GH		018-EPW PUBLIC WALK					11/25/2025
		Comments1: MW - PARTIAL					
PBF		005-PLU PLUMBING - UNDERSLAB	20251171	2624 SUTHERLAND CT	31		11/03/2025
		Comments1: KTELLEZ@NVRINC.COM					
BC	13:00 PM	006-BG BASEMENT AND GARAGE FLOOR					11/04/2025
		Comments1: MW					
GH	23:00 AM	007-GPL GREEN PLATE INSPECTION					11/05/2025
		Comments1: KALIN					
RA	23:00 AM	008-STP STOOPS					11/24/2025
		Comments1: MW -- FRONT					
GH		009-RFR ROUGH FRAMING RESCHECK SF					11/26/2025
		Comments1: KTELLEZ@NVRINC.COM					
GH		010-REL ROUGH ELECTRICAL					11/26/2025
		Comments1: KALIN					
GH		011-RMC ROUGH MECHANICAL					11/26/2025
		Comments1: KALIN					
PBF		012-PLR PLUMBING - ROUGH				11/26/2025	
		Comments1: KTELLEZ@NVRINC.COM					

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	_____	013-WK SERVICE WALK					11/25/2025
BC	23:00 AM	002-FIN FINAL INSPECTION Comments1: ALAN 309-397-9079	20251179	831 WINDETT RIDGE RD	92		11/05/2025
BF	23:00 AM	002-FIN FINAL INSPECTION Comments1: SOLAR AND BATTERY -- RAM 224-412-0484 R Comments2: AM.BISHUNKE@SUNRUN.COM	20251184	2342 IROQUOIS LN	27		11/21/2025
BF	23:00 AM	003-FEL FINAL ELECTRIC Comments1: ****PLEASE DO THIS ONE FIRST****					11/21/2025
BC	_____	002-RFR ROUGH FRAMING RESCHECK SF Comments1: CHRIS	20251188	328 TWINLEAF TR	71		11/04/2025
BC	_____	003-FIN FINAL INSPECTION Comments1: DECK -- CHRIS					11/10/2025
BC	_____	008-GAR GARAGE FLOOR	20251193	832 TIMBER OAK LN	53		11/06/2025
RA	23:00 AM	009-WK SERVICE WALK Comments1: MW					11/21/2025
RA	23:00 AM	008-STP STOOPS Comments1: MW	20251194	331 TWINLEAF TR	78		11/12/2025
RA	23:00 AM	009-STP STOOPS Comments1: FRONT					11/21/2025
BC	23:00 AM	009-GPL GREEN PLATE INSPECTION Comments1: DARRELL	20251195	353 TWINLEAF TR	79		11/12/2025
RA	23:00 AM	010-STP STOOPS Comments1: REAR					11/21/2025
GH	23:00 AM	011-STP STOOPS Comments1: FRONT AND REAR MW					11/25/2025
PPBF	_____	005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM	20251196	2701 ELDEN DR	269		11/12/2025
GH	23:00 AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/13/2025
PPBF	_____	003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20251197	2672 ELDEN DR	270		11/03/2025
GH	23:00 AM	004-BKF BACKFILL Comments1: MW					11/04/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM					11/12/2025
GH	23:00 AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/13/2025
GH		007-GPL GREEN PLATE INSPECTION					11/13/2025
BC	23:00 AM	008-ELS ELECTRIC SERVICE Comments1: DARRELL					11/17/2025
PBF		003-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20251198	2682 ELDEN DR	271		11/03/2025
GH	23:00 AM	004-BKF BACKFILL Comments1: MW					11/04/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM					11/12/2025
GH	23:00 AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/13/2025
BC	23:00 AM	007-ELS ELECTRIC SERVICE Comments1: DARRELL					11/17/2025
BC	23:00 AM	008-GPL GREEN PLATE INSPECTION Comments1: DARRELL					11/21/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM	20251199	2692 ELDEN DR	272		11/12/2025
GH	23:00 AM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/13/2025
BC	13:00 PM	002-RFR ROUGH FRAMING RESCHECK SF Comments1: CHAD 815-712-0150	20251200	1182 SPRING ST	71		11/24/2025
BC		AM 001-FIN FINAL INSPECTION Comments1: JUAN 847-812-5010	20251213	2141 PRAIRIE GRASS LN	293		11/12/2025
RA		001-ROF ROOF UNDERLAYMENT ICE & W	20251220	2262 EMERALD LN	49		11/19/2025
GH	13:00 PM	003-FOU FOUNDATION	20251225	841 ALEXANDRA LN	21		11/04/2025
BC	23:00 AM	004-BKF BACKFILL Comments1: JOHN					11/10/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	003-FIN FINAL INSPECTION Comments1: DECK -- RENEE	20251226	4451 SARASOTA AVE	1997		11/04/2025
BC	13:00 PM	001-PHD POST HOLE - DECK Comments1: JASON --	20251230	301 E SOMONAUK ST	16		11/12/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251231	2322 NOBLE LN	1071		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/18/2025
GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: DOUG					11/20/2025
GH		007-GAR GARAGE FLOOR Comments1: DOUG					11/21/2025
GH		008-STP STOOPS Comments1: DOUG					11/21/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251232	2320 NOBLE LN	1072		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/18/2025
GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: DOUG					11/20/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		007-GAR GARAGE FLOOR Comments1: DOUG					11/21/2025
GH		008-STP STOOPS Comments1: DOUG					11/21/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251233	2318 NOBLE LN	1073		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/18/2025
GH		006-PPS PRE-POUR, SLAB ON GRADE Comments1: DOUG					11/20/2025
GH		007-GAR GARAGE FLOOR					11/21/2025
GH		008-STP STOOPS					11/21/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251234	2316 NOBLE LN	1074		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/18/2025
GH		006-PPS PRE-POUR, SLAB ON GRADE					11/20/2025
GH		007-GAR GARAGE FLOOR					11/21/2025
GH		008-STP STOOPS					11/21/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251235	2314 NOBLE LN	1075		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/18/2025
GH		006-PPS PRE-POUR, SLAB ON GRADE					11/20/2025
GH		007-GAR GARAGE FLOOR					11/21/2025
GH		008-STP STOOPS					11/21/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251236	3531 RICHARDSON CIR	1041		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/20/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	007-PTO PREPOUR BASE FOR PATIO Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	008-GAR GARAGE FLOOR					11/24/2025
GH	13:00 PM	009-STP STOOPS					11/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251237	3533 RICHARDSON CIR	1042		11/04/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	002-FOU FOUNDATION					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/20/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	007-PTO PREPOUR BASE FOR PATIO Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	008-GAR GARAGE FLOOR					11/24/2025
GH	13:00 PM	009-STP STOOPS					11/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251238	3535 RICHARDSON CIR	1043		11/04/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC Comments1: DOUG					11/20/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	007-PTO PREPOUR BASE FOR PATIO Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	008-STP STOOPS					11/24/2025
GH	13:00 PM	009-GAR GARAGE FLOOR					11/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: UPLAND	20251239	3537 RICHARDSON CIR	1044		11/04/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	002-FOU FOUNDATION Comments1: UPLAND					11/06/2025
PBF		003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					11/13/2025
PBF		004-PLU PLUMBING - UNDERSLAB Comments1: DRWEISS@DRHORTON.COM					11/17/2025
GH		005-UGE UNDERGROUND ELECTRIC					11/20/2025
GH	13:00 PM	006-PPS PRE-POUR, SLAB ON GRADE Comments1: DRWEISS@DRHORTON.COM					11/24/2025
BF	13:00 PM	007-PTO PREPOUR BASE FOR PATIO Comments1: DRWEISS@DRHORTON.COM					11/24/2025
GH	13:00 PM	008-GAR GARAGE FLOOR					11/24/2025
GH	13:00 PM	009-STP STOOPS					11/24/2025
GH	13:00 PM	004-BKF BACKFILL Comments1: MW	20251240	2614 HATCH CT	20		11/04/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: KTELLEZ@NVRINC.COM					11/07/2025
BC	13:00 PM	006-BG BASEMENT AND GARAGE FLOOR Comments1: MW					11/10/2025
BC	23:00 AM	007-REI REINSPECTION Comments1: BASEMENT & GARAGE					11/12/2025
GH		008-GPL GREEN PLATE INSPECTION Comments1: KALIN					11/13/2025
BC	13:00 PM	001-FIN FINAL INSPECTION	20251241	377 TIMBALIER ST.	0		11/13/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: EVS IGNAS 630-890-8539	20251243	4606 PLYMOUTH AVE	996		11/19/2025
RA	23:00 AM	002-FIN FINAL INSPECTION Comments1: MARIA	20251246	935 HAYDEN DR	124		11/06/2025
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20251254	2672 BIG GROVE CIR	77		11/06/2025
GH		004-BKF BACKFILL Comments1: MW					11/07/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: KTELLEZ@NVRINC.COM					11/13/2025
GH	23:00 AM	006-GPL GREEN PLATE INSPECTION Comments1: kalin					11/25/2025
GH	23:00 AM	007-BSM BASEMENT FLOOR Comments1: MW					11/25/2025
GH	23:00 AM	008-GAR GARAGE FLOOR Comments1: MW					11/25/2025
RA	23:00 AM	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CARRIE	20251257	2901 ALDEN AVE.	0		11/13/2025
RA		002-ROF ROOF UNDERLAYMENT ICE & W					11/14/2025
RA		001-PTO PREPOUR BASE FOR PATIO Comments1: NOT READY. NO WORKER ON SITE. DEBRIS ALL Comments2: OVER ROAD & SIDEWALK. CITY SIDEWALK DAM Comments3: AGED - SQUARE REPLACEMENT REQUIRED PER E Comments4: RIC DHUSE.	20251263	2853 OLD GLORY DR	240		11/07/2025
BC	23:00 AM	002-PTO PREPOUR BASE FOR PATIO					11/13/2025
BC		003-TRN TRENCH - (GAS, ELECTRIC, Comments1: GAS TRENCH					11/14/2025
RA		001-FIN FINAL INSPECTION Comments1: ERIC 815-830-9106	20251266	950 GILLESPIE LN	148		11/19/2025
RA	23:00	001-PHF POST HOLE - FENCE Comments1: JAZLYN	20251271	3072 GRANDE TR	544		11/05/2025
BC		001-FIN FINAL INSPECTION Comments1: SLIDING DOOR- BACK YARD	20251275	354 TIMBALIER ST	1004		11/25/2025
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: EDUARDO	20251284	1214 GILLESPIE LN	411		11/13/2025
RA	23:00 AM	002-PHF POST HOLE - FENCE					11/24/2025
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: EDUARDO	20251285	1236 GILLESPIE LN	418		11/13/2025
RA	13:00 PM	002-PHF POST HOLE - FENCE					11/24/2025
RA	23:00 AM	001-PTO PREPOUR BASE FOR PATIO Comments1: EDUARDO	20251286	1232 GILLESPIE LN	416		11/13/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	23:00 AM	002-PHF POST HOLE - FENCE					11/24/2025
RA	23:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: CONNIE	20251287	821 PARKSIDE LN	0		11/07/2025
BC	23:00 AM	001-FTG FOOTING Comments1: MW	20251291	2720 ELDEN DR	275		11/20/2025
BC	23:00 AM	002-FOU FOUNDATION Comments1: MW					11/24/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: MW	20251292	2712 ELDEN DR	274		11/03/2025
BF	13:00 PM	003-BKF BACKFILL					11/07/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/10/2025
BC	13:00 PM	005-BSM BASEMENT FLOOR Comments1: MW					11/21/2025
BC	23:00 AM	006-GAR GARAGE FLOOR Comments1: MW					11/21/2025
PBF		007-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM					11/21/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: MW	20251293	2711 ELDEN DR	268		11/03/2025
BF	13:00 PM	003-BKF BACKFILL Comments1: MW					11/07/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/10/2025
BC	13:00 PM	005-BSM BASEMENT FLOOR Comments1: MW					11/21/2025
BC	13:00 PM	006-GAR GARAGE FLOOR Comments1: MW					11/21/2025
PBF	23:00 AM	007-PLU PLUMBING - UNDERSLAB Comments1: DARRELL.LINDBERG@LENNAR.COM					11/21/2025
GH	23:00 AM	001-FTG FOOTING Comments1: MW	20251296	2676 BIG GROVE CIR	79		11/20/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	002-FOU FOUNDATION Comments1: LATE AM -- MW					11/24/2025
GH	23:00 AM	001-FTG FOOTING Comments1: MW	20251297	2617 HATCH CT	21		11/06/2025
BF	23:00 AM	002-FOU FOUNDATION Comments1: MW					11/07/2025
GH	23:00 AM	003-BKF BACKFILL Comments1: MW					11/13/2025
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/14/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: KTELLEZ@NVRINC.COM					11/19/2025
GH	23:00 AM	006-BSM BASEMENT FLOOR Comments1: MW					11/25/2025
GH		007-GAR GARAGE FLOOR Comments1: MW					11/25/2025
GH		001-FTG FOOTING Comments1: MW	20251298	2610 HATCH CT	18		11/26/2025
GH	23:00 AM	001-FTG FOOTING Comments1: MW	20251299	2674 BIG GROVE CIR	78		11/13/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: MW					11/17/2025
PBF		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					11/21/2025
BC	23:00 AM	004-BKF BACKFILL Comments1: MW					11/24/2025
RA	23:00 AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: DRIVEWAY AND PATIO	20251310	2521 ANNA MARIA LN	714		11/20/2025
RA		001-PHF POST HOLE - FENCE Comments1: PARAMOUNT - HOT GAS LINE, WILL CALL TO Comments2: RESCHEUDLE PER AR	20251312	950 GILLESPIE LN	148	11/07/2025	
RA	22:00	002-PHF POST HOLE - FENCE Comments1: PARAMOUNT					11/14/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	23:00 AM	003-FIN FINAL INSPECTION Comments1: TONY 630-406-8410 - EXT 212					11/18/2025
RA		001-FIN FINAL INSPECTION Comments1: PATIO AND RETAINING WALL --DAWN	20251313	4865 W MILLBROOK CIR	155		11/03/2025
RA	13:00	001-PHF POST HOLE - FENCE Comments1: SHERRY 815-836-8731	20251326	1121 GILLESPIE LN	301		11/20/2025
GH	23:00 AM	001-FTG FOOTING Comments1: REMY - GARAGE NOT COMPLETED AT 2PM	20251329	902 HAYDEN DR	57		11/17/2025
GH	23:00 AM	002-FTG FOOTING Comments1: GARAGE PASSED AS NOTED					11/18/2025
BC	13:00 PM	003-FOU FOUNDATION Comments1: REMY					11/24/2025
RA	23:00 AM	002-FIN FINAL INSPECTION Comments1: MONICA	20251330	584 POPLAR DR	153		11/19/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: SOLAR PANELS AND ELECT UPGRADE	20251334	514 W WASHINGTON ST	0		11/19/2025
RA	23:00	001-PHF POST HOLE - FENCE Comments1: KRIS	20251337	1505 CORAL DR	174		11/14/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE --					11/21/2025
BC		001-TRN TRENCH - (GAS, ELECTRIC, Comments1: BLACKBERRY WOODS MONUMENT SIGN	20251338	1210 PATRICK CT	14		11/17/2025
BC		002-ELS ELECTRIC SERVICE					11/17/2025
RA	23:00 AM	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DELILAH	20251339	1912 BANBURY AVE	39		11/18/2025
RA	22:00	001-PHF POST HOLE - FENCE	20251341	404 CENTER PKWY	48		11/04/2025
RA		002-FIN FINAL INSPECTION Comments1: FENCE					11/10/2025
RA	22:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ELYSA	20251347	1076 CANARY AVE	246		11/13/2025
BC	13:00	001-OCC OCCUPANCY INSPECTION Comments1: See slip	20251349	1215 DEER ST	0	11/10/2025	

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BKFB		002-OCC OCCUPANCY INSPECTION Comments1: BKFB					11/10/2025
RA	13:30	001-WKS PUBLIC & SERVICE WALKS	20251353	807 W JOHN ST	0		11/14/2025
RA	13:00 PM	001-PTO PREPOUR BASE FOR PATIO Comments1: GRANT 630-465-6655	20251365	1246 MISTWOOD CT	152		11/21/2025
RA	23:00	001-PHF POST HOLE - FENCE Comments1: JENNY	20251369	2097 KINGSMILL CT	152		11/12/2025
RA	11:30	001-PHF POST HOLE - FENCE Comments1: PARAMOUNT	20251370	2401 ALAN DALE LN	135	11/21/2025	
BC		001-FIN FINAL INSPECTION Comments1: WINDOWS	20251371	586 KELLY AVE	164		11/17/2025
RA	13:00 PM	001-PHF POST HOLE - FENCE Comments1: ARISA 708-316-9740	20251372	597 REDHORSE LN	145		11/19/2025
RA	23:00 AM	001-PPS PRE-POUR, SLAB ON GRADE Comments1: WALKS AND DRIVEWAY	20251377	607 S MAIN ST	0		01/18/2025
RA	22:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ALPHA STORM	20251379	1351 CANNONBALL TR	0		11/13/2025
RA	21:30	001-PHF POST HOLE - FENCE Comments1: MARIA -- PEERLESS	20251380	1338 CHESTNUT CIR	16		11/18/2025
BC	13:00	001-OCC OCCUPANCY INSPECTION	20251381	920 N BRIDGE ST	0		11/19/2025
BKFB	13:00	002-OCC OCCUPANCY INSPECTION				11/19/2025	
BC		003-REI REINSPECTION					11/20/2025
RA		001-FIN FINAL INSPECTION Comments1: PAVER PATIO	20251384	401 BISCAYNE LN	1987		11/14/2025
BC	12:00	001-PHF POST HOLE - FENCE Comments1: MIGUEL	20251388	3229 LEHMAN CROSSING	760	11/26/2025	
RA	23:00 AM	001-PHF POST HOLE - FENCE Comments1: JAKE 630-488-5678	20251396	227 A HILLCREST AVE	0		11/18/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: WINDOWS & DOOR	20251397	562 REDHORSE LN	140	11/20/2025	
RA		001-PHF POST HOLE - FENCE	20251399	941 BLACKBERRY SHORE LN	28		11/20/2025

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA		001-ROF ROOF UNDERLAYMENT ICE & W	20251419	544 W BARBERRY CIR	69		11/19/2025
		Comments1: MARCUS					
RA	12:02	002-ROF ROOF UNDERLAYMENT ICE & W					11/20/2025
		Comments1: MARCUS					
RA	12:00	001-PHF POST HOLE - FENCE	20251426	805 STATE ST	0		11/21/2025
		Comments1: BOBBY					

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

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

PERMIT TYPE SUMMARY:		ACC ACCESSORY BUILDING			2		
		BSM BASEMENT REMODEL			8		
		CCO COMMERCIAL OCCUPANCY PERMIT			5		
		COM COMMERCIAL BUILDING			22		
		DCK DECK			6		
		DRV DRIVEWAY			1		
		ESS BATTERY ENERGY STORAGE SYSTEMS			4		
		EVS ELECTRIC VEHICLE CHARGING STAT			2		
		FNC FENCE			27		
		FOU FOUNDATION			1		
		HVC HVAC UNIT/S			1		
		MIS MISCELLANEOUS			2		
		MSC MISCELLANEOUS			3		
		PRG PERGOLA			1		
		PTO PATIO / PAVERS			11		
		REM REMODEL			4		
		REP REPAIR			4		
		ROF ROOFING			11		
		SDW SIDEWALK			1		
		SFA SINGLE-FAMILY ATTACHED			406		
		SFD SINGLE-FAMILY DETACHED			219		
		SGN SIGN			2		
		SHD SHED/ACCESSORY BUILDING			1		
		SID SIDING			1		
		SOL SOLAR PANELS			5		
		WIN WINDOW REPLACEMENT			3		
INSPECTION SUMMARY:		ADA ADA ACCESSIBLE WALK WAY			5		
		BG BASEMENT AND GARAGE FLOOR			6		
		BKF BACKFILL			52		
		BSM BASEMENT FLOOR			31		
		EFL ENGINEERING FINAL SITE			26		
		ELS ELECTRIC SERVICE			8		
		EPW PUBLIC WALK			19		
		ESW SEWER / WATER			4		
		FEL FINAL ELECTRIC			23		
		FIN FINAL INSPECTION			47		
		FMC FINAL MECHANICAL			21		
		FOU FOUNDATION			29		
		FTG FOOTING			28		
		GAR GARAGE FLOOR			58		
		GPL GREEN PLATE INSPECTION			16		
		INS INSULATION			19		
		MIS MISCELLANEOUS			34		
		OCC OCCUPANCY INSPECTION			4		
		PHD POST HOLE - DECK			1		
		PHF POST HOLE - FENCE			19		

INSPECTIONS SCHEDULED FROM 11/01/2025 TO 11/30/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
		PLF PLUMBING - FINAL OSR READY			21		
		PLR PLUMBING - ROUGH			17		
		PLU PLUMBING - UNDERSLAB			45		
		PPS PRE-POUR, SLAB ON GRADE			25		
		PTO PREPOUR BASE FOR PATIO			14		
		REI REINSPECTION			30		
		REL ROUGH ELECTRICAL			17		
		RFR ROUGH FRAMING RESCHECK SFD SFA			19		
		RMC ROUGH MECHANICAL			17		
		ROF ROOF UNDERLAYMENT ICE & WATER			12		
		STP STOOPS			19		
		TRN TRENCH - (GAS, ELECTRIC, ETC)			3		
		UGE UNDERGROUND ELECTRIC			11		
		WAT WATER			36		
		WK SERVICE WALK			8		
		WKS PUBLIC & SERVICE WALKS			9		

INSPECTOR SUMMARY:

BC	BOB CREADEUR	179
BF	B&F INSPECTOR CODE SERVICE	25
BKF	BRISTOL KENDALL FIRE DEPT	2
GH	GINA HASTINGS	292
GS	GEORGE STEFFENS	34
JP		1
PBF	PLUMBER	119
PR	PETER RATOS	25
RA	AARON ROSA	76

STATUS SUMMARY:

A	PR	3
C	BC	34
C	BF	3
C	GH	28
C	GS	15
C	JP	1
C	PBF	14
C	RA	22
I	BC	145
I	BF	22
I	BKF	2
I	GH	264
I	GS	19
I	PBF	105
I	PR	22
I	RA	54

REPORT SUMMARY: 753



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 2026-03

Agenda Item Summary Memo

Title: Property Maintenance Reports for November 2025

Meeting and Date: Economic Development Committee – January 6, 2026

Synopsis: Please see the attached memo 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 December 1, 2025
Subject: November Property Maintenance

Property Maintenance Report November 2025

There were 4 cases heard in November 2025:

11/03/2025

N 4503	2976 Old Glory Dr	Certain Weeds (Over 8")	Dismissed
N 4504	100 W Veterans Pkwy	Signs Prohibited	\$300.00

11/17/2025

N4505	432 San Diego Ln	Tampering with City Water Supply	\$500.00
N4506	429 San Diego Ln	Tampering with City Water Supply	\$500.00



Case Report

11/01/2025 - 11/30/2025

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
20250698	11/25/2025	1855 Marketview Dr	Blowing Leaf's in Road	PENDING							
20250697	11/24/2025	704 Spring St	Sidewalk Obstruction	CLOSED							
20250696	11/24/2025	608 Victoria Ave	Leaf Burning	CLOSED							
20250695	11/21/2025	920 N Bridge St	Snipe Signs	PENDING							
20250694	11/21/2025	1228 N Bridge St	Snipe Signs	PENDING							
20250693	11/21/2025	7144 ROUTE 47	Zoning	IN VIOLATION							
20250692	11/20/2025	Shoeger Dr	Dirt On Roads	CLOSED							
20250691	11/20/2025	Timber Ridge Estates	Dirt ON Roads	CLOSED							
20250690	11/18/2025	3211 Lauren Dr	Boat Storage	CLOSED							

20250689	11/18/2025	609 Greenfield Turn	Shed No Permit	PENDING							
20250688	11/17/2025	1182 Spring St.	Permit	CLOSED							
20250687	11/17/2025	Whispering Meadows	No Parking	CLOSED							
20250686	11/14/2025	1401 White Pine	Camper Storage	CLOSED							
20250685	11/13/2025	1401 White Pine Ct	Camper	CLOSED							
20250684	11/13/2025	2302 Iroquois Ln	Fence	IN VIOLATION	11/14/2025						
20250683	11/4/2025	401 Biscayne Ln	No Permit Patio	CLOSED		COMPLIANT					
20250682	11/4/2025	Through Out City	Signs in R.O.W.	CLOSED		COMPLIANT					
20250681	11/3/2025	Through Out City	Signs in R.O.W.	CLOSED		COMPLIANT					
20250680	11/3/2025	301 Jackson St	Exterior	CLOSED							
20250679	11/4/2025	Through Out City	Signs in R.O.W.	CLOSED		COMPLIANT					
20250678	11/3/2025	921 Erica Ln	Electric Outlet Exposed	CLOSED							

Total Records: 21

12/1/2025



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 2026-04

Agenda Item Summary Memo

Title: Economic Development Report for December 2025

Meeting and Date: Economic Development Committee – January 6, 2026

Synopsis: _____

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Bart Olson Administration
Name Department

Agenda Item Notes:



651 Prairie Pointe Drive • Yorkville, Illinois • 60560

Phone 630-209-7151

Monthly Report – January 2026 EDC Meeting - The United City of Yorkville

December 2025 Activity New Development:

- **House of Beauty – 103 E Main St:** Experienced professional aesthetician **Brenda Jaimes** is set to bring her first independent venture, **House of Beauty**, to Yorkville! Located in a 1,000 square foot space at 103 E. Main Street, the salon will feature four suites, with one occupied by Brenda herself and three available for aspiring small-business aestheticians. Additionally, two chairs will be available for rent to support emerging hairstylists. Brenda's work, showcased on her Instagram @beautybybrendaj, reflects her commitment to quality and style. After honing her skills in a Plano salon, Brenda is excited to contribute her lash lifts and extensions, and makeup application services to the Yorkville community. House of Beauty is slated to open in early 2026.
- **Clutch Boutique and Events – 1569 Sycamore Rd – Fox Hill Center:** Co-owners **Jessica Koebele** and **Victoria Otto** have taken over the approximately 2,800 square foot space at 1569 Sycamore Rd, previously home to My Daughter's Dress, to launch their new venture, **Clutch Boutique and Events**. Currently, they offer affordable, gently-worn formal occasion and wedding dresses from the existing inventory, with plans to maintain this selection on a smaller scale. They are steering the boutique in a new direction, reimagining the space as an upscale consignment shop, shifting special occasion and wedding attire to a complementary role. With Victoria's background in design and Jessica's experience in pageants and runway, they bring a unique skill set to the business. Their vision includes the potential launch of an in-house fashion line, hosting fashion shows, recording a podcast in-store, and hosting various special events. Clutch Boutique and Events is presently open by appointment for clients seeking wedding and formal attire, with a grand re-opening planned for early 2026 as the interior transforms to reflect the new vision for the space. This ambitious project promises to redefine the local shopping experience, blending fashion and events in a fun, dynamic new way.
- **Yorkville Flower Shop – 216 S Bridge St:** **Nicole Hiller** has recently taken ownership of the **Yorkville Flower Shop**, located at 216 S Bridge St., marking a new chapter for this cherished community gem. Following in the footsteps of her mother, Susan Parker, who has successfully owned and operated the shop since 2003, Nicole brings a fresh vision while honoring its rich history. Nicole has been a part of the shop since 2003 and officially became the owner on October 1, 2025, following Susan's retirement. The shop, a downtown Yorkville staple, has been in operation within the City of Yorkville since the 1980s in a variety of locations over the years. Nicole has breathed new life into the space with new paint and subtle updates, while retaining the store's historic charm, including the original wood floor from its days as a hardware store. As the longest currently operating business in the downtown area, Yorkville Flower Shop continues its legacy of providing exceptional floral arrangement services to the community. To celebrate this milestone, a grand re-opening and ribbon-cutting event is scheduled for January 7th at 4:00pm. For more information and to place an order, visit their website at <https://www.yorkvilleflower.com/>.
- **Downtown Social – 227 Heustis St:** **Jason Davis** and **Jay DeMarco** are adding flair to the Downtown Yorkville restaurant scene with their new concept, **Downtown Social**. Located at 227 Heustis St, the 4,000 square foot venue, formerly known as The Den, is poised to become the area's premier destination for "trendy bites on social nights." This exciting new concept reimagines traditional bar fare with an elevated twist, offering dishes like pork belly Brussels sprouts, short rib sliders, and a 3-tier "Social Tower" appetizer. Guests can also enjoy an order of wings with any of the nearly 20 unique in-house sauces to choose from. Designed as a dynamic gathering spot, Downtown Social promises a lively atmosphere with great music, including DJs and live performances throughout the grand opening weekend. With its innovative menu and vibrant ambiance, Jason and Jay are crafting the perfect place for friends to kick back, connect, and get social in downtown Yorkville. Don't miss the grand opening weekend of Downtown Social on January 9th and 10th, 2026!

December 2025 Previously Reported Updates:

- **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 very soon. 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>.

- **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** has relocated **My Dream Beauty Bar** from Oswego to the 900 square foot space at 200 Garden St, Unit B. My Dream Beauty Bar is a new salon suite concept, featuring five professional suites, with one suite occupied by Jatxiri, and the other four to be 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 opened in December 2025.
- **Columbia Chutes – 210 Beaver St: John Dombek**, owner of **Columbia Chutes**, is closing soon 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/>.
- **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 work is nearly complete on the facility. Anticipated opening is January 2026.
- **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.
- **Continue working with a variety of other potential business owners.** There are a variety of parties doing due diligence on space to lease and buildings, and land to purchase. Information will be forthcoming.

Respectfully submitted,
Lynn Dubajic Kellogg & Katelyn Gregory
651 Prairie Pointe Drive
Yorkville, IL 60560
lynn@dlkllc.com, kgregory@yorkville.il.us
630-209-7151 cell, 630-800-0574



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

Agenda Item Number

New Business #5

Tracking Number

EDC 2026-05

Agenda Item Summary Memo

Title: PZC 2025-16 – 202 Wolf Street (Variance)

Meeting and Date: Economic Development Committee – January 6, 2026

Synopsis: Proposed reduction in minimum front yard setback from 25 feet to 5 feet.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

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

Agenda Item Notes:



Memorandum

To: Economic Development Committee
From: Krysti Barksdale-Noble, Community Development Director
CC: Bart Olson, City Administrator
Sara Mendez, Senior Planner
David Hansen, Senior Planner
Date: December 19, 2025
Subject: **PZC 2025-16 202 Wolf Street – Variance**
Reduced Front Yard Setback

SUMMARY:

Vera Pleva, petitioner, on behalf of GLP Real Estate, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from twenty-five (25) feet to five (5) feet for a parcel located at 202 Wolf Street. The variance is being requested to allow construction of a walk-in cooler addition for the existing laboratory supply manufacturing business on the property.



202 WOLF STREET

United City of Yorkville, Illinois
Date: November 18, 2025
Data: Kendall County



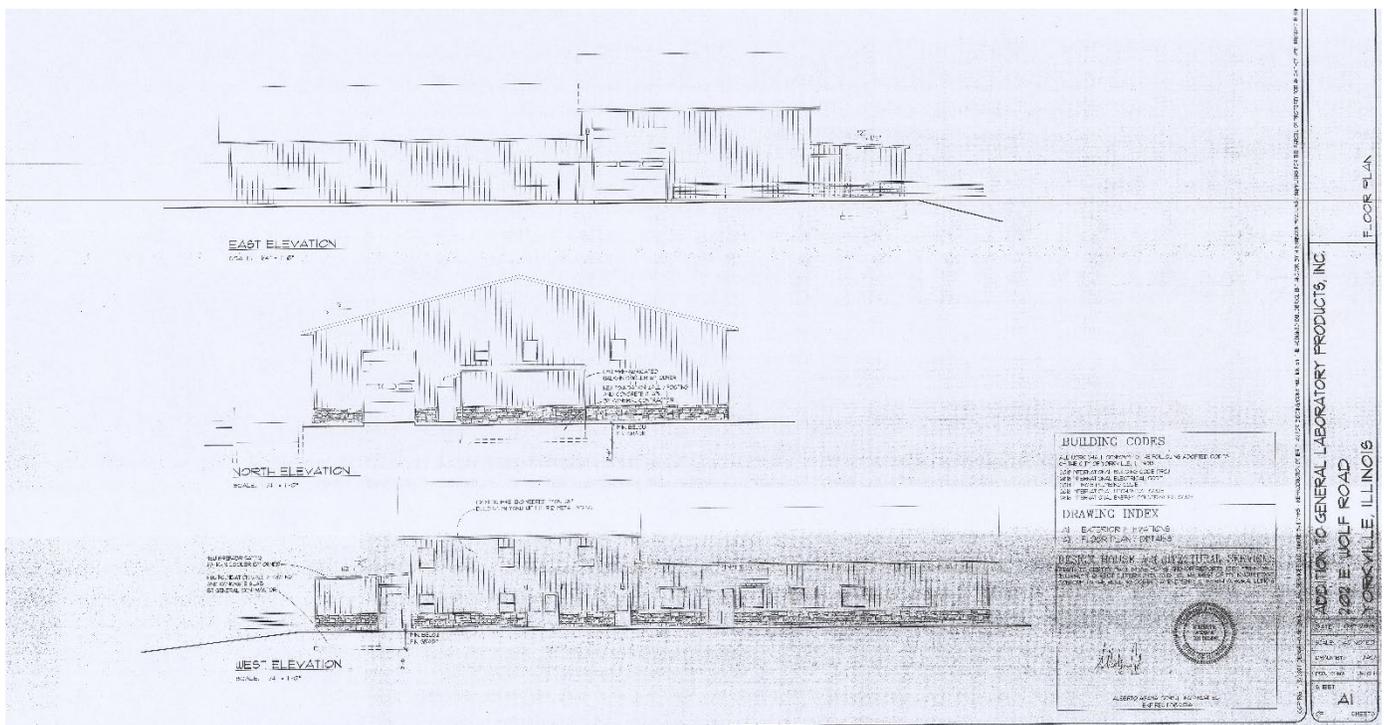
PROPERTY BACKGROUND:

The property is zoned M-1 Limited Manufacturing District and consists of an irregularly shaped 0.55-acre parcel owned by the petitioner, who operates General Laboratory Products. The 30-year-old manufacturing business occupies an existing two-story, approximately 10,000-square-foot metal building constructed in 1999, according to Kendall County GIS data. The facility produces petri dishes, glass tubes, and various bottles for industries including food and beverage processing, water and sanitation, healthcare, higher education, and biotechnology/pharmaceutical sectors. The following summarizes the immediate surrounding zoning classifications and land uses.

	Zoning	Land Use
North	M-1 Limited Manufacturing District	Riemenschneider Electric
South	M-1 Limited Manufacturing District	Red Dot Storage
East	M-1 Limited Manufacturing District	Red Dot Storage
West	M-1 Limited Manufacturing District	Yorkville Parks & Recreation Department Maintenance Facility

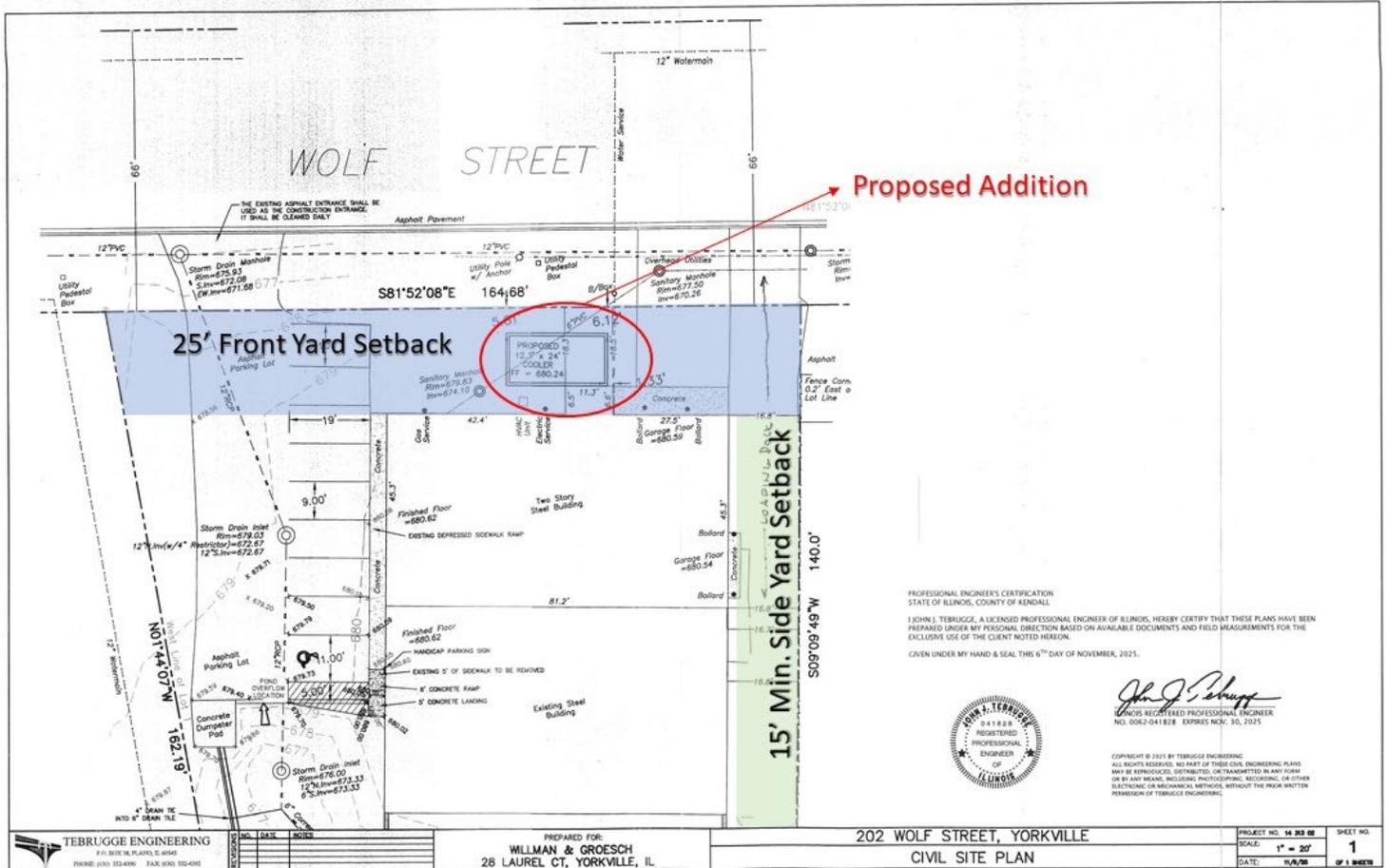
PROJECT DESCRIPTION:

The petitioner is requesting variance approval to Section 10-3-9. Bulk and Dimensional Standards in the Unified Development Ordinance to decrease the minimum front yard setback for the M-1 Limited Manufacturing District from the required twenty-five (25) feet to five (5) feet to allow construction of a walk-in cooler addition for the existing laboratory supply manufacturing business. The property owner needs to expand their internal workspace for operations but is constrained by the current parcel east and south boundaries, therefore, they plan to relocate the walk-in cooler from the interior of the building to the north side of the existing structure. The proposed addition will be an approximately 12' x 24' (288 sq. ft.) prefabricated addition sitting on a new concrete foundation with the exterior façade matching the existing hi-rib metal siding.



M-1 DISTRICT BULK REGULATIONS:

Although the petitioner is requesting relief from the minimum front yard setback requirement in the M-1 Limited Manufacturing District, the property will maintain all current access points off of Wolf Street and exceeds the minimum off-street parking requirement of 3 spaces (0.3 spaces/1,000 square feet) by providing nine (9) parking stalls. The property complies with all other bulk regulations for the district as detailed below:



Bulk Regulations for the M-1 Limited Manufacturing District	Minimum Requirements for the M-1 Limited Manufacturing District	Provided/Proposed by Subject Property
Front Yard	25 feet	25 feet existing 5 feet proposed
Side Yard (East)	15 feet ¹	16.7 feet
Rear Yard	20 feet	20 feet
Maximum Lot Coverage	85% (max. 20,185 sq. ft.)	~19,870 sq. ft. (83.6%) existing ~20,158 sq. ft. (84.8%) proposed
Maximum Building Height	N/A	~28 feet
Minimum Lot Size	N/A	23,748 sq. ft.
Minimum Lot Width	N/A	~151 feet

COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designates this property for future General Industrial (GI) use, intended to accommodate a wide range of warehousing and light manufacturing activities with minimal environmental impact. The Plan further identifies the Fox Industrial Park, where the subject parcel is located, as a 54-acre

¹ Minimum of 10% of lot width and a maximum of 20 feet, per [Table 10-3-9\(A\) Bulk and Dimensional Standards](#).

area comprised of small, single-tenant manufacturing and limited service-commercial lots originally developed in the 1970s. Due to its outdated layout, many parcels now have constrained opportunities for expansion, and only two (2) one-acre lots remain available for new development.

Figure 5.16: Fox Industrial Park Remaining Build-Out Parcels



The proposed expansion supports the existing manufacturing use and underlying zoning, keeping the land use aligned with the industrial intent of this designation and is, therefore, consistent with the 2016 Comprehensive Plan.

STAFF COMMENTS:

The subject property's irregular lot configuration and 0.55-acre size is one (1) of only two (2) parcels within the Fox Industrial Park with a lot area under one acre. This creates unique development constraints not generally shared by other properties in the district. While no other lot in the industrial park encroaches into the required 25-foot front yard setback, the combination of this parcel's smaller size, odd lot lines, and its limited expansion area presents a practical hardship if the strict application of the setback standard were enforced. These parcel conditions were not created by the current owner, and the proposed 12' x 24' walk-in cooler addition remains consistent with the existing industrial operations on the site.

Further, the reduced setback is not expected to negatively impact neighboring properties, as the addition maintains all current access, does not obstruct light or air for adjacent uses, and does not increase congestion or public safety risks. The property will continue functioning as a long-standing, low-impact manufacturing use, consistent with the Comprehensive Plan's General Industrial (GI) designation and compatible with the established development pattern of the Fox Industrial Park. Taken together, these factors indicate that the request satisfies the standards for hardship, uniqueness, public welfare, and Comprehensive Plan consistency required for variance approval.

Staff is seeking comments from the Economic Development Committee regarding this proposed variance. A public hearing for the variance will be held at the Planning and Zoning Commission meeting on February 11, 2026.

ATTACHMENTS:

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



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 VARIANCE

INVOICE & WORKSHEET PETITION APPLICATION			
CONCEPT PLAN REVIEW	<input type="checkbox"/> Engineering Plan Review deposit	\$500.00	Total: \$
AMENDMENT	<input type="checkbox"/> Annexation <input type="checkbox"/> Plan <input type="checkbox"/> Plat <input type="checkbox"/> P.U.D.	\$500.00 \$500.00 \$500.00 \$500.00	Total: \$
ANNEXATION	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
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>			
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$200 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
SPECIAL USE	<input type="checkbox"/> \$250.00 + \$10 per acre for each acre over 5 acres		Total: \$
$\underline{\hspace{2cm}} - 5 = \underline{\hspace{2cm}} \times \$10 = \underline{\hspace{2cm}} + \$250 = \$ \underline{\hspace{2cm}}$ <p style="text-align: center;"># of Acres Acres over 5 Amount for Extra Acres Total Amount</p>			
ZONING VARIANCE	<input checked="" type="checkbox"/> \$85.00 + \$500.00 outside consultants deposit		Total: \$ 585.00
PRELIMINARY PLAN FEE	<input type="checkbox"/> \$500.00		Total: \$
PUD FEE	<input type="checkbox"/> \$500.00		Total: \$
FINAL PLAT FEE	<input type="checkbox"/> \$500.00		Total: \$
ENGINEERING PLAN REVIEW DEPOSIT	<input type="checkbox"/> Less than 1 acre <input type="checkbox"/> Over 1 acre, less than 10 acres <input type="checkbox"/> Over 10 acres, less than 40 acres <input type="checkbox"/> Over 40 acres, less than 100 acres <input type="checkbox"/> Over 100 acres	\$5,000.00 \$10,000.00 \$15,000.00 \$20,000.00 \$25,000.00	Total: \$
OUTSIDE CONSULTANTS DEPOSIT	<i>Legal, land planner, zoning coordinator, environmental services</i> For Annexation, Subdivision, Rezoning, and Special Use: <input type="checkbox"/> Less than 2 acres <input type="checkbox"/> Over 2 acres, less than 10 acres <input type="checkbox"/> Over 10 acres		Total: \$
TOTAL AMOUNT DUE:			585.00



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 VARIANCE

ATTORNEY INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ENGINEER INFORMATION	
NAME: John J. Tebrugge	COMPANY: Tebrugge Engineering
MAILING ADDRESS: P.O. Box 38	
CITY, STATE, ZIP: Plano, Illinois 60545	TELEPHONE: 630-552-4390
EMAIL: info@tebruggeengineering.com	FAX: 630-552-4392
LAND PLANNER/SURVEYOR INFORMATION	
NAME:	COMPANY:
MAILING ADDRESS:	
CITY, STATE, ZIP:	TELEPHONE:
EMAIL:	FAX:
ATTACHMENTS	
<p>Petitioner must attach a legal description of the property to this application and title it as "Exhibit A".</p> <p>Petitioner must list the names and addresses of any adjoining or contiguous landowners within 500 feet of the property that are entitled notice of application under any applicable City Ordinance or State Statute. Attach a separate list to this application and title it as "Exhibit B".</p>	
VARIANCE STANDARDS	
<p>PLEASE CONFIRM THE PROPOSED VARIATION IS CONSISTENT WITH THE OFFICIAL COMPREHENSIVE PLAN AND OTHER DEVELOPMENT STANDARDS AND POLICIES OF THE CITY.</p> <p>I confirm the proposed variation is consistent with official Comprehensive Plan & other Development Standards and policies of the city.</p>	



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 VARIANCE

VARIANCE STANDARDS

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

Section 10-4-16-A of the UDO

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

Cooler needs to be accessed from 2 story steel building. East and West sides are occupied with Parking & loading Dock

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

This Lot has space taken up with detention/retention pond

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

New Regulations for Manufacturing virus test media makes this addition necessary.



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 VARIANCE

VARIANCE STANDARDS

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

Addition does not interfere with Public Utilities or site line for traffic, and is farther back than entrance fence to West neighbor. Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

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

Proposed variation will not be impairing adequate supply of light & air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of public safety, or diminish or impair values within the neighborhood.

Proposed addition will include stone wains coat across entire North Side of building.

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.

[Handwritten Signature]

PETITIONER SIGNATURE

11/13/2025

DATE

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

[Handwritten Signature]

OWNER SIGNATURE

11/13/2025

DATE

THIS APPLICATION MUST BE NOTARIZED PLEASE NOTARIZE HERE:

Subscribed and sworn before me this 13th day of November, 2025.



Laurel L. Heubel - 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

APPLICANT DEPOSIT ACCOUNT/ ACKNOWLEDGMENT OF FINANCIAL RESPONSIBILITY

PROJECT NUMBER:	FUND ACCOUNT NUMBER:	PROPERTY ADDRESS: 202 E. Wolf Street, Yorkville, Illinois 60560
-----------------	----------------------	---

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: Vera Pleva	COMPANY: General Laboratory Products, Inc.
MAILING ADDRESS: 202 E. Wolf Street	
CITY, STATE, ZIP: Yorkville, Illinois 60560	TELEPHONE: 630-553-6000
EMAIL: glp@ameritech.net	FAX: 630-553-6008

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.

Vera Pleva	President
PRINT NAME	TITLE
	11/13/2025
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, VERA Pleva, 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
13th day of November, 202025



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, 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 LOT 1 IN BLOCK 2 OF FOX INDUSTRIAL PARK UNIT 4 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES 52
MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 164.68; THENCE SOUTH 09
DEGREES 09 MINUTES 49 SECONDS, WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 140.00
FEET; THENCE SOUTH 54 DEGREES 09 MINUTES 49 SECONDS WEST, 28.54 FEET; THENCE
NORTH 81 DEGREES 52 MINUTES 08 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID
LOT 1, 113.82 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 44 MINUTES
07 SECONDS WEST, ALONG SAID WEST LINE, 162.19 FEET FOR THE POINT OF BEGINNING IN THE
CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

SERIES TWO 1211 BADGER BADGER STREET PROPERTIES LLC
JIM SCHWEBKE
1211 BADGER ST
YORKVILLE IL 60560

RICHARD E LUCAS REV TR
RICHARD E LUCAS JR
208 WOLF ST
YORKVILLE IL 60560

BRUCE SHARON HINTZSCHE
8346 S TUMBLING R RANCH PLACE
VAIL AZ 85641

GLP REAL ESTATE LLC
77 RON HILL RD
YORKVILLE IL 60560

CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

FOX VALLEY FARM PARTNERSHIP
ALEXANDRA JURIGA
106 LE GRANDE BLVD
AURORA IL 60506

TTEE OF FAM SELF STORAGE V 3 DST FLATIRONS SELF STORAGE V DST MGR LLC
SROA WS C POOLING INC
2751 S DIXIE HWY STE 450
WEST PALM BEACH FL 33405

CITY OF YORKVILLE
651 PRAIRIE POINTE DR
YORKVILLE IL 60560

RICHARD SUSAN KUNZELMAN
1211 BADGER ST
YORKVILLE IL 60560

FLATIRONS SELF STORAGE II DST TRUSTEE LLC
SROA WS C POOLING LLC
2751 S DIXIE HWY STE 450
WEST PALM BEACH FL 33405

SANDRA K VESELKA TRUST
62 WOODEN BRIDGE DR
YORKVILLE IL 60560

SCOTT M RIEMENSCHNEIDER TR
8635 DOE CT
YORKVILLE IL 60560

KRAMER NANCY L KRAMER JAMES D DEC LIV TR
643 DOUGLAS ST
OSWEGO IL 60543

RR II DEVELOPMENT LLC
181 WOLF ST
YORKVILLE IL 60560

RICHARD SUSAN KUNZELMAN
1211 BADGER ST UNIT 2
YORKVILLE IL 60560

DEER ST ALWAYS FAITHFUL PROPERTIES LLC
ROBERT VELAZQUEZ
1996 CANNONBALL TR
BRISTOL IL 60512

MARK R LIV TR OMALLEY LISA L LIV TR OMALLEY
91 LILLIAN LN
YORKVILLE IL 60560

SCOTT M RIEMENSCHNEIDER TR
8635 DOE CT
YORKVILLE IL 60560

FOX VALLEY FARM PARTNERSHIP
ALEXANDRA JURIGA
106 LE GRANDE BLVD
AURORA IL 60506

JP CONSTRUCTION
181 WOLF ST UNIT E
YORKVILLE IL 60560

RR II DEVELOPMENT LLC
181 WOLF ST
YORKVILLE IL 60560

NARVICK BROTHERS LUMBER CO
1037 ARMSTRONG ST
MORRIS IL 60450

THOMAS W TANNER LIV TRUST
54 WOODLAND DR
YORKVILLE IL 60560

CHICAGO TITLE INSURANCE CO
BURKS DONALD
1207 BADGER ST
YORKVILLE IL 60560

SERIES ONE 1210 BADGER BADGER STREET PROPERTIES LLC
JAMES SCHEBKE
1211 BADGER ST
YORKVILLE IL 60560

RESTORE INVESTORS LLC
1045 STILLWATER CT
YORKVILLE IL 60560

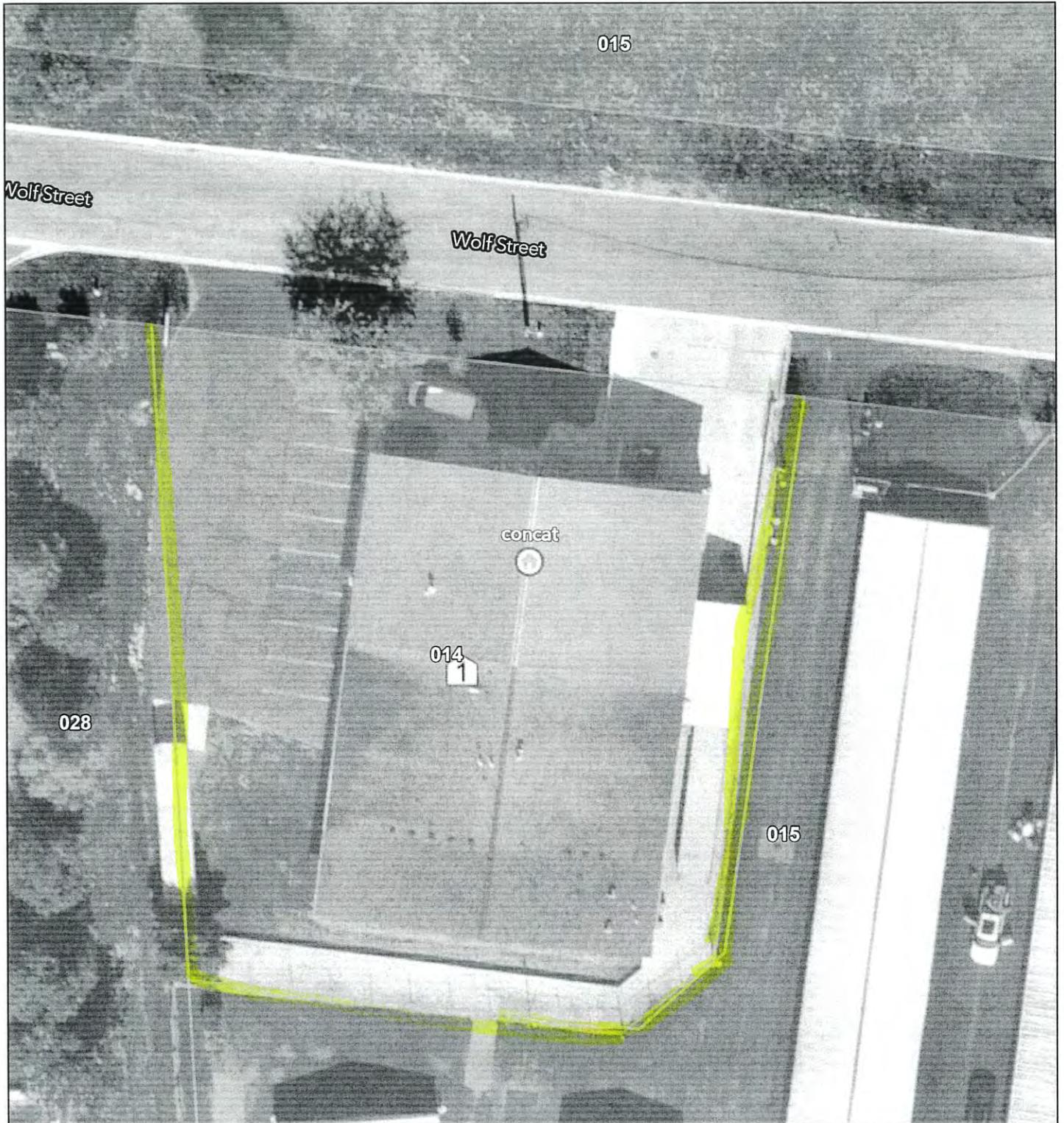
WATER PRODUCTS CO OF IL INC
PO BOX 50
AURORA IL 60507

REVOLUTION INVESTMENTS LLC
8942 WILCOX CT
NEWARK IL 60541

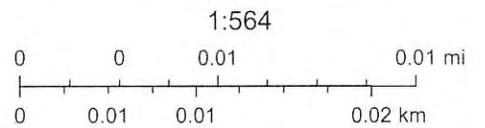
RENUKA LLC
4708 TORPHIN HILL CT
NAPERVILLE IL 60564

RONALD GEORGE REINERT
1208 BADGER ST
YORKVILLE IL 60560

Kendall County GIS Parcel Viewer Export

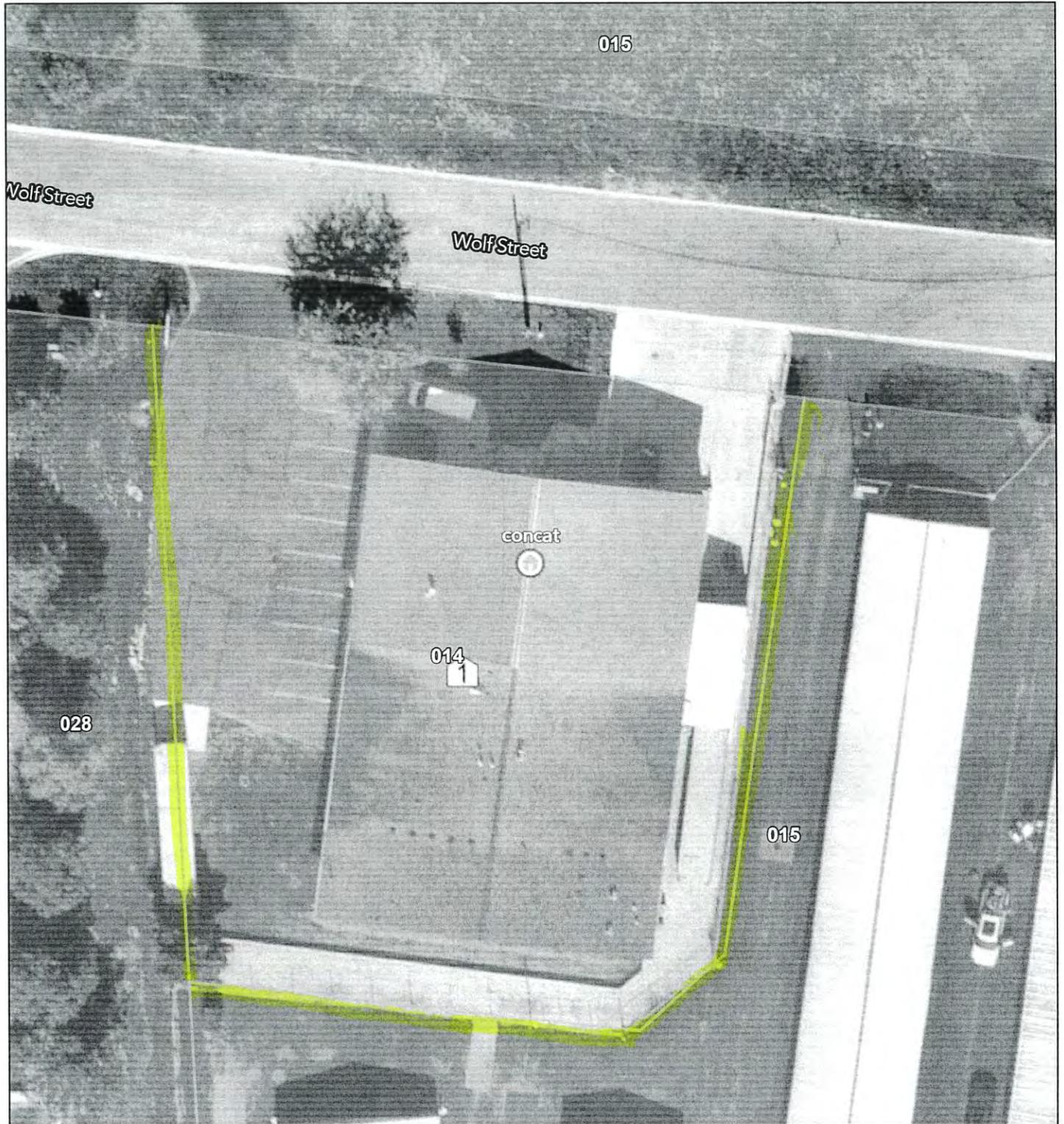


11/13/2025, 2:14:53 PM

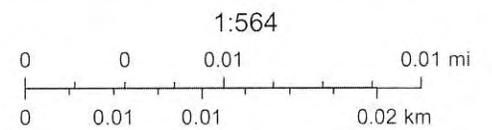


OpenStreetMap, Nearmap

Kendall County GIS Parcel Viewer Export

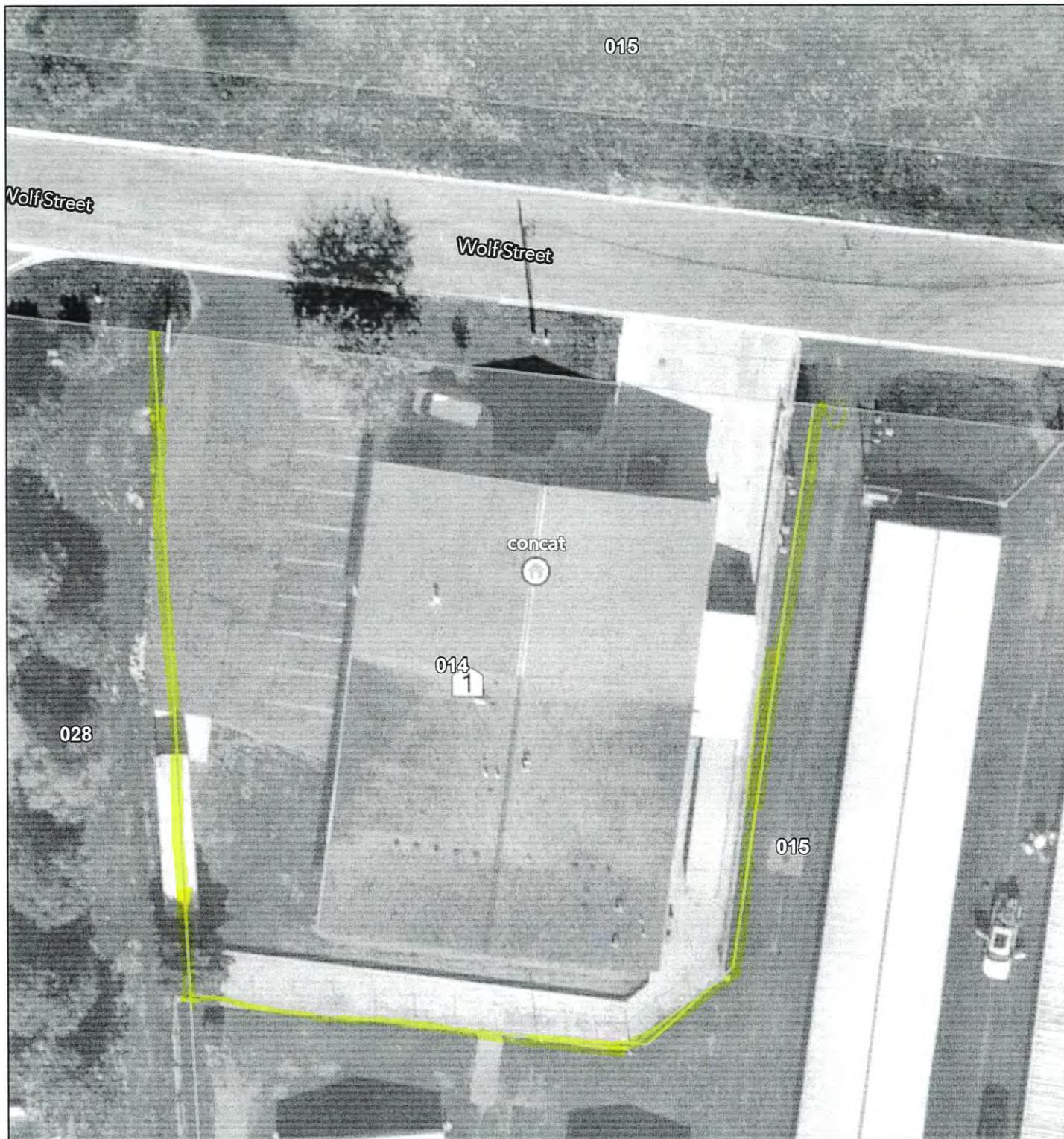


11/13/2025, 2:14:53 PM

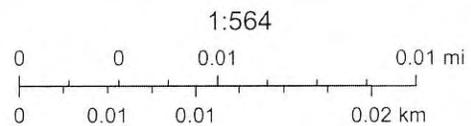


OpenStreetMap, Nearmap

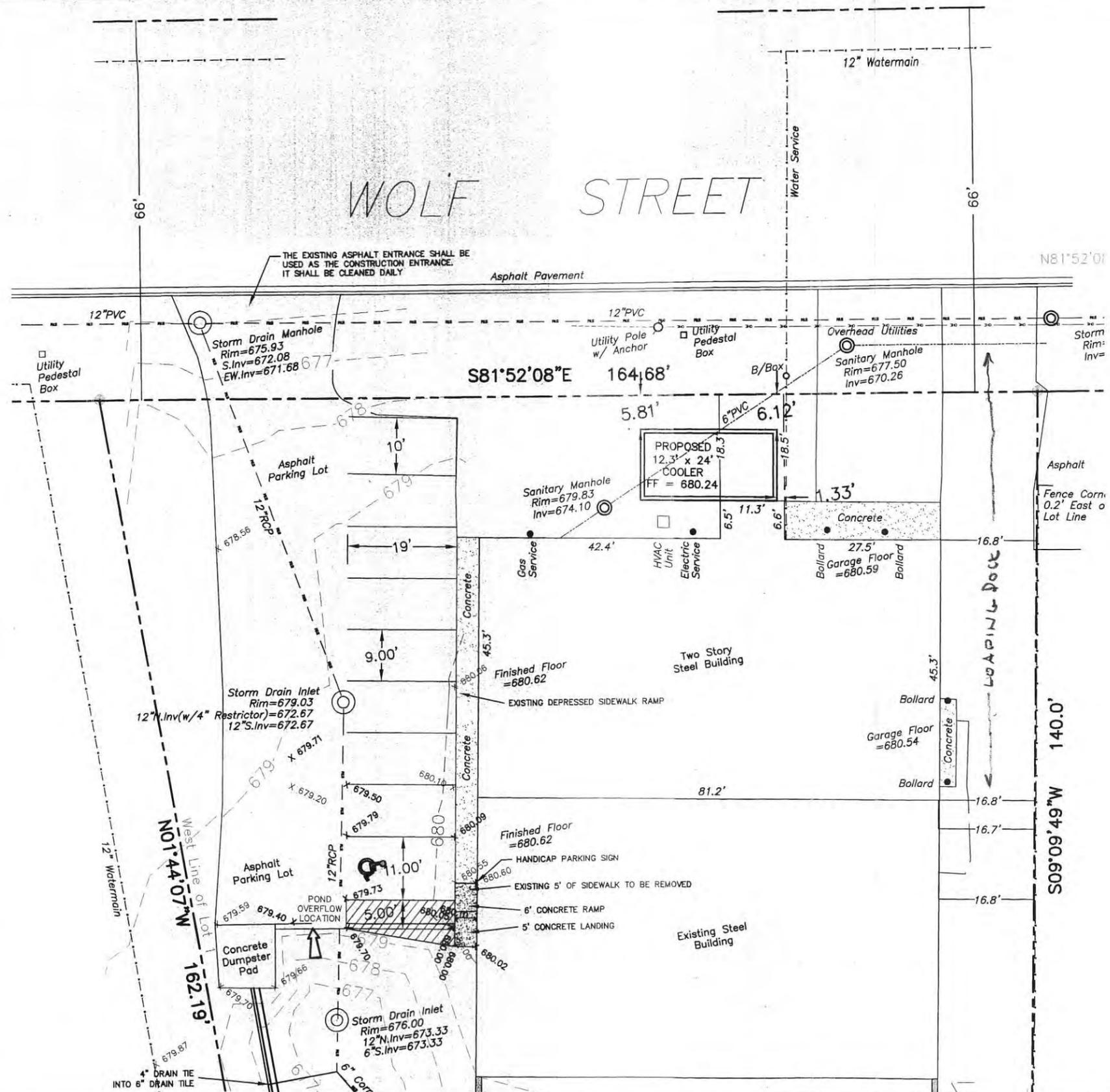
Kendall County GIS Parcel Viewer Export



11/13/2025, 2:14:53 PM



OpenStreetMap, Nearmap



PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 6TH DAY OF NOVEMBER, 2025.



John J. Tebrugge
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2025

COPYRIGHT © 2025 BY TEBRUGGE ENGINEERING
ALL RIGHTS RESERVED. NO PART OF THESE CIVIL ENGINEERING PLANS MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR OTHER ELECTRONIC OR MECHANICAL METHODS, WITHOUT THE PRIOR WRITTEN PERMISSION OF TEBRUGGE ENGINEERING.

TEBRUGGE ENGINEERING
P.O. BOX 38, PLANO, IL 60545
PHONE: (630) 552-4390 FAX: (630) 552-4392

NO.	DATE	NOTES

PREPARED FOR:
WILLMAN & GROESCH
28 LAUREL CT, YORKVILLE, IL

202 WOLF STREET, YORKVILLE
CIVIL SITE PLAN

PROJECT NO. 14 313 02	SHEET NO. 1
SCALE: 1" = 20'	OF 1 SHEETS
DATE: 11/6/25	

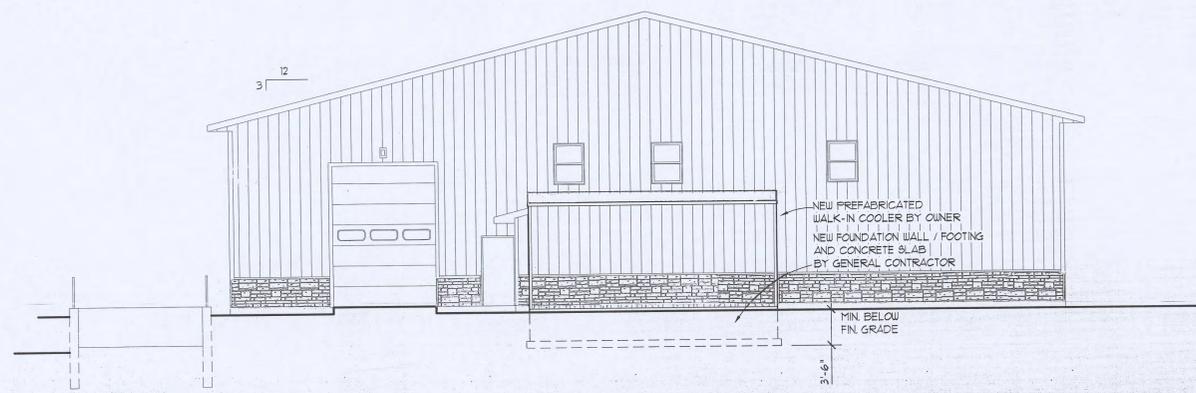
REVISIONS	BY
EXTERIOR ELEVATIONS	JAC

DESIGN HOUSE ARCHITECTURAL SERVICES, LLC

James A. Childress
 An Illinois Licensed Professional Design Firm
 4562 Carrano St., Unit F
 Yorkville, Illinois 60560
 phone 630-385-2482
 mobile 630-399-3094
 email: DESIGN@dh-ai.com
 PDF License No. 184005933



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

BUILDING CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING ADOPTED CODES OF THE CITY OF YORKVILLE, ILLINOIS

- 2018 INTERNATIONAL BUILDING CODE (IRC)
- 2018 INTERNATIONAL ELECTRICAL CODE
- 2014 ILLINOIS PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

DRAWING INDEX

- A1 EXTERIOR ELEVATIONS
- A2 FLOOR PLAN / DETAILS

DESIGN HOUSE ARCHITECTURAL SERVICES

THIS IS TO CERTIFY THAT THESE PLANS AND/OR REPORTS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING CODES / AMENDMENTS OF NORTH AURORA, ILLINOIS

Alberto Agama

ALBERTO S. AGAMA
 001-020439
 STATE OF ILLINOIS

ALBERTO AGAMA, CONSULTING ARCHITECT
 EXPIRES 11/30/2026

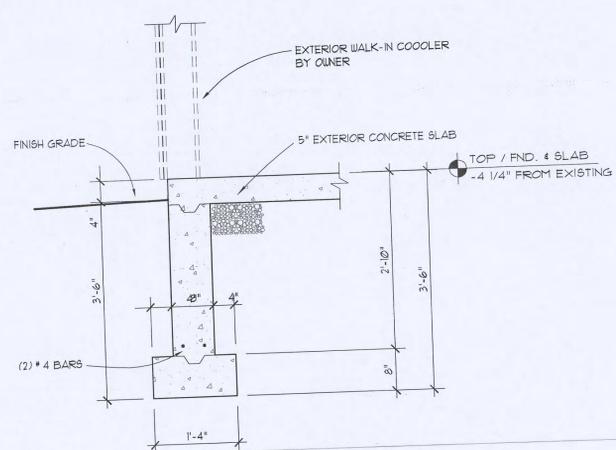
ADDITION TO GENERAL LABORATORY PRODUCTS, INC.
 202 E. WOLF ROAD
 YORKVILLE, ILLINOIS

DATE: 11/27/2025
 SCALE: AS NOTED
 DRAWN BY: JAC
 PROJECT NO: 251107
 SHEET
A1
 OF SHEETS

FLOOR PLAN

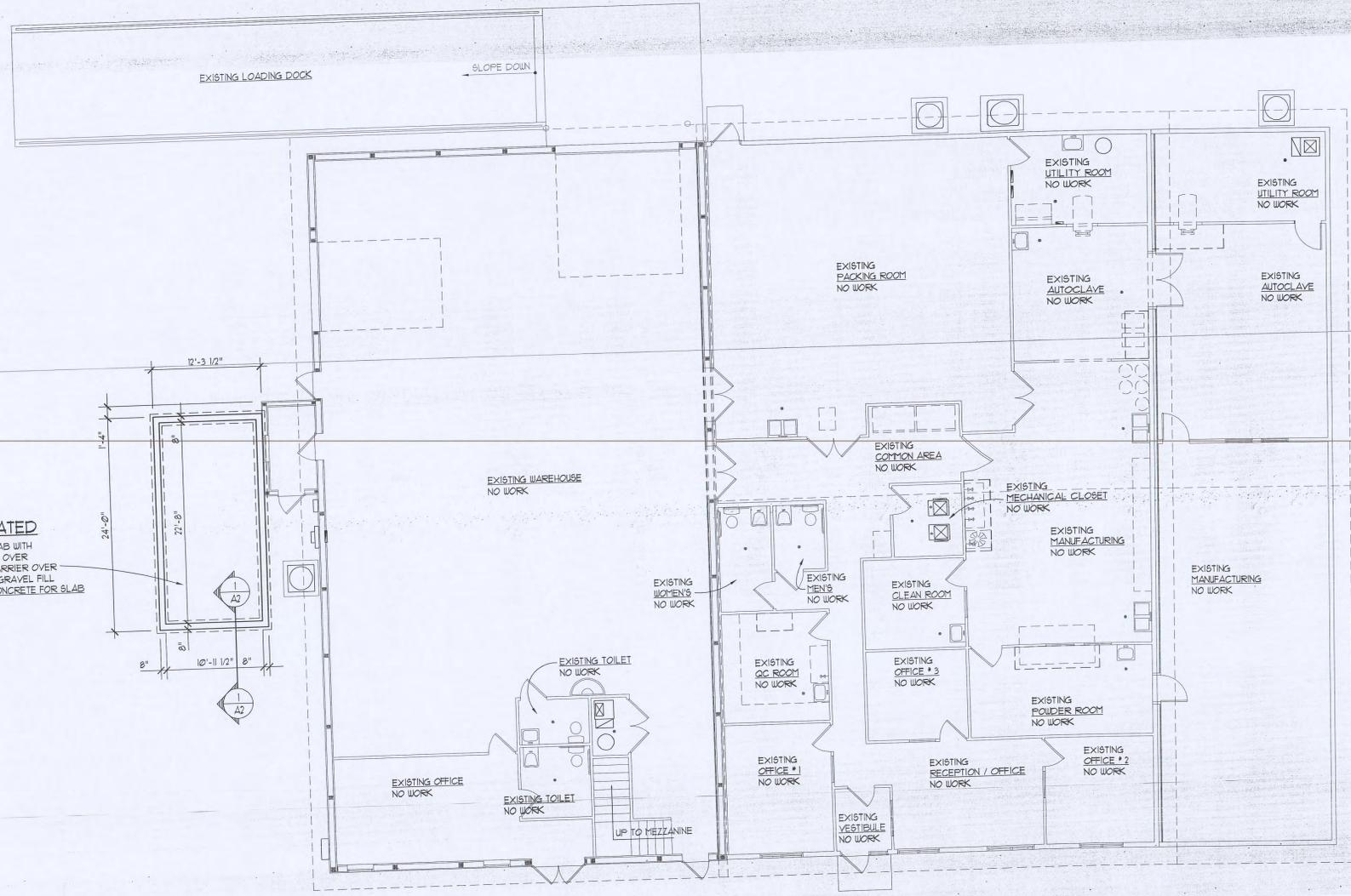
COPYRIGHT © 2024 DESIGN HOUSE ARCHITECTURAL SERVICES, LLC / ILLINOIS BUILDERS - REPRODUCTION OTHER THAN FOR BIDDING/CONSTRUCTION BY THE ABIGRAED BUILDER/CLIENT AND/OR BY HIS SUBCONTRACTORS / SUPPLIERS FOR THE PARCEL OF PROPERTY FOR WHICH THEY ARE INTENDED IS STRICTLY FORBIDDEN WITHOUT WRITTEN ASSIGNMENT FROM DESIGN HOUSE ARCHITECTURAL SERVICES

10-446 11-714



1 NEW FOUNDATION WALL / SLAB DETAIL
 SCALE: 3/4" = 1'-0"

UNEXCAVATED
 5" CONCRETE SLAB WITH
 6" X 6" 10/10 W/M OVER
 6 MIL VAPOUR BARRIER OVER
 6" COMPACTED GRAVEL FILL
 MIN. 3500 PSI CONCRETE FOR SLAB



COMPOSITE BUILDING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS	BY
PERMIT SET	JAC

DESIGN HOUSE ARCHITECTURAL SERVICES, LLC
 James A. Childress
 An Illinois Licensed Professional Design Firm
 4562 Carrizano St., Unit F
 Yorkville, Illinois 60560
 phone 630.385.7482
 mobile 630.399.3084
 email: DESIGNHS@aol.com
 I.D.F. License No. 184003933

COPYRIGHT © 2024, DESIGN HOUSE ARCHITECTURAL SERVICES, LLC / THESE BUILDERS - REPRODUCTION OTHER THAN FOR BIDDING CONSTRUCTION BY THE ASSIGNED BUILDERCREDIT AND/OR BY HIS SUBCONTRACTORS / SUPPLIERS FOR THE PARCEL OF PROPERTY FOR WHICH THEY ARE INTENDED IS STRICTLY FORBIDDEN WITHOUT WRITTEN ASSIGNMENT FROM DESIGN HOUSE ARCHITECTURAL SERVICES

ADDITION TO GENERAL LABORATORY PRODUCTS, INC.
202 E. WOLF ROAD
YORKVILLE, ILLINOIS

DATE: 11/07/2025
 SCALE: AS NOTED
 DRAWN BY: JAC
 PROJECT NO: 251107
 SHEET
A2
 OF SHEETS

FLOOR PLAN / DETAILS

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
BEFORE THE UNITED CITY OF YORKVILLE
PLANNING AND ZONING COMMISSION
PZC 2025-16**

NOTICE IS HEREBY GIVEN THAT Vera Pleva, petitioner, on behalf of GLP Real Estate, LLC, owner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting a variance to Section 10-3-9 of the Unified Development Ordinance, seeking to reduce the required minimum front yard setback from twenty-five (25) feet to five (5) feet for a parcel located at 202 Wolf Street. The variance is being requested to allow construction of a walk-in cooler addition for the existing laboratory supply manufacturing business on the property. The real property, zoned M-1 Limited Manufacturing District, is immediately south of Wolf Street and approximately 900 feet east of Illinois Route 47 (South Bridge Street) within the Fox Industrial Park subdivision.

The legal description is as follows:

THAT PART OF LOT 1 IN BLOCK 2 OF FOX INDUSTRIAL PARK UNIT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 81 DEGREES 52 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, 164.68; THENCE SOUTH 09 DEGREES 09 MINUTES 49 SECONDS, WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 140.00 FEET; THENCE SOUTH 54 DEGREES 09 MINUTES 49 SECONDS WEST, 28.54 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 08 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 113.82 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 44 MINUTES 07 SECONDS WEST, ALONG SAID WEST LINE, 162.19 FEET FOR THE POINT OF BEGINNING IN THE CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

PIN: 05-04-151-014

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 application on **Wednesday, February 11, 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. The Planning and Zoning Commission serves as a recommending body, with the final decision to approve or deny this request made by the City Council.

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 CORTINO
City Clerk

