



## **United City of Yorkville**

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

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

**Tuesday, February 3, 2026**

**6:00 p.m.**

East Conference Room #337

651 Prairie Pointe Drive, Yorkville, IL

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#### **Citizen Comments:**

**Minutes for Correction/Approval:** January 6, 2026

#### **New Business:**

1. EDC 2026-06 Building Permit Report for December 2025
2. EDC 2026-07 Building Inspection Report for December 2025
3. EDC 2026-08 Property Maintenance Report for December 2025
4. EDC 2026-09 Economic Development Report for January 2026
5. EDC 2026-10 2025 Foreclosure Report Update
6. EDC 2026-11 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County
7. EDC 2026-12 Ordinance Amending the Yorkville City Code (Permit-Fee-Plan Review Fee Schedule)

#### **Old Business:**

#### **Additional Business:**

UNITED CITY OF YORKVILLE  
WORKSHEET  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, February 3, 2026  
6:00 PM  
EAST CONFERENCE ROOM #337

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**CITIZEN COMMENTS:**

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**MINUTES FOR CORRECTION/APPROVAL:**

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1. January 6, 2026
  - Approved \_\_\_\_\_
  - As presented
  - With corrections

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**NEW BUSINESS:**

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1. EDC 2026-06 Building Permit Report for December 2025
  - Informational Item
  - Notes \_\_\_\_\_

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2. EDC 2026-07 Building Inspection Report for December 2025

Informational Item

Notes \_\_\_\_\_

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3. EDC 2026-08 Property Maintenance Report for December 2025

Informational Item

Notes \_\_\_\_\_

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4. EDC 2026-09 Economic Development Report for January 2026

Informational Item

Notes \_\_\_\_\_

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5. EDC 2026-10 2025 Foreclosure Report Update

Moved forward to CC \_\_\_\_\_

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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6. EDC 2026-11 Resolution Approving an Intergovernmental Agreement for Reciprocal Building Inspection Services Between the United City of Yorkville and Kendall County

Moved forward to CC \_\_\_\_\_

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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7. EDC 2026-12 Ordinance Amending the Yorkville City Code (Permit-Fee-Plan Review Fee Schedule)

Moved forward to CC \_\_\_\_\_

Approved by Committee \_\_\_\_\_

Bring back to Committee \_\_\_\_\_

Informational Item

Notes \_\_\_\_\_

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**ADDITIONAL BUSINESS:**

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

Agenda Item Number

Minutes

Tracking Number

### Agenda Item Summary Memo

**Title:** Minutes of the Economic Development Committee – January 6, 2026

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

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**UNITED CITY OF YORKVILLE  
ECONOMIC DEVELOPMENT COMMITTEE  
Tuesday, January 6, 2026, 6:00pm  
East Conference Room, #337  
651 Prairie Pointe Drive, Yorkville, IL**

**In Attendance:**

**Committee Members**

Chairman Ken Koch  
Alderman Rusty Hyett

Alderman Joe Plocher  
Alderman Matt Marek

**Other City Officials**

City Administrator Bart Olson (arr. 6:07pm)  
Assistant City Administrator Erin Willrett  
Community Development Director Krysti Barksdale-Noble  
Senior Planner Sara Mendez  
Senior Planner David Hansen  
Code Official Pete Ratos  
Katelyn Gregory, Economic Development Coordinator (arr. 6:03pm)  
Community Development Intern Alexandria Sandoval

**Other Guests**

Vera Pleva, GLP R.E. LLC

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

**Citizen Comments:** None

**Minutes for Correction/Approval: December 2, 2025**

The minutes were approved as presented.

**New Business:**

***2. EDC 2026-02 Building Inspection Report for November 2025 (out of sequence)***

Mr. Ratos reported 753 inspections in November and most were done in-house. About 450 were for new construction in Grande Reserve.

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

Four cases were heard in November, one for weeds and grass. One of the cases was for tampering with city water to water sod in Bristol Bay and the water was subsequently shut off by the city. Staff is monitoring that location once a day.

***1. EDC 2026-01 Building Permit Report for November 2025 (out of sequence)***

Mr. Ratos reported 73 permits issued with 9 of those single family attached and 4 single family detached. The remainder were for miscellaneous and many of those were for fences. He said no-dig fences have become very popular.

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

Ms. Gregory stated that Baba's had opened December 31. Also, Yorkville Flower Shop will have a grand re-opening tomorrow. Other information is provided in her report.

**5. EDC 2026-05 202 Wolf Street - Variance**

Information for this variance request was given by Ms. Noble. She said the petitioner, GLP Real Estate, LLC, operating as General Laboratory Products, is requesting a variance to reduce the front yard setback from 25 feet to 5 feet. This is to allow them to build an addition to accommodate a walk-in cooler. The company supplies various glass products for business and pharmaceutical uses. The parcel is irregularly shaped and surrounded by other M-1 parcels. Due to the tight constraints of the lot, they cannot do the addition without encroaching on the setbacks. They will be relocating an existing walk-in cooler from the interior of the building to the north side of the structure. The exterior will match the existing building. Bulk regulations will be complied with except for the requested variance. Ms. Noble said the lot is very small and is unique which produces a hardship. Staff does not feel it will negatively affect other nearby businesses. The petitioner representative, Vera Pleva, was present. The committee members had no objection and it will move forward to the Planning and Zoning on February 11.

**Old Business:** None

**Additional Business:** None

There was no further business and the meeting adjourned at 6:08 pm.

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"/>
Economic Development	<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 2026-06

### Agenda Item Summary Memo

**Title:** Building Permit Report for December 2025

**Meeting and Date:** Economic Development Committee – February 3, 2026

**Synopsis:** All permits issued in December 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:

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# UNITED CITY OF YORKVILLE

## BUILDING PERMIT REPORT

### December 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
December 2025	45	6	0	0	7	0	32	\$1,484,838.00	58,265.21
Calendar Year 2025	1400	120	156	0	156	0	968	\$166,826,329.00	\$2,924,317.14
Fiscal Year 2026	1038	87	120	0	102	0	729	\$91,531,171.00	\$2,144,173.25
December 2024	47	8	0	0	7	0	32	\$14,001,439.00	\$169,486.17
Calendar Year 2024	1463	201	6	48	130	0	1125	\$148,996,005.00	\$3,221,349.13
Fiscal Year 2025	1019	109	6	48	98	0	805	\$55,586,556.00	\$2,037,915.16
December 2023	94	18	30	0	5	0	41	7,831,989.00	629,409.38
Calendar Year 2023	2271	268	147	0	94	0	1762	106,765,946.00	5,026,528.49
Fiscal Year 2024	1823	181	109	0	60	0	1473	82,471,336.00	4,041,455.56
December 2022	55	5	13	0	2	0	35	3,442,549.00	260,015.93
Calendar Year 2022	1505	170	115	0	110	0	1110	67,057,081.00	2,784,428.93
Fiscal Year 2023	1105	110	103	0	77	0	815	47,847,696.00	2,278,542.18



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"/>
Economic Development	<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 2026-07

### Agenda Item Summary Memo

**Title:** Building Inspection Report for December 2025

**Meeting and Date:** Economic Development Committee – February 3, 2026

**Synopsis:** All inspections scheduled in December 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:

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INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	14:00	010-PPS PRE-POUR, SLAB ON GRADE Comments1: APPROACH, BOLLARDS, TRASH ENCLOSURE	20230954	1203 N BRIDGE ST	0	12/01/2025	
GH		016-FIN FINAL INSPECTION Comments1: NICK	20250130	2864 ROOD ST	307		12/01/2025
GH		017-FEL FINAL ELECTRIC Comments1: NICK					12/01/2025
GH		018-FMC FINAL MECHANICAL Comments1: NICK					12/01/2025
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: NPORTO@NVRINC.COM					12/01/2025
GS		020-EFL ENGINEERING FINAL SITE					12/01/2025
PR		039-INS INSULATION Comments1: PARTIAL	20250232	306 BOOMBAH BLVD	0		12/03/2025
PR		040-RMC ROUGH MECHANICAL Comments1: PARTIAL MECH DUCT					12/03/2025
PR		041-RFR ROUGH FRAMING RESCHECK SF Comments1: AREA - A				12/12/2025	
PR		042-REL ROUGH ELECTRICAL Comments1: AREA A				12/12/2025	
PR		043-RMC ROUGH MECHANICAL Comments1: AREA A				12/12/2025	
PR		044-PLR PLUMBING - ROUGH Comments1: AREA A				12/12/2025	
PR		045-INS INSULATION Comments1: AREA A - JEFF				12/29/2025	
BF	23:00 AM	018-FIN FINAL INSPECTION Comments1: DARRELL.LINDBERG@LENNAR.COM	20250508	2348 SUMAC DR	6		12/29/2025
BF	23:00 AM	019-FEL FINAL ELECTRIC					12/29/2025
BF	23:00 AM	020-FMC FINAL MECHANICAL					12/29/2025
PBF		AM 021-PLF PLUMBING - FINAL OSR READ Comments1: DARRELL.LINDBERG@LENNAR.COM				12/29/2025	

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		008-ELS ELECTRIC SERVICE	20250614	801 PRAIRIE POINTE DR	0		12/02/2025
PR		009-RFR ROUGH FRAMING RESCHECK SF Comments1: BATROOM AND MECHANICAL ROOM					12/08/2025
PR		010-REL ROUGH ELECTRICAL Comments1: BATHROOM AND MECH ROOM					12/08/2025
PR		011-RMC ROUGH MECHANICAL Comments1: BATHROOM AND MECH ROOM					12/08/2025
GH	23:00 AM	017-WK SERVICE WALK Comments1: ABEL	20250638	3993 SHOEGER DR	40		12/09/2025
BC	13:00 PM	018-PTO PREPOUR BASE FOR PATIO					12/17/2025
GH	23:00 AM	019-STP STOOPS					12/09/2025
BC		020-WK SERVICE WALK					12/17/2025
GH	23:00 AM	018-WK SERVICE WALK	20250639	3995 SHOEGER DR	40		12/09/2025
GH	23:00 AM	019-STP STOOPS					12/09/2025
BC	13:00 PM	020-PTO PREPOUR BASE FOR PATIO					12/17/2025
BC		021-WK SERVICE WALK					12/17/2025
BC		020-FIN FINAL INSPECTION	20250693	209 W KENDALL DR	20		12/16/2025
BC		021-FEL FINAL ELECTRIC					12/16/2025
BC		022-FMC FINAL MECHANICAL					12/16/2025
PR		023-PLF PLUMBING - FINAL OSR READ Comments1: INSTALL TUB WATER SUPPLY IN MASTER BATH Comments2: - NO WATER TO SINK IN GARAGE					12/16/2025
GS		024-EFL ENGINEERING FINAL SITE					12/17/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION	20250721	3998 SHOEGER DR	24		12/09/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION	20250722	4006 SHOEGER DR	24		12/09/2025
GH	23:00 AM	018-WK SERVICE WALK	20250723	3997 SHOEGER DR	41		12/09/2025
GH	23:00 AM	019-STP STOOPS					12/09/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	020-PTO PREPOUR BASE FOR PATIO					12/17/2025
BC	_____	021-WK SERVICE WALK					12/17/2025
GH	23:00 AM	016-WK SERVICE WALK	20250724	3999 SHOEGER DR	41		12/09/2025
BC	13:00 PM	017-PTO PREPOUR BASE FOR PATIO				12/17/2025	
GH	23:00 AM	018-STP STOOPS					12/09/2025
BC	23:00 AM	008-BKF BACKFILL Comments1: ABEL	20250729	2733 CROOKER DR	57		12/01/2025
PBF	_____ AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				12/29/2025	
BC	23:00 AM	008-BKF BACKFILL Comments1: ABEL	20250730	2735 CROOKER DR	57		12/01/2025
PBF	_____ AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC				12/29/2025	
BC	23:00 AM	008-BKF BACKFILL Comments1: ABEL	20250731	2743 CROOKER DR	58		12/01/2025
PBF	23:00 AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					12/29/2025
BC	23:00 AM	008-BKF BACKFILL Comments1: ABEL	20250732	2745 CROOKER DR	58		12/01/2025
PBF	23:00 AM	009-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC					12/29/2025
PW	_____	017-EFL ENGINEERING FINAL SITE Comments1: BBOX STEM DISCONNECTED FROM SERVICE	20250733	411 HONEYSUCKLE LN	147		12/29/2025
PW	_____	021-EFL ENGINEERING FINAL SITE Comments1: UNABLE TO KEY BBOX	20250735	2424 ALAN DALE LN	170		12/29/2025
PW	_____	017-EFL ENGINEERING FINAL SITE Comments1: GRADING ISSUES	20250736	2544 SUMAC DR.	63		12/29/2025
GH	13:00 PM	018-FIN FINAL INSPECTION Comments1: DARRELL.LINDBERG@LENNAR.COM	20250738	2566 SUMAC DR	64		12/12/2025
GH	23:00 PM	019-FEL FINAL ELECTRIC Comments1: DARRELL.LINDBERG@LENNAR.COM					12/12/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 PM	020-FMC FINAL MECHANICAL Comments1: DARRELL.LINDBERG@LENNAR.COM					12/12/2025
PBF	23:00 AM	021-PLF PLUMBING - FINAL OSR READ Comments1: DARRELL.LINDBERG@LENNAR.COM					12/12/2025
GS	_____	022-EFL ENGINEERING FINAL SITE					12/12/2025
GH	13:00 PM	023-REI REINSPECTION Comments1: FIN ELEC					12/18/2025
GH	13:00 PM	024-REI REINSPECTION Comments1: FIN FRAME					12/18/2025
GH	_____	021-FIN FINAL INSPECTION Comments1: JASON	20250741	935 TIMBER OAK LN	5		12/16/2025
GH	_____	022-FEL FINAL ELECTRIC					12/16/2025
GH	_____	023-FMC FINAL MECHANICAL					12/16/2025
PR	_____	024-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					12/16/2025
GH	23:00 AM	025-REI REINSPECTION Comments1: FINAL ELECT					12/17/2025
GS	_____	026-EFL ENGINEERING FINAL SITE					12/17/2025
GS	_____	024-EFL ENGINEERING FINAL SITE	20250815	2600 HATCH CT	13		12/01/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION	20250821	4042 SHOEGER DR	22		12/18/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION	20250822	4048 SHOEGER DR	22		12/18/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION	20250823	4028 SHOEGER DR	23		12/12/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION	20250824	4036 SHOEGER DR	23		12/12/2025
PBF	_____	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250825	2723 CROOKER DR	56		12/30/2025
PBF	23:00 AM	008-WAT WATER Comments1: ABELJR@ABBYPROPERTIES.LLC	20250826	2725 CROOKER DR	56		12/30/2025
GH	13:00 PM	018-FIN FINAL INSPECTION Comments1: JASON	20250838	586 CHERRY CT	73		12/01/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	019-FEL FINAL ELECTRIC					12/01/2025
GH	13:00 PM	020-FMC FINAL MECHANICAL					12/01/2025
PBF	13:00 PM	021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					12/01/2025
GH	13:00 PM	022-REI REINSPECTION Comments1: FINAL FRAME					12/03/2025
GH	13:00 PM	023-REI REINSPECTION Comments1: FINAL ELECTRIC					12/03/2025
GS		024-EFL ENGINEERING FINAL SITE					12/02/2025
PW		015-EFL ENGINEERING FINAL SITE Comments1: TEMP FOR PARKWAY TREE	20250840	2326 NOBLE LN	108.5		12/10/2025
PW		016-EFL ENGINEERING FINAL SITE Comments1: PARKWAY TREE	20250841	2328 NOBLE LN	108.4		12/10/2025
GH		017-FIN FINAL INSPECTION Comments1: RICK					12/19/2025
GH		018-FEL FINAL ELECTRIC					12/19/2025
GH		019-FMC FINAL MECHANICAL					12/19/2025
PBF		020-PLF PLUMBING - FINAL OSR READ Comments1: RKPHILLIPS@DRHORTON.COM					12/19/2025
PW		015-EFL ENGINEERING FINAL SITE Comments1: PARKWAY TREE	20250842	2330 NOBLE LN	108.3		12/10/2025
GH		016-FIN FINAL INSPECTION Comments1: RICK					12/19/2025
GH		017-FEL FINAL ELECTRIC					12/19/2025
GH		018-FMC FINAL MECHANICAL					12/19/2025
PBF		019-PLF PLUMBING - FINAL OSR READ Comments1: RKPHILLIPS@DRHORTON.COM					12/19/2025
GH	23:00 AM	015-FIN FINAL INSPECTION Comments1: DOUG	20250843	2332 NOBLE LN	1082		12/12/2025
GH	23:00 AM	016-FEL FINAL ELECTRIC					12/12/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	017-FMC FINAL MECHANICAL					12/12/2025
PBF	23:00 AM	018-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM					12/12/2025
PW		019-EFL ENGINEERING FINAL SITE Comments1: PARKWAY TREE					12/10/2025
GH	23:00 AM	015-FIN FINAL INSPECTION Comments1: DOUG	20250844	2334 NOBLE LN	1081		12/12/2025
GH	23:00 AM	016-FEL FINAL ELECTRIC					12/12/2025
GH	23:00 AM	017-FMC FINAL MECHANICAL					12/12/2025
PBF	23:00 AM	018-PLF PLUMBING - FINAL OSR READ Comments1: DRWEISS@DRHORTON.COM					12/12/2025
PW		019-EFL ENGINEERING FINAL SITE Comments1: PARKWAY TREE					12/10/2025
GH	23:00 AM	023-FIN FINAL INSPECTION Comments1: JAKE 630-881-5393	20250871	910 HAYDEN DR	54		12/31/2025
GH	23:00 AM	024-FEL FINAL ELECTRIC					12/31/2025
GH	23:00 AM	025-FMC FINAL MECHANICAL					12/31/2025
PBF		AM 026-PLF PLUMBING - FINAL OSR READ Comments1: DWELL.JAKE@GMAIL.COM				12/31/2025	
GH	23:00 AM	018-FIN FINAL INSPECTION	20250882	578 CHERRY CT	74		12/03/2025
GH	23:00 AM	019-FEL FINAL ELECTRIC					12/03/2025
GH	23:00 AM	020-FMC FINAL MECHANICAL					12/03/2025
PBF	23:00 AM	021-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.COM					12/03/2025
GS	23:00 AM	022-EFL ENGINEERING FINAL SITE					12/03/2025
GH	13:00 PM	023-REI REINSPECTION Comments1: FRAMING					12/04/2025
GH	13:00 PM	024-REI REINSPECTION Comments1: ELECTRICAL					12/04/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	13:00 PM	025-REI REINSPECTION Comments1: MECHANICAL					12/04/2025
BC	23:00 AM	011-RFR ROUGH FRAMING RESCHECK Comments1: ABEL	SF 20250900	4007 SHOEGER DR	42		12/01/2025
BC	23:00 AM	012-REL ROUGH ELECTRICAL					12/01/2025
BC	23:00 AM	013-RMC ROUGH MECHANICAL					12/01/2025
PBF	23:00 AM	014-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					12/01/2025
GH	13:00 PM	015-INS INSULATION Comments1: ABELJR@ABBYPROPERTIES.LLC					12/02/2025
GH	23:00 AM	010-RFR ROUGH FRAMING RESCHECK Comments1: ABELJR@ABBYPROPERTIES.LLC	SF 20250901	4021 SHOEGER DR	43		12/11/2025
GH	23:00 AM	011-REL ROUGH ELECTRICAL					12/11/2025
GH	23:00 AM	012-RMC ROUGH MECHANICAL					12/11/2025
PBF	_____ AM	013-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC				12/11/2025	
GH	23:00 AM	014-INS INSULATION					12/12/2025
GH	_____	015-ELS ELECTRIC SERVICE					12/11/2025
BF	23:00 AM	010-RFR ROUGH FRAMING RESCHECK Comments1: ABELJR@ABBYPROPERTIES.LLC	SF 20250902	4027 SHOEGER DR	43		12/19/2025
BF	23:00 AM	011-REL ROUGH ELECTRICAL					12/19/2025
BF	23:00 AM	012-RMC ROUGH MECHANICAL					12/19/2025
PBF	23:00 AM	013-PLR PLUMBING - ROUGH Comments1: ABELJR@ABBYPROPERTIES.LLC					12/19/2025
GH	23:00 AM	014-INS INSULATION					12/22/2025
GH	13:00 PM	015-ELS ELECTRIC SERVICE					12/18/2025
BC	23:00 AM	011-ELE ELECTRIC SERVICE Comments1: ABEL	20250903	4031 SHOEGER DR	44		12/23/2025
BC	23:00 AM	011-ELE ELECTRIC SERVICE	20250904	4037 SHOEGER DR	44		12/23/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		017-FIN FINAL INSPECTION Comments1: KALIN	20250943	2612 HATCH CT	19		12/05/2025
GH		018-FEL FINAL ELECTRIC					12/05/2025
GH		019-FMC FINAL MECHANICAL					12/05/2025
PR		020-PLF PLUMBING - FINAL OSR READ Comments1: KTELLEZ@NVRINC.COM					12/05/2025
PW		021-EFL ENGINEERING FINAL SITE Comments1: PARKWAY TREE					12/10/2025
GH		017-FIN FINAL INSPECTION Comments1: ANDREW	20250944	2666 BIG GROVE CIR	74		12/15/2025
GH		018-FEL FINAL ELECTRIC					12/15/2025
GH		019-FMC FINAL MECHANICAL					12/15/2025
PR		020-PLF PLUMBING - FINAL OSR READ Comments1: AMEEKS@NVRINC.COM					12/15/2025
GS		021-EFL ENGINEERING FINAL SITE Comments1: OK TO TEMP					12/15/2025
BC		017-FIN FINAL INSPECTION Comments1: KALIN	20250945	2609 HATCH CT	25		12/09/2025
BC		018-FEL FINAL ELECTRIC Comments1: KALIN					12/09/2025
BC		019-FMC FINAL MECHANICAL Comments1: KALIN					12/09/2025
PR		020-PLF PLUMBING - FINAL OSR READ Comments1: KALIN					12/09/2025
GS		021-EFL ENGINEERING FINAL SITE Comments1: TEMP					12/10/2025
PW		022-EFL ENGINEERING FINAL SITE Comments1: PARKWAY TREE					12/10/2025
BC	23:00 AM	019-FIN FINAL INSPECTION Comments1: MARVIN	20250949	762 GREENFIELD TURN	105		12/12/2025
BC	23:00 AM	020-FEL FINAL ELECTRIC Comments1: 2 BATHS ON SAME 20A CIRCUITS; SMOKE ALAR Comments2: M IN MAIN AREA OF BASEMENT IS NOT INTERC Comments3: ONNECTED					12/12/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	021-FMC FINAL MECHANICAL					12/12/2025
PBF	23:00 AM	022-PLF PLUMBING - FINAL OSR READ Comments1: provide proper temps at all tub and show Comments2: ers. not to exceed 115 degrees fahrenheit Comments3: t					12/12/2025
BC	23:00 AM	023-REI REINSPECTION Comments1: FIN ELEC -- MARVIN					12/17/2025
PBF	23:00 AM	024-PLF PLUMBING - FINAL OSR READ Comments1: REINSPECTION - PLEASE CALL MARVIN - 1 HO Comments2: UR BEFORE ARRIVAL - 630-551-6620					12/17/2025
PBF		025-PLF PLUMBING - FINAL OSR READ Comments1: REINSPECTION - PLEASE CALL MARVIN - 1 HO Comments2: UR BEFORE ARRIVAL - 630-551-6620					12/29/2025
BC		AM 001-FIN FINAL INSPECTION Comments1: THOMAS 224-645-4781	20250959	2201 IROQUOIS LN	19	12/31/2025	
BC	23:00 AM	024-FIN FINAL INSPECTION Comments1: JASON	20250984	872 TIMBER OAK LN	57		12/23/2025
BC	23:00 AM	025-FEL FINAL ELECTRIC					12/23/2025
BC	23:00 AM	026-FMC FINAL MECHANICAL					12/23/2025
PBF	23:00 AM	027-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					12/23/2025
GS		028-EFL ENGINEERING FINAL SITE					12/22/2025
BC	23:00 AM	009-RFR ROUGH FRAMING RESCHECK SF Comments1: CLAYTON	20250989	1142 KATE DR	39		12/05/2025
BC	23:00 AM	010-REL ROUGH ELECTRICAL					12/05/2025
BC	23:00 AM	011-RMC ROUGH MECHANICAL					12/05/2025
PR	23:00 AM	012-PLR PLUMBING - ROUGH					12/05/2025
GH		013-INS INSULATION					12/10/2025
BC	23:00 AM	007-FIN FINAL INSPECTION Comments1: CHAD	20250999	401 FAIRHAVEN DR	22		12/02/2025
GH	23:00 AM	017-FIN FINAL INSPECTION Comments1: JASON	20251001	574 CHERRY CT	75		12/23/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		018-FEL FINAL ELECTRIC					12/23/2025
GH	23:00 AM	019-FMC FINAL MECHANICAL					12/23/2025
PBF		020-PLF PLUMBING - FINAL OSR READ Comments1: JJACOBS@RALLYHOMES.NET					12/23/2025
GS		021-EFL ENGINEERING FINAL SITE Comments1: BBOX NEEDS TO BE RAISED					12/22/2025
GS		022-REI REINSPECTION Comments1: BBOX WAS FIXED					12/23/2025
BC	13:00 PM	023-REI REINSPECTION Comments1: FRAMING					12/29/2025
BC		024-REI REINSPECTION Comments1: ELECTRICAL					12/29/2025
BC	13:00 PM	025-REI REINSPECTION Comments1: MECHANICAL					12/29/2025
BC	23:00 AM	009-RFR ROUGH FRAMING RESCHECK SF 20251036 3179 GRANDE TR Comments1: DOUG			1031		12/12/2025
BC	23:00 AM	010-REL ROUGH ELECTRICAL					12/12/2025
BC	23:00 AM	011-RMC ROUGH MECHANICAL					12/12/2025
PBF	23:00 AM	012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					12/12/2025
GH	23:00 AM	013-INS INSULATION Comments1: DOUG					12/16/2025
GH		009-RFR ROUGH FRAMING RESCHECK SF 20251037 3181 GRANDE TR Comments1: DOUG			1032		12/17/2025
GH		010-REL ROUGH ELECTRICAL					12/17/2025
GH		011-RMC ROUGH MECHANICAL					12/17/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: DRWEISS@DRHORTON.COM					12/17/2025
GH		013-INS INSULATION Comments1: DOUG					12/19/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH		009-RFR ROUGH FRAMING RESCHECK SF	20251038	3183 GRANDE TR	1033		12/19/2025
		Comments1: DOUG					
GH		010-REL ROUGH ELECTRICAL					12/19/2025
GH		011-RMC ROUGH MECHANICAL					12/19/2025
PBF		012-PLR PLUMBING - ROUGH					12/19/2025
		Comments1: DRWEISS@DRHORTON.COM					
GH		013-INS INSULATION					12/23/2025
		Comments1: DOUG					
BC		009-RFR ROUGH FRAMING RESCHECK SF	20251039	3185 GRANDE TR	1034		12/29/2025
		Comments1: DOUG					
BC		010-REL ROUGH ELECTRICAL					12/29/2025
		Comments1: DOUG					
BC		011-RMC ROUGH MECHANICAL					12/29/2025
PBF		012-PLR PLUMBING - ROUGH					12/29/2025
		Comments1: DRWEISS@DRHORTON.COM					
BC		013-INS INSULATION				12/31/2025	
		Comments1: DOUG					
BC		AM 009-RFR ROUGH FRAMING RESCHECK SF	20251040	3187 GRANDE TR	1035	12/31/2025	
		Comments1: DOUG					
BC		AM 010-REL ROUGH ELECTRICAL				12/31/2025	
BC		AM 011-RMC ROUGH MECHANICAL				12/31/2025	
PBF		AM 012-PLR PLUMBING - ROUGH				12/31/2025	
		Comments1: DRWEISS@DRHORTON.COM					
BC	23:00 AM	001-FIN FINAL INSPECTION	20251085	2956 ELLSWORTH DR	361		12/30/2025
		Comments1: JOSH 224-330-9458					
GH		015-FIN FINAL INSPECTION	20251086	2670 BIG GROVE CIR	76		12/18/2025
		Comments1: KALIN - SERVICE WALK PARTIAL REPLACEMENT					
		Comments2: - SEASONAL					
GH		016-FEL FINAL ELECTRIC					12/18/2025
GH		017-FMC FINAL MECHANICAL					12/18/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		018-PLF PLUMBING - FINAL OSR READ Comments1: KTELEZ@NVRINC.COM					12/18/2025
GS		019-EFL ENGINEERING FINAL SITE Comments1: TEMP					12/19/2025
BF	23:00 AM	003-FIN FINAL INSPECTION Comments1: SOLAR DIEGO 773-742-6397	20251094	3354 JONATHAN DR	151		12/17/2025
BF	23:00 AM	004-FEL FINAL ELECTRIC					12/17/2025
RA	13:00 PM	016-PHD POST HOLE - DECK Comments1: MW	20251111	599 CHERRY CT	71		12/03/2025
BC	23:00 AM	013-RFR ROUGH FRAMING RESCHECK SF Comments1: DARRELL	20251112	323 TWINLEAF TR	77		12/03/2025
BC	23:00 AM	014-REL ROUGH ELECTRICAL					12/03/2025
BC	23:00 AM	015-RMC ROUGH MECHANICAL					12/03/2025
PBF	23:00 AM	016-PLR PLUMBING - ROUGH Comments1: DARRELL.LINDBERG@LENNAR.COM					12/03/2025
BC	23:00 AM	017-INS INSULATION Comments1: DARRELL					12/09/2025
PR	23:00 AM	005-PLU PLUMBING - UNDERSLAB Comments1: DAVID	20251117	511 BIRCHWOOD DR	132		12/01/2025
BC	23:00 AM	006-RFR ROUGH FRAMING RESCHECK SF					12/29/2025
BC	23:00 AM	007-REL ROUGH ELECTRICAL					12/29/2025
BC	23:00 AM	008-RMC ROUGH MECHANICAL					12/29/2025
PBF	23:00 AM	009-PLR PLUMBING - ROUGH Comments1: mccuebuilders@comcast.net					12/29/2025
BC	23:00 AM	010-BSM BASEMENT FLOOR Comments1: RICH					12/30/2025
BC	13:00 PM	011-INS INSULATION Comments1: DAVE				12/31/2025	
BC		AM 012-REI REINSPECTION Comments1: ELE				12/31/2025	

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC		AM 013-REI REINSPECTION Comments1: FRAMING				12/31/2025	
GH	13:00 PM	015-RFR ROUGH FRAMING RESCHECK SF	20251119	2262 CRYDER CT	439		12/30/2025
		Comments1: REMY					
GH	13:00 PM	016-REL ROUGH ELECTRICAL					12/30/2025
GH	23:00 AM	017-RMC ROUGH MECHANICAL					12/30/2025
PR		AM 018-PLR PLUMBING - ROUGH Comments1: REMY				12/31/2025	
BC	13:00 PM	014-RFR ROUGH FRAMING RESCHECK SF	20251120	884 HAYDEN DR	58		12/02/2025
		Comments1: REMY					
BC	13:00 PM	015-REL ROUGH ELECTRICAL					12/02/2025
BC	13:00 PM	016-RMC ROUGH MECHANICAL					12/02/2025
PR	13:00 PM	017-PLR PLUMBING - ROUGH Comments1: REMY					12/02/2025
GH	13:00 PM	018-INS INSULATION Comments1: REMY					12/08/2025
GH	23:00 AM	019-REI REINSPECTION Comments1: INSULATION - PASSED AS NOTED					12/09/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: FURNACE	20251132	2957 ELLSWORTH DR	405		12/10/2025
BC	13:00 pm	003-REI REINSPECTION Comments1: SOLAR	20251137	511 BISCAYNE CT	2008		12/04/2025
GH	13:00 PM	014-INS INSULATION	20251171	2624 SUTHERLAND CT	31		12/02/2025
BC	23:00 AM	010-RFR ROUGH FRAMING RESCHECK SF	20251193	832 TIMBER OAK LN	53		12/11/2025
		Comments1: JASON					
BC	23:00 AM	011-REL ROUGH ELECTRICAL					12/11/2025
BC	23:00 AM	012-RMC ROUGH MECHANICAL					12/11/2025
PBF	23:00 AM	013-PLR PLUMBING - ROUGH Comments1: JJACOBS@RALLYHOMES.NET					12/11/2025
GH	23:00 AM	014-INS INSULATION Comments1: JASON					12/17/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	13:00 PM	011-RFR ROUGH FRAMING RESCHECK	SF 20251194	331 TWINLEAF TR	78		12/19/2025
		Comments1: DARRELL.LINDBERG@LENNAR.COM					
BF	13:00 PM	012-REL ROUGH ELECTRICAL					12/19/2025
		Comments1: DARRELL.LINDBERG@LENNAR.COM					
BF	13:00 PM	013-RMC ROUGH MECHANICAL					12/19/2025
		Comments1: DARRELL.LINDBERG@LENNAR.COM					
PBF	13:00 PM	014-PLR PLUMBING - ROUGH					12/18/2025
		Comments1: DARRELL.LINDBERG@LENNAR.COM					
BC	23:00 AM	015-INS INSULATION					12/29/2025
		Comments1: DARRELL					
GH	23:00 AM	013-RFR ROUGH FRAMING RESCHECK	SF 20251195	353 TWINLEAF TR	79		12/30/2025
		Comments1: DARRELL					
GH	23:00 AM	014-REL ROUGH ELECTRICAL					12/30/2025
GH	23:00 AM	015-RMC ROUGH MECHANICAL					12/30/2025
PBF	23:00 AM	016-PLR PLUMBING - ROUGH					12/30/2025
		Comments1: DARRELL.LINDBERG@LENNAR.COM					
GH	23:00 AM	007-GPL GREEN PLATE INSPECTION	20251196	2701 ELDEN DR	269		12/12/2025
RA	23:00 AM	009-STP STOOPS	20251197	2672 ELDEN DR	270		12/29/2025
		Comments1: FR					
GH	23:00 AM	007-GPL GREEN PLATE INSPECTION	20251199	2692 ELDEN DR	272		12/03/2025
		Comments1: DARREL					
GH		008-ELS ELECTRIC SERVICE					12/16/2025
		Comments1: Darrell					
BC	23:00 AM	003-REL ROUGH ELECTRICAL	20251200	1182 SPRING ST	71		12/17/2025
		Comments1: CHRISSY					
GH	23:00 AM	005-FIN FINAL INSPECTION	20251206	1432 RUBY DR	358		12/10/2025
GH	23:00 AM	006-FEL FINAL ELECTRIC					12/10/2025
BC	23:00 AM	002-FIN FINAL INSPECTION	20251207	314 E WASHINGTON ST	0		12/22/2025
		Comments1: SOLAR & ESS -- BILL 708-400-5631					
BC	23:00 AM	003-FEL FINAL ELECTRIC					12/22/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA	23:00 AM	001-FIN FINAL INSPECTION Comments1: SIDING	20251211	521 BARBERRY CIR	38		12/16/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: RAM 224-412-0484	20251221	1542 ORCHID ST	199		12/09/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: A/C - ANDREA 630-554-8496	20251229	2311 PRAIRIE GRASS LN	298		12/18/2025
GH		009-RFR ROUGH FRAMING RESCHECK SF Comments1: KALIN 2 DAMAGED TRUSSES - ENGINEER REVIE Comments2: W/REPORT REQUIRED	20251240	2614 HATCH CT	20		12/08/2025
GH		010-REL ROUGH ELECTRICAL					12/08/2025
GH		011-RMC ROUGH MECHANICAL					12/08/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					12/08/2025
GH		013-INS INSULATION Comments1: KALIN					12/10/2025
GH		014-REI REINSPECTION Comments1: ROUGH FRAMING					12/10/2025
RA	23:00 AM	015-STP STOOPS Comments1: FRONT -- MW					12/29/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: GORAN	20251247	1905 MARKETVIEW DR STE 10	0		12/09/2025
BC	23:00 AM	002-FEL FINAL ELECTRIC					12/09/2025
BC	23:00 AM	003-FMC FINAL MECHANICAL					12/09/2025
BC		009-RFR ROUGH FRAMING RESCHECK SF Comments1: AMEEKS@NVRINC.COM	20251254	2672 BIG GROVE CIR	77		12/17/2025
BC		010-REL ROUGH ELECTRICAL					12/17/2025
BC		011-RMC ROUGH MECHANICAL					12/17/2025
PBF		012-PLR PLUMBING - ROUGH Comments1: AMEEKS@NVRINC.COM					12/17/2025
GH		013-INS INSULATION Comments1: ANDREW					12/19/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 AM	014-GAR GARAGE FLOOR Comments1: MW					12/29/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: RUFINA 630-890-4715	20251256	607 S MAIN ST	0		12/04/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: SHED --	20251262	641 WINDETT RIDGE RD	240		12/22/2025
RA	23:00 AM	002-FIN FINAL INSPECTION Comments1: JAZLYN	20251271	3072 GRANDE TR	544		12/04/2025
BC		001-FIN FINAL INSPECTION Comments1: WINDOWS AND SLIDER	20251273	801 BEHRENS ST	0		12/11/2025
PR		PM 005-FIN FINAL INSPECTION	20251283	601 ASH CT	17	12/09/2025	
PR		PM 006-FEL FINAL ELECTRIC				12/09/2025	
PR		PM 007-FMC FINAL MECHANICAL				12/09/2025	
PR		PM 008-PLF PLUMBING - FINAL OSR READ				12/09/2025	
RA		003-FIN FINAL INSPECTION Comments1: FENCE	20251284	1214 GILLESPIE LN	411		12/01/2025
RA		003-FIN FINAL INSPECTION Comments1: FENCE	20251285	1236 GILLESPIE LN	418		12/01/2025
RA		003-FIN FINAL INSPECTION Comments1: FENCE	20251286	1232 GILLESPIE LN	416		12/01/2025
BC	23:00 AM	003-BKF BACKFILL Comments1: MW	20251291	2720 ELDEN DR	275		12/03/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/08/2025
GH		008-ELS ELECTRIC SERVICE Comments1: DARRELL	20251292	2712 ELDEN DR	274		12/16/2025
GH		008-ELS ELECTRIC SERVICE Comments1: DARRELL	20251293	2711 ELDEN DR	268		12/16/2025
GH	23:00 AM	009-GPL GREEN PLATE INSPECTION					12/30/2025
BC	13:30	001-FTG FOOTING Comments1: MW	20251294	2732 ELDEN DR	279		12/11/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	002-FOU FOUNDATION Comments1: MW					12/18/2025
GH	13:00 PM	001-FTG FOOTING Comments1: MW - COLD WEATHER CONDITIONS APPLY	20251295	2728 ELDEN DR	278		12/02/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: MW PASSED AS NOTED, COLD WEATHER CONDITI Comments2: ONS					12/05/2025
BC	13:00 PM	003-BKF BACKFILL Comments1: MW					12/17/2025
PBF		004-ESW SEWER / WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/22/2025
PR		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM	20251296	2676 BIG GROVE CIR	79	12/02/2025	
GH	23:00 AM	004-BKF BACKFILL Comments1: MW					12/03/2025
PBF		005-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/11/2025
GH		006-GPL GREEN PLATE INSPECTION Comments1: ANDREW					12/17/2025
GH		008-GPL GREEN PLATE INSPECTION Comments1: KALIN	20251297	2617 HATCH CT	21		12/08/2025
BC	23:00 AM	009-BSM BASEMENT FLOOR Comments1: MW					12/12/2025
BF		011-RFR ROUGH FRAMING RESCHECK SF Comments1: KTELLEZ@NVRINC.COM					12/29/2025
BF		012-REL ROUGH ELECTRICAL Comments1: KTELLEZ@NVRINC.COM					12/29/2025
BF		013-RMC ROUGH MECHANICAL Comments1: KTELLEZ@NVRINC.COM					12/29/2025
PBF		014-PLR PLUMBING - ROUGH Comments1: KTELLEZ@NVRINC.COM					12/29/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: MW - COLD WEATHER CONDITIONS APPLY	20251298	2610 HATCH CT	18		12/02/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR		003-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/10/2025
GH	23:00 AM	004-BKF BACKFILL Comments1: MW					12/09/2025
PBF		005-PLU PLUMBING - UNDERSLAB Comments1: KTELLEZ@NVRINC.COM	20251299	2674 BIG GROVE CIR	78		12/01/2025
GH		006-GPL GREEN PLATE INSPECTION Comments1: KALIN - NOT READY 9:45AM & 1:30PM					12/11/2025
BC		007-REI REINSPECTION Comments1: GREEN PLATE					12/17/2025
BC	23:00 AM	008-BSM BASEMENT FLOOR Comments1: MW					12/29/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: KALIN 971-940-6649	20251304	4464 SARASOTA AVE	2001		12/02/2025
BC	23:00 AM	002-FEL FINAL ELECTRIC					12/02/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: SOLAR -- PLEASE DO THIS ONE FIRST	20251305	2849 OLD GLORY DR	239		12/02/2025
BC	23:00 AM	002-FEL FINAL ELECTRIC Comments1: KALIN 971-940-6649					12/02/2025
BC	23:00 AM	001-FTG FOOTING Comments1: MIDWESTERN	20251307	2611 HATCH CT	78		12/10/2025
BC	23:00 AM	002-FOU FOUNDATION Comments1: MW					12/12/2025
BF	23:00 AM	003-BKF BACKFILL Comments1: LATE AM -- HLEONETTI@MIDWESTERNCONCRETE. Comments2: COM					12/19/2025
PBF		004-WAT WATER Comments1: FAMILYSEWEROFFICE@YAHOO.COM					12/22/2025
BF	12:00	002-FIN FINAL INSPECTION Comments1: SOLAR & BATTERY ENERGY STORAGE SYSTEM --	20251309	2958 GRANDE TR	422		12/08/2025
BF	12:00	003-FEL FINAL ELECTRIC Comments1: JOE; 630-205-8394 AROUND NOON IF POSS Comments2: .					12/08/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	13:00 PM	004-BKF BACKFILL Comments1: JESSICA-- hole too small, no room for cr Comments2: ushed rock for drainage	20251329	902 HAYDEN DR	57		12/05/2025
GH		005-REI REINSPECTION Comments1: BACKFILL					12/08/2025
PR	23:00 AM	006-ESW SEWER / WATER Comments1: REMY					12/09/2025
BC		007-ELS ELECTRIC SERVICE Comments1: REMY					12/30/2025
BC		001-FTG FOOTING	20251348	2613 HATCH CT	23		12/29/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: GENERATOR -- TONY 847-475-1231	20251352	1352 SPRING ST	0		12/10/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: FURNACE	20251355	2945 CRYDER WAY	466		12/02/2025
RA		001-PHF POST HOLE - FENCE	20251359	959 HOMESTEAD DR	117		12/23/2025
BC	23:00	001-FTG FOOTING Comments1: MW	20251360	2680 BIG GROVE CIR	81		12/22/2025
GH	13:00 PM	002-FOU FOUNDATION Comments1: MNW					12/30/2025
RA	14:00	001-PHF POST HOLE - FENCE Comments1: PARAMOUNT	20251370	2401 ALAN DALE LN	135		12/09/2025
RA	23:30	002-PHF POST HOLE - FENCE Comments1: PARTIAL					12/15/2025
RA		003-FIN FINAL INSPECTION					12/17/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: SOLAR	20251374	2712 PHELPS CT	273		12/15/2025
RA		001-PHF POST HOLE - FENCE	20251386	607 S MAIN ST	0		12/08/2025
BC	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF Comments1: TAMARA 630-715-9732 -- FIRE BLOCKING REQ Comments2: UIRED ON PERIMETER WALLS	20251390	8721 RT 126	0		12/16/2025
BC	23:00 AM	002-REL ROUGH ELECTRICAL Comments1: NEED TO OUTLETS IN HALLWAY; NEED 2 OUTLE Comments2: TS ON OFFICE WALLS					12/16/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	23:00 AM	003-REL ROUGH ELECTRICAL					12/30/2025
GH	13:00 PM	001-FIN FINAL INSPECTION Comments1: EVS -- 630-828-1164	20251391	4458 SARASOTA AVE	2002		12/05/2025
GH		001-FTG FOOTING Comments1: DOUG	20251401	3541 RICHARDSON CIR	1051		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: DOUG					12/23/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251402	3543 RICHARDSON CIR	0		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: DOUG					12/23/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251403	3545 RICHARDSON CIR	1053		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: DOUG					12/23/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251404	3547 RICHARDSON CIR	1054		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION Comments1: DOUG					12/23/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251405	3167 GRANDE TR	1041		12/17/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251406	3169 GRANDE TR	1042		12/17/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	23:00 AM	002-FOU FOUNDATION Comments1: DOUG					12/22/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251407	3171 GRANDE TR	1043		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION					12/22/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251408	3173 GRANDE TR	1044		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION					12/22/2025
PBF	23:00 AM	003-WAT WATER Comments1: DRWEISS@DRHORTON.COM					12/29/2025
GH		001-FTG FOOTING Comments1: DOUG	20251409	3175 GRANDE TR	1045		12/17/2025
GH	23:00 AM	002-FOU FOUNDATION					12/22/2025
PBF		AM 003-WAT WATER Comments1: DRWEISS@DRHORTON.COM				12/29/2025	
RA	13:00	001-ROF ROOF UNDERLAYMENT ICE & W Comments1: DIRK 6308999030		20251411 2928 CRYDER WAY	431		12/16/2025
RA	13:00	002-ROF ROOF UNDERLAYMENT ICE & W Comments1: DIRK					12/17/2025
GH	13:00 PM	001-FIN FINAL INSPECTION Comments1: JEAN 630-373-6317	20251418	396 BERTRAM DR	1029		12/08/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: WINDOW	20251422	302 OAKWOOD ST	18		12/30/2025
BC	23:00 AM	001-FIN FINAL INSPECTION Comments1: GENERATOR -- ARTUR	20251424	908 FAWN RIDGE CT	37		12/30/2025
RA	23:00 AM	001-PHF POST HOLE - FENCE Comments1: MONICA	20251429	26 GAWNE LN	0		12/05/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
RA		002-FIN FINAL INSPECTION Comments1: MOINCA					12/09/2025
RA	23:00 AM	001-PHF POST HOLE - FENCE Comments1: 773-990-0125 PETER.	20251440	109 CLAREMONT CT	32		12/12/2025
BC	13:00 PM	001-FIN FINAL INSPECTION Comments1: ANDERSEN PLUMBING	20251455	3285 LONGVIEW DR	42		12/17/2025
PR	23:00 AM	001-RFR ROUGH FRAMING RESCHECK SF	20251462	1178 HAWK HOLLOW DR	281		12/15/2025
PR	23:00 AM	002-REL ROUGH ELECTRICAL					12/15/2025
PR	23:00 AM	003-RMC ROUGH MECHANICAL					12/15/2025
BC		004-INS INSULATION					12/16/2025
GH	13:00 AM	001-FTG FOOTING Comments1: DARRELL.LINDBERG@LENNR.COM	20251466	2741 ELDEN DR	265		12/30/2025
BC		001-RFR ROUGH FRAMING RESCHECK SF Comments1: LACK OF FIREBLOCK	20251487	3367 CALEDONIA DR	182		12/30/2025
RA		001-ROF ROOF UNDERLAYMENT ICE & W Comments1: ROOF COMPLETE -- NO ICE AND WATER	20251488	747 KENTSHIRE DR	137		12/29/2025

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

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

AC	AIR CONDITIONER	1
BSM	BASEMENT REMODEL	14
COM	COMMERCIAL BUILDING	12
DCK	DECK	1
ESS	BATTERY ENERGY STORAGE SYSTEMS	4
EVS	ELECTRIC VEHICLE CHARGING STAT	2
FNC	FENCE	12
GAR	GARAGE	1
GEN	STAND BY GENERATOR	2
HVC	HVAC UNIT/S	4
REM	REMODEL	3
ROF	ROOFING	3
SFA	SINGLE-FAMILY ATTACHED	121
SFD	SINGLE-FAMILY DETACHED	194
SHD	SHED/ACCESSORY BUILDING	1
SID	SIDING	1
SOL	SOLAR PANELS	10
WIN	WINDOW REPLACEMENT	3

INSPECTION SUMMARY:

BKF	BACKFILL	10
BSM	BASEMENT FLOOR	3
EFL	ENGINEERING FINAL SITE	22
ELE	ELECTRIC SERVICE	2
ELS	ELECTRIC SERVICE	7
ESW	SEWER / WATER	3
FEL	FINAL ELECTRIC	27
FIN	FINAL INSPECTION	51
FMC	FINAL MECHANICAL	21
FOU	FOUNDATION	13
FTG	FOOTING	15
GAR	GARAGE FLOOR	1
GPL	GREEN PLATE INSPECTION	12
INS	INSULATION	19
PHD	POST HOLE - DECK	1
PHF	POST HOLE - FENCE	6
PLF	PLUMBING - FINAL OSR READY	22
PLR	PLUMBING - ROUGH	20
PLU	PLUMBING - UNDERSLAB	2
PPS	PRE-POUR, SLAB ON GRADE	1
PTO	PREPOUR BASE FOR PATIO	4
REI	REINSPECTION	20
REL	ROUGH ELECTRICAL	25
RFR	ROUGH FRAMING RESCHECK SFD SFA	24
RMC	ROUGH MECHANICAL	23
ROF	ROOF UNDERLAYMENT ICE & WATER	3
STP	STOOPS	6
WAT	WATER	19

INSPECTIONS SCHEDULED FROM 12/01/2025 TO 12/31/2025

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
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		WK		SERVICE WALK			7
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INSPECTOR SUMMARY:

BC	BOB CREADEUR	111
BF	B&F INSPECTOR CODE SERVICE	17
GH	GINA HASTINGS	136
GS	GEORGE STEFFENS	13
PBF	PLUMBER	52
PR	PETER RATOS	31
PW		10
RA	AARON ROSA	19

STATUS SUMMARY:

C	BC	22
C	BF	2
C	GH	30
C	GS	9
C	PBF	6
C	PR	2
C	RA	9
I	BC	86
I	BF	15
I	GH	85
I	PBF	41
I	PR	26
I	PW	4
I	RA	10
T	BC	3
T	GH	21
T	GS	4
T	PBF	5
T	PR	3
T	PW	6

REPORT SUMMARY: 389



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"/>
Economic Development	<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 2026-08

### Agenda Item Summary Memo

**Title:** Property Maintenance Reports for December 2025

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

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# Memorandum

To: Economic Development Committee  
From: Pete Ratos, Code Official  
CC: Bart Olson, Krysti Barksdale-Noble, Jori Behland  
Date January 5, 2026  
Subject: December 2025 Property Maintenance

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## Property Maintenance Report December 2025

No property maintenance cases were heard in December 2025.



## Case Report

12/01/2025 - 12/31/2025

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING	POSTED	FINDINGS	PUBLIC WORKS TO MOW
20250728	12/29/2025	461 Hazeltine Way	Nuisance Parking	CLOSED							
20250727	12/29/2025	111 E Kendall Dr	Parking On Grass	IN VIOLATION	12/30/2025						
20250726	12/29/2025	376 E Veterans Parkway	Semi Parking	CLOSED	12/30/2025	COMPLIANT					
20250725	12/18/2025	4572 Harrison St	Snow	CLOSED							
20250724	12/15/2025	721 Blackberry Shore Lane	Dirt IN Roadway	CLOSED		COMPLIANT					
20250723	12/15/2025	221 Mill St	Obstructing Sidewalk	PENDING							
20250722	12/15/2025	2735 Elden Ave	Construction Site	CLOSED							
20250721	12/12/2025	2051 Raintree Rd	Parking on Grass	CLOSED							
20250720	12/12/2025	382 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			

20250719	12/12/2025	384 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			
20250718	12/12/2025	386 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			
20250717	12/12/2025	398 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			
20250716	12/12/2025	396 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			
20250715	12/12/2025	394 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			
20250714	12/12/2025	392 Santa Monica St	Vacant Structure	IN VIOLATION		IN VIOLATION	12/12/2025	1/21/2026			
20250713	12/11/2025	390 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250712	12/11/2025	366 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250711	12/11/2025	364 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250710	12/11/2025	362 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250709	12/11/2025	378 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250708	12/11/2025	376 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250707	12/11/2025	374 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250706	12/11/2025	372 Santa Monica St	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250705	12/11/2025	404 Sandiego Ln	Vacant Structure	IN VIOLATION			12/11/2025	1/21/2026		CITATION ISSUED	
20250704	12/11/2025	402 Sandiego Ln	Vacant Structure	IN VIOLATION			10/21/2025	12/1/2025		CITATION ISSUED	
20250703	12/8/2025	491 Sutton St	Sidewalk Shovel	CLOSED							

20250702	12/5/2025	802 S Bridge St	Snow	CLOSED		COMPLIANT					
20250701	12/4/2025	731 Erica Ln	Snow	CLOSED							
20250700	12/1/2025	305 Mill St	Sidewalk shovel	CLOSED							
20250699	12/1/2025	171 Willoughby Ct D	Non-Civil Matter	CLOSED							

Total Records: 30

1/5/2026



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"/>
Economic Development	<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 2026-09

### Agenda Item Summary Memo

**Title:** Economic Development Report for January 2026

**Meeting and Date:** Economic Development Committee – February 3, 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 – February 2026 EDC Meeting - The United City of Yorkville

**January 2026 Activity New Development:**

- **Heritage Health & Wealth – 1949 S Bridge St – Fountain Village:** **Heritage Health & Wealth** is a family-owned insurance and financial services agency in Yorkville, Illinois, founded by husband-and-wife team **Paul and Natalie Georgopoulos**. Specializing in Medicare, health coverage, and retirement planning for seniors, the agency is committed to education and trust. They offer free workshops, events, and personalized consultations to help clients secure their health and build lasting family legacies. Heritage Health & Wealth will occupy the 2,338 square foot former CMR Health Group location at 1949 S Bridge St. They plan to open in the spring of 2026.

**January 2026 Previously Reported Updates:**

- **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 looking to open in early 2026.
- **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. 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. Downtown Social's grand opening celebration was held on January 9<sup>th</sup> and 10<sup>th</sup>, 2026.
- **Gerber Collision & Glass – 1203 N Bridge St:** Construction began in October 2025 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 that is largely underway. Opening for this location is planned for Spring of 2026.
- **Columbia Chutes – 210 Beaver St:** **John Dombek**, owner of **Columbia Chutes**, has purchased 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. 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 opening of its groundbreaking 21,000 sq ft. **Reds Sports Training Facility** is a game-changer for the Yorkville, IL community. As the first of its kind in the area, this state-of-the-art facility offers 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 not only nurtures athletic talent but also instills values of dedication, teamwork, and discipline, creating a legacy of excellence for generations to come. The Reds Sports Training Facility opened on January 11, 2026. The ribbon cutting will be held on February 6, 2026, at 4:00 pm.

- **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,  
Katelyn Gregory & Lynn Dubajic Kellogg  
651 Prairie Pointe Drive  
Yorkville, IL 60560  
[kgregory@yorkville.il.us](mailto:kgregory@yorkville.il.us), [lynn@dlkllc.com](mailto:lynn@dlkllc.com)  
630-800-0574 cell, 630-209-7151



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"/>
Economic Development	<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 2026-10

### Agenda Item Summary Memo

**Title:** Foreclosure Tracking Report

**Meeting and Date:** Economic Development Committee – February 3, 2026

**Synopsis:** Annual update on newly filed foreclosures from calendar year 2025.

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** None

**Council Action Requested:** Informational

**Submitted by:** Thian Dim Community Development  
Name Department

#### Agenda Item Notes:

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# Memorandum

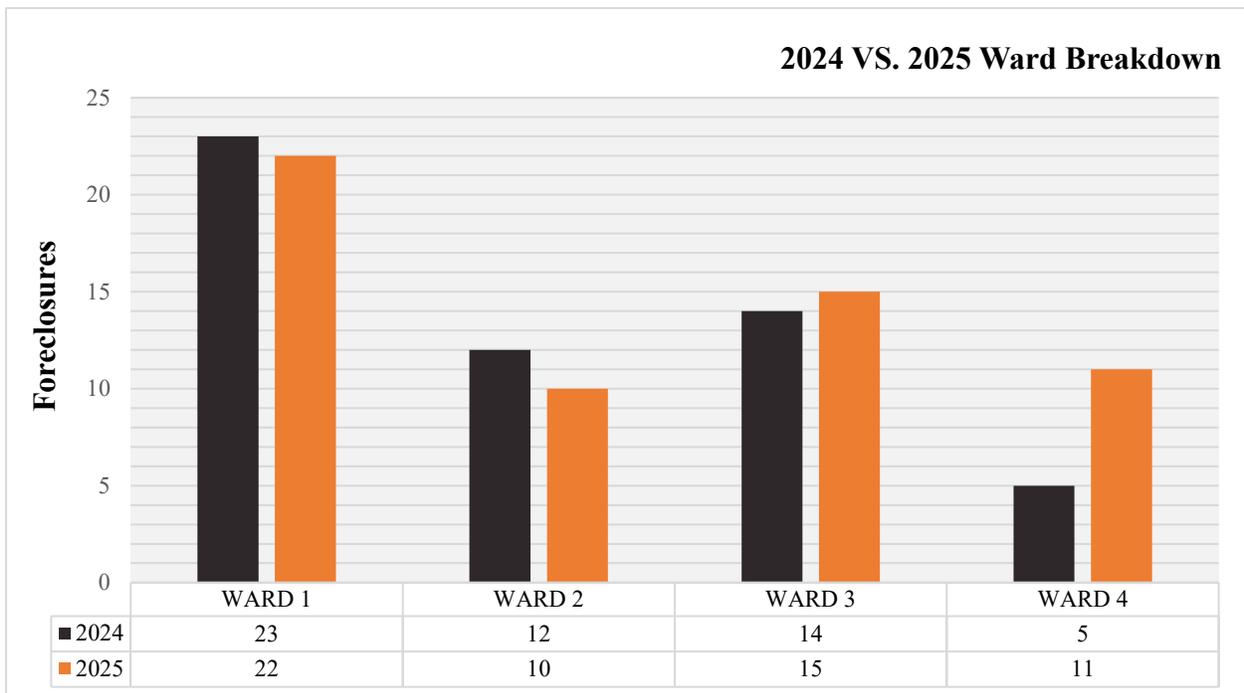
To: Economic Development Committee  
 From: Thian Dim, Planner I  
 CC: Krysti Barksdale-Noble, Community Development Director  
 Sara Mendez, Senior Planner  
 David Hansen, Senior Planner  
 Date: January 16, 2026

## SUMMARY

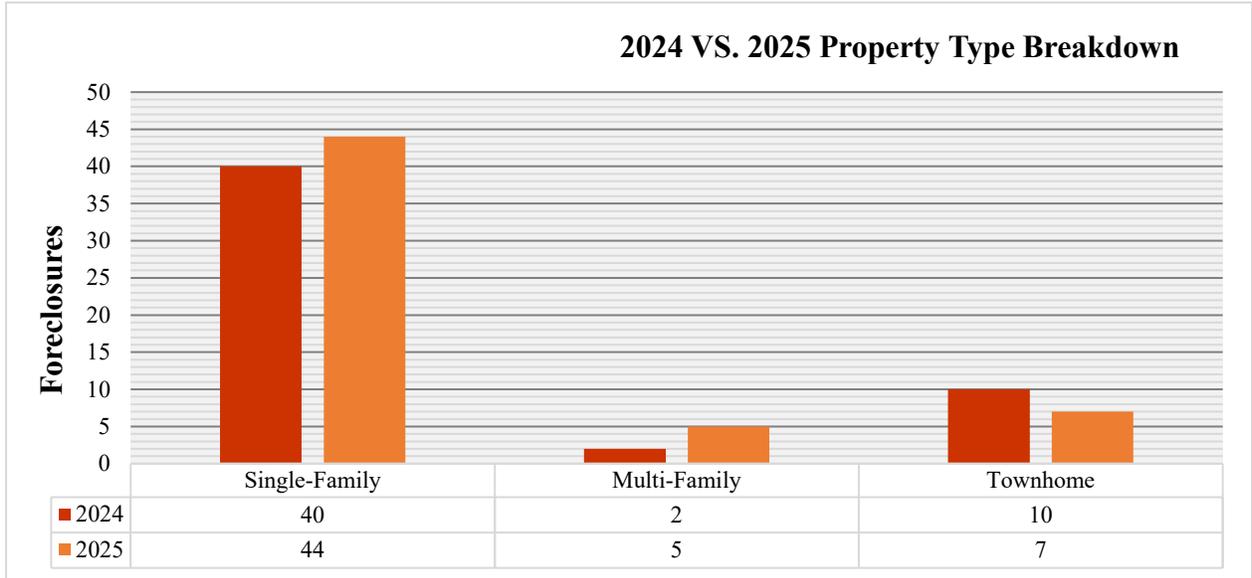
Below is the foreclosure comparison from calendar year 2025. These results are compared to the same months for 2024, and all data is provided by <http://www.public-record.com>. Based on these results, the total number of foreclosures increased from 54 in CY 2024 to 58 in CY 2025. The following graphs illustrate the trend in foreclosures for 2024 and 2025. It also breaks down the number of foreclosures by ward, subdivision, and residential property type (single-family, townhome, multi-family).

*Note: There were two single-family homes, from subdivisions Yorkville (Original Town) and Greenbriar, that faced foreclosure twice throughout the year. Each of those foreclosure filings are counted in the total number of foreclosures.*

## WARD BREAKDOWN

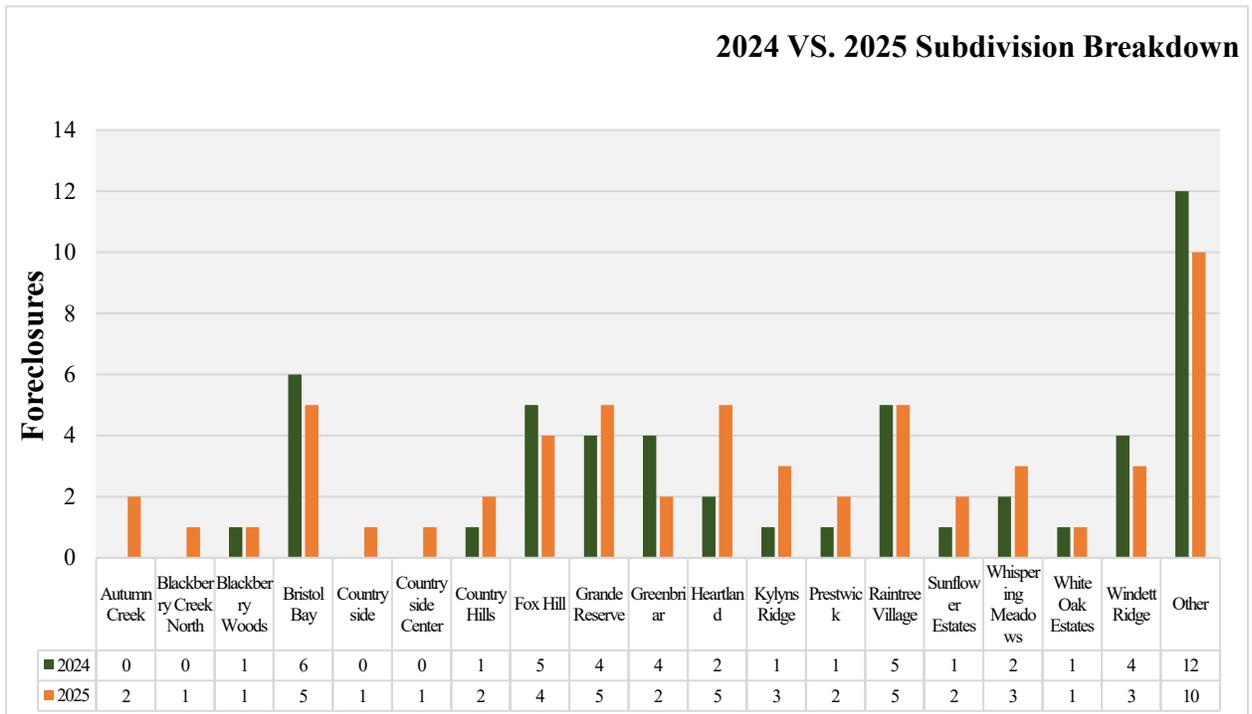


**RESIDENTIAL PROPERTY TYPE BREAKDOWN**



*Note: Two commercial properties that faced foreclosure in 2025 are not included in this chart.*

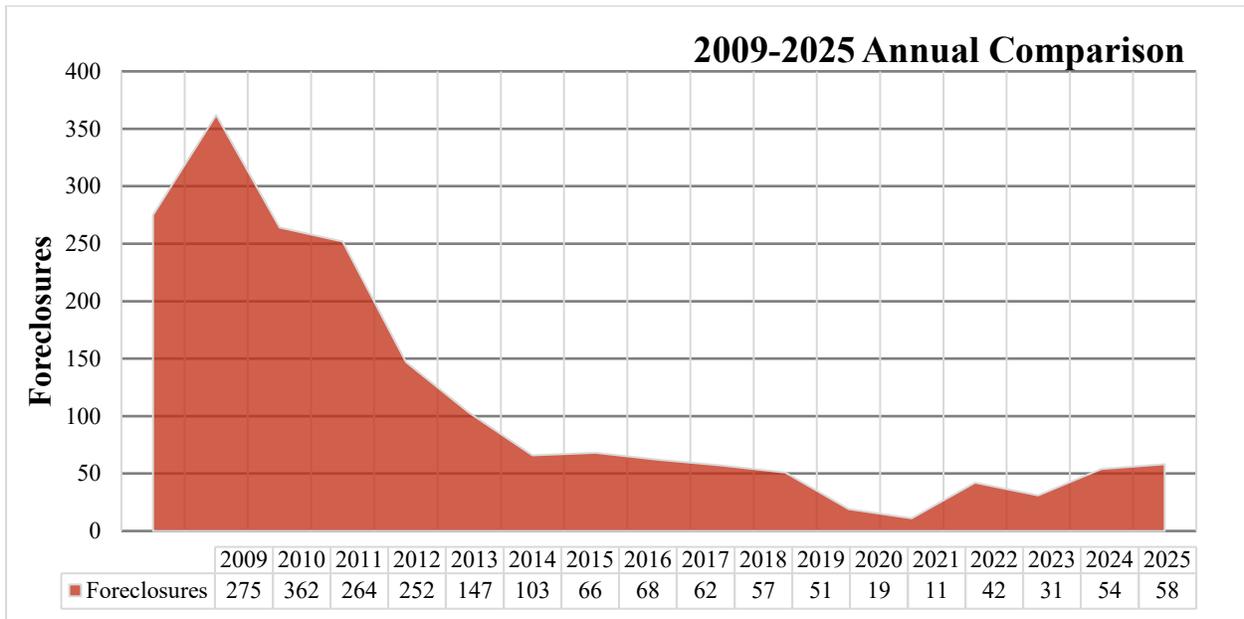
**SUBDIVISION BREAKDOWN**



**FUTURE TRENDS**

According to the Q3 2025 U.S. Foreclosure Market Report from ATTOM, parent company of RealtyTrac (<https://www.attomdata.com/news/market-trends/foreclosures/q3-and-september-2025-foreclosure-market-report/>), Illinois was once again listed as one of the states with the highest foreclosure rate. Illinois’ newly filed foreclosure rate was 1 in every 944 homes (slightly down from 1 in every 904 homes in 2024). Nationally, the U.S. housing market experienced an increase in foreclosures, with a 0.82% increase from the previous quarter and 16.54% increase from last year.

Illinois ranks #4 of all states in foreclosure filings. While making predictions on such a small sample size in Yorkville is difficult, it is likely that foreclosure rates in Yorkville will continue to increase in 2026. As illustrated in the annual comparison below, 2025 saw the fourth highest number of new foreclosure filings over the past decade, but is consistent with foreclosure filings experienced in the years between 2015-2019 (Post Great Recession/Pre Pandemic era).







# Memorandum

To: Economic Development Committee  
 From: Krysti J. Barksdale-Noble, Community Development Director  
 CC: Bart Olson, City Administrator  
 Pete Ratos, Building Code Official  
 Date: January 7, 2026  
 Subject: **Renewed Kendall County Intergovernmental Agreement**  
 Reciprocal Building Inspection and Plumbing Inspection Services

## Summary

In May 2013, the City approved Resolution 2013-13, authorizing an intergovernmental agreement between the City of Yorkville and Kendall County to provide shared building inspection services on an as-needed basis for an initial term of three (3) years. In 2014, the City approved an amendment to the agreement through Resolution 2014-34, which added shared plumbing inspection services.

Since that time, the agreement has been renewed annually through the following resolutions: Resolution 2016-08 (March 2016); Resolution 2017-15 (March 2017); Resolution 2018-05 (March 2018); Resolution 2019-11 (March 2019); Resolution 2020-08 (March 2020); Resolution 2021-05; Resolution 2023-04; and Resolution 2024-04. The most recent renewal was approved in 2025 via Resolution 2025-19. Each renewal extended the reciprocal inspection services for an additional one-year term.

Although the City continues to outsource a portion of its inspection services to B&F, staff believes this intergovernmental arrangement has functioned effectively for both the City and Kendall County over the past nearly thirteen (13) years. The table below summarizes the number of reciprocal inspections conducted by each entity for calendar years 2017 through 2025:

	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Kendall County inspections conducted by City</b>	23	40	5	3	10	70	38	27	25
<b>City inspections conducted by Kendall County</b>	11	0	0	0	0	7	0	0	0

City-conducted inspections for Kendall County fluctuated during this period, with notable peaks in 2018 (40 inspections) and a significant surge in 2022 (70 inspections), followed by a return to more moderate but consistent levels from 2023 through 2025 (ranging from 25 to 38 inspections annually). Kendall County's inspections conducted on behalf of the City were minimal and sporadic, occurring only in 2017 (11 inspections) and 2022 (7 inspections), with no activity recorded in the remaining years.

The current agreement is scheduled to expire on February 11, 2026. The attached draft agreement proposes to extend the existing shared services arrangement for an additional one-year term, with the option for annual renewals upon written agreement by both parties.

## Proposed Agreement

The agreement provides substitute inspection services for the City of Yorkville and Kendall County in instances where the respective Code Officials are on vacation or otherwise unavailable to perform their regular duties.

Services are provided on an as-needed basis and include footing, backfill, foundation wall, concrete slab, rough framing, rough electrical, underground electrical, electrical service, insulation, roofing, and final inspections. The agreement also includes rough plumbing and final plumbing inspections; however, it does not include plumbing plan review or permit approval.

### **Staff Comments/Recommendation**

Both the City of Yorkville Building Department and the Kendall County Building Department view this reciprocal inspection arrangement as a beneficial and effective back-up service. Accordingly, staff recommends approval of the proposed one-year extension of the agreement.

The Kendall County Planning, Building and Zoning Committee (PB&Z) is expected to review the proposed agreement within the next month. Staff will be available at Tuesday night's meeting to address any questions regarding the attached proposal.

### **Attachments**

1. Draft Resolution
2. Draft Yorkville-Kendall County Intergovernmental Agreement
3. Resolution 2025-19

**Resolution No. 2026-\_\_\_\_\_**

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

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

**Section 1.** That the *Intergovernmental Agreement for Reciprocal Building Inspections Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2026*, attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John Purcell, Mayor, and Jori Contrino, City Clerk, be and are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

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

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

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

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

RUSTY HYETT \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
MAYOR

*Attest:*

---

CITY CLERK

**Exhibit A**  
**INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING  
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS  
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2026**

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

**WITNESSETH:**

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

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

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

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

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

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

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

*Section 2.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*If to the County:* Director  
Kendall County Planning, Building & Zoning  
504 South Main Street  
Yorkville, Illinois 60560  
Fax: 630-553-4179

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: \_\_\_\_\_  
Chair, Kendall County Board

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

*Attest:*

*Attest:*

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
City Clerk

**Resolution No. 2025-19**

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

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

**Section 1.** That the *Intergovernmental Agreement for Reciprocal Building Inspections Services Between Kendall County, Illinois and the United City of Yorkville, Illinois - 2025*, attached hereto and made a part hereof by reference as Exhibit A, is hereby approved, and John Purcell, Mayor, and Jori Behland, City Clerk, be and are hereby authorized to execute said agreement on behalf of the United City of Yorkville.

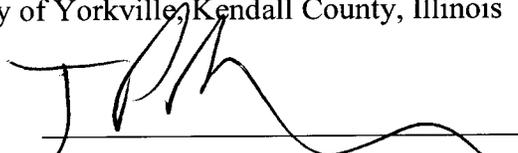
**Section 2.** This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 11<sup>th</sup> day of February, A.D. 2025.

  
CITY CLERK

KEN KOCH	AYE	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	AYE	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
SEAVER TARULIS	AYE	RUSTY CORNEILS	AYE

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 14<sup>th</sup> day of February, A.D. 2025.

  
MAYOR

**Exhibit A**  
**INTERGOVERNMENTAL AGREEMENT FOR RECIPROCAL BUILDING  
INSPECTION SERVICES BETWEEN KENDALL COUNTY, ILLINOIS  
AND THE UNITED CITY OF YORKVILLE, ILLINOIS - 2025**

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

**WITNESSETH:**

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

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

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

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

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

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

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

*Section 2.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: \_\_\_\_\_ By:  
Chair, Kendall County Board

  
\_\_\_\_\_  
Mayor

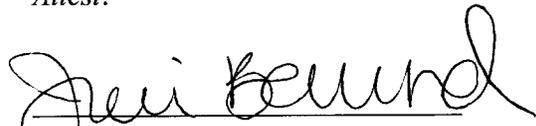
Date: \_\_\_\_\_ Date:

February 14, 2025

*Attest:*

*Attest:*

\_\_\_\_\_  
County Clerk

  
\_\_\_\_\_  
City Clerk

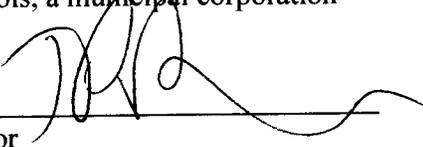
respective signatures set forth below have been, and are on the date of this Agreement, duly authorized by all necessary and appropriate corporate and/or governmental action to execute this Agreement.

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

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

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

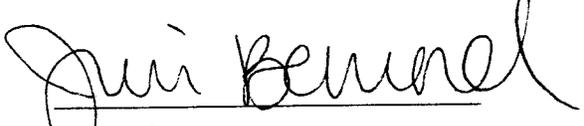
By:  By: \_\_\_\_\_  
Chair, Kendall County Board

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

Date: 2/18/25

Date: 2/27/25

Attest:  
  
County Clerk

Attest:  
  
City Clerk



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

Agenda Item Number

New Business #7

Tracking Number

EDC 2026-12

### Agenda Item Summary Memo

**Title:** Data Center Building Permit Fees (Text Amendment)

**Meeting and Date:** Economic Development Committee – February 3, 2026

**Synopsis:** Proposed amendment to Building Permit Fees related to data center buildings.

#### Council Action Previously Taken:

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

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

**Type of Vote Required:** Majority

**Council Action Requested:** Approval

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

#### Agenda Item Notes:

See attached memo.



# Memorandum

To: Economic Development Committee  
From: Krysti J. Barksdale-Noble, Community Development Director  
CC: Bart Olson, City Administrator  
Pete Ratos, Building Code Official  
Date: January 28, 2026  
Subject: **Data Center/Non-Residential Permit Fees**  
Amendment to Data Center Building Permit & New MEP Plan Review Fee

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## SUMMARY

Staff is recommending targeted amendments to the City's building permit fee structure for large-scale data center developments. The proposed revisions are intended to better align permit and plan review fees with the extraordinary scale, technical complexity, and inspection demands of hyperscale facilities, while supporting a sustainable staffing model within the Community Development Department.

The proposed amendments include:

1. Increasing the building permit fee from \$1.00 to \$5.00 per square foot; and
2. Establishing a new Mechanical, Electrical, and Plumbing (MEP) plan review fee of \$0.75 per square foot for building area exceeding 200,000 square feet.

These changes are designed to offset anticipated staffing needs associated with current and proposed data center developments, including the planned hiring of an in-house Electrical Inspector in FY 2027 and a Mechanical Inspector in FY 2028.

## BACKGROUND

The City of Yorkville continues to experience significant interest in large-scale data center developments, including CyrusOne, Project Cardinal, and Project Steel. These projects differ substantially from conventional commercial, industrial, or residential subdivision developments due to their size, intensity of MEP infrastructure, and the volume of inspections required throughout construction.

Recent large projects such as Bright Farms and Costco required a high level of staff coordination, plan review, and inspection oversight. Bright Farms, approximately 480,000 square feet, involved a total of 177 inspections, while Costco, roughly 160,000 square feet, required 188 inspections, including a mix of daily and weekly scheduled inspections. While these projects were intensive, they were still manageable through a combination of existing staff capacity and limited consultant support. By contrast, the proposed data center developments represent an order-of-magnitude increase in both technical complexity and inspection frequency and cannot be effectively reviewed or inspected in house with the City's current departmental staffing levels. Without a revised fee structure, the City would be required to absorb a significant portion of these costs through the General Fund or rely extensively on outside consultants without a proportional cost-recovery mechanism.

## PROPOSED FEE AMENDMENTS

Staff recommends the following amendments to the data center building permit fee structure:

### *Building Permit Fee Increase*

Increase the building permit fee from **\$1.00 per square foot to \$5.00 per square foot**, with the intent that the additional revenue generated will support the proposed hiring of new inspection staff directly related to data center development:

- The hiring of a full-time Electrical Inspector in FY 2027; and
- The hiring of a full-time Mechanical Inspector in FY 2028.

These positions are critical to maintaining timely inspections, minimizing project delays, and ensuring compliance with applicable building, electrical, and mechanical codes during concurrent construction of multiple large buildings.

## New MEP Plan Review Fee

Establish a new **MEP plan review fee of \$0.75 per square foot** for building area exceeding **200,000 square feet**. This fee would apply to large, complex hyperscale developments and is intended to cover staff time associated with:

- Detailed internal review of mechanical, electrical, and plumbing systems.
- Coordination with third-party consultants when reviews are partially outsourced.
- Ongoing interdepartmental and interagency coordination required for these projects.

This fee recognizes that while some plan review components may be outsourced, City staff will continue to play a significant role in review oversight, coordination, and approvals.

## FINANCIAL IMPACT AND COMPARATIVE ANALYSIS

Staff prepared the attached spreadsheet which provides a comparison between the original fee structure, the recently adopted fees, and the proposed amended fees. It also provides a projected per-building permit revenue for each approved or proposed data center development. Below is a summary of those findings:

CYRUS ONE - Data Center Information											
Building Name	Top of Building	Top of Equipment	Ground(sq. ft)	Total(sq. ft)	Est. Cubic Feet	Adopted Building Permit Fee (\$1,000+\$1.00 per sq. ft.)	Adopted Plan Review Fee (\$850+\$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED Building Permit Fee (\$1,000+\$5.00 per sq. ft.)	Adopted Plan Review Fee (\$850+\$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED NEW MEP Plan Review Fee (\$0.75 per sq. ft. over 200,000)	Est. # of Inspections
Building 1	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 2	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 3	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 4	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 5	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 6	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 7	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 8	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 9	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
<b>Totals</b>	<b>55 feet</b>	<b>70 feet</b>	<b>1,289,300</b>	<b>2,589,600</b>	<b>181,062,000</b>	<b>\$ 2,595,600.00</b>	<b>\$ 176,848.90</b>	<b>\$ 12,942,000.00</b>	<b>\$ 176,848.90</b>	<b>\$ 589,950.00</b>	<b>2,585</b>

PROJECT STEEL (PROLOGS) - Data Center Information											
Building Name	Top of Building	Top of Equipment	Ground(sq. ft)	Total(sq. ft)	Est. Cubic Feet	Adopted Building Permit Fee (\$1,000+\$1.00 per sq. ft.)	Adopted Plan Review Fee (\$850+\$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED Building Permit Fee (\$1,000+\$5.00 per sq. ft.)	Adopted Plan Review Fee (\$850+\$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED NEW MEP Plan Review Fee (\$0.75 per sq. ft. over 200,000)	Est. # of Inspections
Building 1	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 2	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 3	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 4	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 5	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 6	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 7	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 8	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 9	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 10	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 11	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 12	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 13	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 14	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 15	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 16	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 17	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 18	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
<b>Totals</b>	<b>56.5 feet</b>	<b>70 feet</b>	<b>3,411,900</b>	<b>6,823,800</b>	<b>477,666,000</b>	<b>\$ 6,841,800.00</b>	<b>\$ 467,462.70</b>	<b>\$ 34,137,000.00</b>	<b>\$ 467,462.70</b>	<b>\$ 2,417,850.00</b>	<b>6,822</b>

PROJECT CARDINAL (PIONEER) - Data Center Information											
Building Name	Top of Building	Top of Equipment	Ground(sq. ft)	Total(sq. ft)	Est. Cubic Feet	Adopted Building Permit Fee (\$1,000+\$1.00 per sq. ft.)	Adopted Plan Review Fee (\$850+\$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED Building Permit Fee (\$1,000+\$5.00 per sq. ft.)	Adopted Plan Review Fee (\$850+\$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED NEW MEP Plan Review Fee (\$0.75 per sq. ft. over 200,000)	Est. # of Inspections
Building 1	55 feet	78 feet	680,600	1,361,200	105,173,600	\$ 1,362,200.00	\$ 101,629.92	\$ 6,837,000.00	\$ 101,629.92	\$ 870,895.00	1361
Building 2	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 3	55 feet	78 feet	390,000	780,000	60,840,000	\$ 781,000.00	\$ 58,588.00	\$ 3,904,000.00	\$ 58,588.00	\$ 495,000.00	780
Building 4	55 feet	78 feet	390,000	780,000	60,840,000	\$ 781,000.00	\$ 58,588.00	\$ 3,904,000.00	\$ 58,588.00	\$ 495,000.00	780
Building 5	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 6	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 7	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 8	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 9	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 10	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 11	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 12	55 feet	78 feet	390,000	780,000	60,840,000	\$ 781,000.00	\$ 58,588.00	\$ 3,904,000.00	\$ 58,588.00	\$ 495,000.00	780
Building 13	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
Building 14	55 feet	78 feet	680,591	1,361,182	105,172,196	\$ 1,362,182.00	\$ 101,629.59	\$ 6,836,910.00	\$ 101,629.59	\$ 870,895.00	1361
<b>Totals</b>	<b>55 feet</b>	<b>78 feet</b>	<b>8,698,210</b>	<b>17,393,020</b>	<b>1,380,415,590</b>	<b>\$ 17,327,020.00</b>	<b>\$ 1,299,534.78</b>	<b>\$ 83,579,100.00</b>	<b>\$ 1,299,534.78</b>	<b>\$ 10,884,795.00</b>	<b>17,311</b>

Overall, the proposed revised fee **structure represents an approximately 270% increase per building compared to the current model.** Even with this increase, Yorkville’s proposed fees remain slightly below, but generally comparable to, permit fees assessed by peer communities such as Aurora, Elk Grove Village, and Hoffman Estates, as seen below in a comparison of the proposed City permit fees and recently constructed data center buildings in the representative communities:

AURORA - DATA CENTER PERMIT FEES		
Building Address	Total (sq. ft)	Total Permit Fees
2805 Diehl Rd.	428,000	\$ 3,228,414.60
2905 Diehl Rd.	425,000	\$ 2,580,321.28
<b>Totals</b>	<b>853,000</b>	<b>\$ 5,808,735.88</b>

YORKVILLE - DATA CENTER FEE COMPARISON							
Building Name	Top of Building	Total (sq. ft)	Est. Cubic Feet	Proposed Building Permit	Proposed Plan Review	Proposed MEP Fee	Total Permit Fee
Building 1	55 feet	428,000	23,540,000	\$ 2,141,000.00	\$ 23,123.00	\$ 171,000.00	\$ 2,335,123.00
Building 2	55 feet	425,000	23,375,000	\$ 2,126,000.00	\$ 22,966.25	\$ 168,750.00	\$ 2,317,716.25
							<b>\$ 4,652,839.25</b>

ELK GROVE VILLAGE - DATA CENTER PERMIT FEES		
Building Name	Total (sq. ft)	Total Permit Fees
1905 Lunt Ave.	379,662	\$ 2,367,193.25
<b>Totals</b>	<b>379,662</b>	<b>\$ 2,367,193.25</b>

YORKVILLE - DATA CENTER FEE COMPARISON							
Building Name	Top of Building	Total (sq. ft)	Est. Cubic Feet	Proposed Building Permit	Proposed Plan Review	Proposed MEP Fee	Total Permit Fee
Building 1	Undetermined	379,662	10,028,000	\$ 1,899,310.00	\$ 10,286.60	\$ 134,746.50	\$ 1,909,596.60
							<b>\$ 1,909,596.60</b>

HOFFMAN ESTATES - DATA CENTER PERMIT FEES		
Building Name	Total (sq. ft)	Total Permit Fees
3333 Beverly Rd.	250,000	\$ 1,761,462.04
<b>Totals</b>		<b>\$ 1,761,462.04</b>

YORKVILLE - DATA CENTER FEE COMPARISON							
Building Name	Top of Building	Total (sq. ft)	Est. Cubic Feet	Proposed Building Permit	Proposed Plan Review	Proposed MEP Fee	Total Permit Fee
Building 1	55 feet	250,000	13,750,000	\$ 1,251,000.00	\$ 13,822.50	\$ 37,500.00	\$ 1,264,822.50
							<b>\$ 1,264,822.50</b>

**PROJECT TIMING CONSIDERATIONS**

CyrusOne has indicated a tentative construction start toward the end of calendar year 2026. **This anticipated timeline reinforces the importance of implementing the proposed fee amendments in advance of permit submittals.** This will allow the City to plan staffing, budget appropriately, and ensure adequate review and inspection capacity prior to construction.

Given the likelihood that multiple data center buildings may be constructed concurrently across different developments, advance preparation is essential to avoid review backlogs, inspection delays, and increased reliance on emergency consulting services.

**STAFF COMMENTS**

Staff recommends proceeding with the proposed building permit and MEP plan review fee amendments to ensure appropriate and proportional cost recovery for hyperscale development projects, maintain adequate staffing levels to support timely and high-quality plan review and inspection services, and align the City’s fee structure with best practices used by comparable municipalities.

The revised fee structure improves proportional cost recovery while remaining competitive and defensible when evaluated against peer communities with similar data center development activity. Staff will be available to discuss the proposed amendments, the attached fee analysis, and anticipated staffing impacts in greater detail at the upcoming Committee meeting.

**Attachments:**

1. Draft Ordinance
2. Proposed redlined amendments to Section 8-10-1 Building Permit Fees
3. Amended Building Permit Fee Structure Spreadsheet
4. Data Center Permit Fee Comparison and Revenue Projections

**Ordinance No. 2026-\_\_\_\_\_**

**AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,  
ILLINOIS AMENDING THE YORKVILLE CITY CODE  
(Permit Fee-Plan Review Fee Schedule)**

**WHEREAS**, the United City of Yorkville, Kendall County, Illinois (the “City”) is a duly organized and validly existing non-home-rule municipal corporation created under the provisions of Article VII, Section 7 of the Illinois Constitution of 1970 and the provisions of the Illinois Municipal Code 65 ILCS 5/1-1-1 *et. seq.* (the “*Illinois Municipal Code*”) as from time to time supplemented and amended; and,

**WHEREAS**, pursuant to the Yorkville City Code, the City has established regulations and permitting requirements for the construction of all buildings within the boundaries of the City; and

**WHEREAS**, the Mayor and City Council have determined that it is in the best interests of the City to Amend the City Code to revise permit fees and plan review fees to compensate for the administrative costs incurred to review plans and permits applications and all inspections as deemed necessary during construction, all as hereinafter.

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

**Section 1.** That the Yorkville City Code be amended to delete Section 8-10-1A in its entirety and replace it with the following:

8-10-1: Fee schedule; payment fees; fee waiver; miscellaneous fees; surcharge; stop work order; refunds; certificate of occupancy; sewer connection fee:

The hereinafter set forth fee schedule for the Building Department is the applicable fee rate schedule of the United City of Yorkville.

A. *Fee Schedule:*

Building permit fee:	
New commercial	\$750.00, plus \$0.20 per square foot
Data center (new and alteration) per building	\$1,000.00, plus \$5.00 per square foot
Addition commercial	\$500.00, plus \$0.20 per square foot
Alteration commercial	\$350.00, plus \$0.10 per square foot
New multiple-family residential	\$350.00, plus \$0.15 per square foot
Alteration multiple-family residential	\$175.00, plus \$0.10 per square foot
New one- and two-family residential	\$650.00, plus \$0.20 per square foot
Addition one- and two-family residential	\$125.00, plus \$0.10 per square foot
Alteration one- and two-family residential	\$50.00, plus \$0.05 per square foot
Improvements requiring a permit (plan review fee included):	
Commercial/residential roofing	\$50.00
Fence, patio, window replacement, or siding	\$50.00
Deck	\$135.00
Residential driveway	\$50.00
Commercial driveway/parking lot	\$90.00, plus any additional engineering review fees (per Resolution 2002-27), plus any additional consultant fees
Storage shed, pergola, arbor, or gazebo	\$50.00
Inground swimming pool	\$135.00
Above ground swimming pool	\$90.00
Portable (temporary) swimming pool	No charge
Electrical service panel replacement	\$50.00
Electrical alteration (excluding fixture replacement)	\$50.00
Sign permit (without electric)	\$50.00
Sign permit (with electric)	\$100.00
Plumbing alteration (excluding fixture replacement)	\$135.00, plus any additional consultant fees
Detached garage	\$180.00
Demolition permit	\$90.00
Building relocation	\$50.00
Temporary parking (travel trailers)	\$200.00
Tent or similar type structure	\$50.00
Elevator/escalator units	\$50.00 per unit, plus any additional consultant fees
"Other" permits not listed that require code compliance or inspection approval	\$50.00
"Occupancy permit"	\$50.00
"Temporary occupancy permit"	\$200.00
Telecommunication tower	\$750.00
Equipment shelter building for tower	\$750.00

Additional antenna or a single user group of antennas on existing tower	\$250.00
Small wireless facility on an existing utility pole or wireless support structure	\$650.00
Small wireless facility in a consolidated application for more than 1 facility on existing poles or wireless support structure	\$350.00
Small wireless facility installation on a new utility pole	\$1,000.00
Plan review fees:	
New commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
Over 200,000 cubic feet	\$650.00, plus \$6.50 per 10,000 cubic feet over or, any consultant plan review fees
<b>Mechanical, Electrical, Plumbing (MEP): Plan review fee for any non-residential building over 200,000 square feet.</b>	<b>\$0.75 per square foot</b>
New Data Center (new and alteration): Plan review fee based on the size of each building in cubic feet:	
<u>Building Size</u>	<u>Plan Review Fee</u>
Over 200,000 cubic feet	\$950.00, plus \$9.50 per 10,000 cubic feet over or, any consultant plan review fees
Alteration commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$177.50
60,001 to 80,000 cubic feet	\$200.00
80,001 to 100,000 cubic feet	\$237.50
100,001 to 150,000 cubic feet	\$275.00
150,001 to 200,000 cubic feet	\$325.00
Over 200,000 cubic feet	\$325.00, plus \$3.25 per 10,000 cubic feet over or, any consultant plan review fees
New residential	\$100.00 per "dwelling unit", or any consultant plan review fees
Engineering review fee	See section 11-8-2 of this Code
Fire protection systems:	
Fire detection/alarm systems	\$115.00 per 10,000 square feet of floor area, or any consultant fees
Fire sprinkler systems: This fee based on the following criteria:	
<u>Number of Sprinkler Heads</u>	<u>Permit Fee</u>
Up to 200	\$250.00
201 to 300	\$300.00

301 to 500	\$400.00
Over 500	\$450.00, plus \$0.60 per sprinkler over 500, or any consultant fees
Alternate fire suppression systems:	
Standpipe	\$175.00 per standpipe riser
Specialized extinguisher agent (dry or other chemical agent)	\$125.00 per 50 pounds agent
Hood and duct cooking extinguisher agent	\$150.00 flat rate, per system, or any consultant fees
Solar energy farm	\$7,000.00 per one thousand solar arrays
Wind energy system (commercial purposes)	\$2,000.00
Wind energy system (residential purposes)	\$500.00

**Section 2.** This Ordinance shall be in full force and effect upon its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

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

KEN KOCH \_\_\_\_\_

DAN TRANSIER \_\_\_\_\_

ARDEN JOE PLOCHER \_\_\_\_\_

CRAIG SOLING \_\_\_\_\_

CHRIS FUNKHOUSER \_\_\_\_\_

MATT MAREK \_\_\_\_\_

RUSTY CORNEILS \_\_\_\_\_

RUSTY HYETT \_\_\_\_\_

**APPROVED** by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this \_\_\_\_ day of \_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
MAYOR

*Attest:*

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

**8-10-1: Fee schedule; payment of fees; fee waiver; miscellaneous fees; surcharge; stop work order; refunds; certificate of occupancy; sewer connection fee:**

The hereinafter set forth fee schedule for the Building Department is the applicable fee rate schedule for the United City of Yorkville:

A. *Fee schedule:*

<b>Building permit fee:</b>	
New commercial	\$750.00, plus \$0.20 per square foot
Data center (new and alteration) per building	\$1,000.00, plus \$ <del>1.00</del> 5.00 per square foot
Addition commercial	\$500.00, plus \$0.20 per square foot
Alteration commercial	\$350.00, plus \$0.10 per square foot
New multiple-family residential	\$350.00, plus \$0.15 per square foot
Alteration multiple-family residential	\$175.00, plus \$0.10 per square foot
New one- and two-family residential	\$650.00, plus \$0.20 per square foot
Addition one- and two-family residential	\$125.00, plus \$0.10 per square foot
Alteration one- and two-family residential	\$50.00, plus \$0.05 per square foot
<b>Improvements requiring a permit (plan review fee included):</b>	
Commercial/residential roofing	\$50.00
Fence, patio, window replacement, or siding	\$50.00
Deck	\$135.00
Residential driveway	\$50.00
Commercial driveway/parking lot	\$90.00, plus any additional engineering review fees (per Resolution 2002-27), plus any additional consultant fees
Storage shed, pergola, arbor, or gazebo	\$50.00
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Portable (temporary) swimming pool	No charge
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Electrical alteration (excluding fixture replacement)	\$50.00
Sign permit (without electric)	\$50.00
Sign permit (with electric)	\$100.00
Plumbing alteration (excluding fixture replacement)	\$135.00, plus any additional consultant fees
Detached garage	\$180.00
Demolition permit	\$90.00
Building relocation	\$50.00

Temporary parking (travel trailers)	\$200.00
Tent or similar type structure	\$50.00
Elevator/escalator units	\$50.00 per unit, plus any additional consultant fees
"Other" permits not listed that require code compliance or inspection approval	\$50.00
"Occupancy permit"	\$50.00
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Telecommunication tower	\$750.00
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Small wireless facility installation on a new utility pole	\$1,000.00
Plan review fees:	
New commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
Over 200,000 cubic feet	\$650.00, plus \$6.50 per 10,000 cubic feet over or, any consultant plan review fees
<u>Mechanical, Electrical, Plumbing (MEP): Plan review fee for any non-residential building over 200,000 square feet.</u>	<u>\$0.75 per square foot</u>
New Data Center (new and alteration): Plan review fee based on the size of each building in cubic feet:	
<u>Building Size</u>	<u>Plan Review Fee</u>
Over 200,000 cubic feet	\$950.00, plus \$9.50 per 10,000 cubic feet over or, any consultant plan review fees
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<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$177.50

60,001 to 80,000 cubic feet	\$200.00
80,001 to 100,000 cubic feet	\$237.50
100,001 to 150,000 cubic feet	\$275.00
150,001 to 200,000 cubic feet	\$325.00
Over 200,000 cubic feet	\$325.00, plus \$3.25 per 10,000 cubic feet over or, any consultant plan review fees
New residential	\$100.00 per "dwelling unit", or any consultant plan review fees
Engineering review fee	See section 11-8-2 of this Code
Fire protection systems:	
Fire detection/alarm systems	\$115.00 per 10,000 square feet of floor area, or any consultant fees
Fire sprinkler systems: This fee based on the following criteria:	
<u>Number of Sprinkler Heads</u>	<u>Permit Fee</u>
Up to 200	\$250.00
201 to 300	\$300.00
301 to 500	\$400.00
Over 500	\$450.00, plus \$0.60 per sprinkler over 500, or any consultant fees
Alternate fire suppression systems:	
Standpipe	\$175.00 per standpipe riser
Specialized extinguisher agent (dry or other chemical agent)	\$125.00 per 50 pounds agent
Hood and duct cooking extinguisher agent	\$150.00 flat rate, per system, or any consultant fees
Solar energy farm	\$7,000.00 per one thousand solar arrays
Wind energy system (commercial purposes)	\$2,000.00
Wind energy system (residential purposes)	\$500.00

- B. *Payment of fees:* A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- C. *Fee waiver for public governmental agencies:* Permit fees associated with construction, alteration, or addition to any public governmental agency may be subject to a fifty percent (50%) to one hundred percent (100%) discount with approval and consent of the City Administrator. All out of pocket expenses and charges by outside agencies or consultants shall be paid in full prior to final approval and/or issuance of the certificate of occupancy.
- D. *Miscellaneous fees:* During the construction or remodeling process, inspections shall be made to ensure compliance with applicable building codes, ordinances, or any state and federal regulations.

Plumbing inspection fee \$45.00 each,  
 ..... or any consultant fees

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Miscellaneous inspection fee\$35.00 each

In the event that a building official or City Engineer determines, after a requested inspection, that the work fails to comply with the approved plans associated with the permit or fails to meet the requirements imposed by a local ordinance or a state statute, the permit holder may be subject to reinspection fees in accordance with the following schedule:

Building department:

First reinspection\$50.00

Second reinspection\$75.00

3 or more reinspections\$100.00 each

Engineering department reinspections\$100.00 each

- E. *Surcharge:* It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by the building code, or cause same to be done, in conflict with or in violation of any of the provisions of the building code. Any work performed prior to obtaining the appropriate permit shall be subject to a permit fee surcharge in the amount of fifty percent (50%) of the permit fee at a minimum charge of fifty dollars (\$50.00).
- F. *Stop work order:* Upon notice from the building official that work on any building or structure is being prosecuted contrary to the provisions of the locally adopted building code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work; and shall state the conditions under which work will be permitted to resume. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines in the amount of two hundred dollars (\$200.00) to seven hundred fifty dollars (\$750.00) per offense. Each and every day constitutes a separate offense and shall be fined accordingly.
- G. *Refunds:* Any and all permits subject to a refund shall be subject to review and approval by the City Administrator.
- H. *Certificate of occupancy:* No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the building code or of other ordinances of the United City of Yorkville. Certificates presuming to give authority to violate or cancel the provisions of the building code or other ordinances of the United City of Yorkville shall not be valid.
- I. *Sewer connection fee:*
  - 1. A fee is hereby established payable for each PE or drain unit at the issuance of every building permit issued by the City, for any parcel of real property located within the sanitary sewer service area depicted in exhibit A attached to the ordinance codified herein and incorporated herein by reference.
    - a. For purposes of residential sanitary sewer conversions, PE shall be calculated at the rate of twenty-five dollars (\$25.00) per PE for single-family residential properties.
    - b. For all other properties the fee shall be calculated on the basis of twenty-five dollars (\$25.00) per drain unit, as calculated per section 7-6-4-1 of this Code.

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- c. The above fees will, in addition, accumulate interest from the time of expenditure by the City at a rate of eight percent (8%) per annum.
  2. The above fees are to be paid for all building permits issued on real property located within the sanitary sewer service area depicted in exhibit A attached to the ordinance codified herein and incorporated herein by reference, for which a new sanitary sewer connection is required.
  3. The fee is applicable to both property within the City and property outside the City boundaries which hook on to the City sanitary sewer system and are serviced by Yorkville-Bristol Sanitary District plant.
  4. This fee shall be required to be paid on all affected real properties after the ordinance codified herein is passed and approved by the City Council; and due publication thereof.
  5. The fees to be charged under the terms of the ordinance codified herein shall be imposed for a period of twenty (20) years from the passage date hereof.

This fee is in addition to any other fees charged by the City for any other purpose including any other sanitary sewer fees.

(Ord. 2010-23, 5-25-2010; amd. Ord. 2011-08, 3-22-2011; Ord. 2018-44, 7-24-2018; Ord. 2023-39, § 2, 11-14-2023; Ord. 2025-65, § 1, 9-9-2025)

AURORA - DATA CENTER PERMIT FEES		
Building Address	Total (sq. ft)	Total Permit Fees
2805 Diehl Rd.	428,000	\$ 3,228,414.60
2905 Diehl Rd.	425,000	\$ 2,580,321.28
<b>Totals</b>	<b>853,000</b>	<b>\$ 5,808,735.88</b>

ELK GROVE VILLAGE - DATA CENTER PERMIT FEES		
Building Name	Total (sq. ft)	Total Permit Fees
1905 Lunt Ave.	379,662	\$ 2,367,193.25
<b>Totals</b>	<b>379,662</b>	<b>\$ 2,367,193.25</b>

\*10,028,000 cubic-feet

HOFFMAN ESTATES - DATA CENTER PERMIT FEES		
Building Name	Total (sq. ft)	Total Permit Fees
3333 Beverly Rd.	250,000	\$ 1,761,462.04
<b>Totals</b>		<b>\$ 1,761,462.04</b>

YORKVILLE - DATA CENTER FEE COMPARISON							
Building Name	Top of Building	Total (sq. ft)	Est. Cubic Feet	Proposed Building Permit	Proposed Plan Review	Proposed MEP Fee	Total Permit Fee
Building 1	55 feet	428,000	23,540,000	\$ 2,141,000.00	\$ 23,123.00	\$ 171,000.00	\$ 2,335,123.00
Building 2	55 feet	425,000	23,375,000	\$ 2,126,000.00	\$ 22,966.25	\$ 168,750.00	\$ 2,317,716.25
							<b>\$ 4,652,839.25</b>

YORKVILLE - DATA CENTER FEE COMPARISON							
Building Name	Top of Building	Total (sq. ft)	Est. Cubic Feet	Proposed Building Permit	Proposed Plan Review	Proposed MEP Fee	Total Permit Fee
Building 1	Undetermined	379,662	10,028,000	\$ 1,899,310.00	\$ 10,286.60	\$ 134,746.50	\$ 1,909,596.60
							<b>\$ 1,909,596.60</b>

YORKVILLE - DATA CENTER FEE COMPARISON							
Building Name	Top of Building	Total (sq. ft)	Est. Cubic Feet	Proposed Building Permit	Proposed Plan Review	Proposed MEP Fee	Total Permit Fee
Building 1	55 feet	250,000	13,750,000	\$ 1,251,000.00	\$ 13,822.50	\$ 37,500.00	\$ 1,264,822.50
							<b>\$ 1,264,822.50</b>

CYRUS ONE - Data Center Information											
Building Name	Top of Building	Top of Equipment	Ground (sq. ft)	Total (sq. ft)	Est. Cubic Feet	Adopted Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Adopted Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED Building Permit Fee (\$1,000 + \$5.00 per sq. ft.)	Adopted Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED NEW MEP Plan Review Fee (\$0.75 per sq. ft. over 200,000)	Est. # of Inspections
Building 1	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 2	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 3	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 4	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 5	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 6	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 7	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 8	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
Building 9	55 feet	70 feet	143,700	287,400	20,118,000	\$ 288,400.00	\$ 19,872.10	\$ 1,438,000.00	\$ 19,872.10	\$ 65,550.00	287
<b>Totals</b>	<b>55 feet</b>	<b>70 feet</b>	<b>1,293,300</b>	<b>2,586,600</b>	<b>181,062,000</b>	<b>\$ 2,595,600.00</b>	<b>\$ 178,848.90</b>	<b>\$ 12,942,000.00</b>	<b>\$ 178,848.90</b>	<b>\$ 589,950.00</b>	<b>2,583</b>

Adopted Total Building Permit Revenue per Bldg \$ 308,272.10  
Adopted Overall Building Permit Revenue \$ 2,774,448.90  
Proposed Total Building Permit Revenue per Bldg \$ 1,523,422.10  
Proposed Overall Building Permit Revenue \$ 13,710,798.90

Proposed Hourly Salary for all inspectors + new Electrical Inspector and Mechanical Inspector \$ 587.61  
Proposed Overall Permit Fee per square foot \$ 5.00

PROJECT STEEL (PROLOGIS) - Data Center Information											
Building Name	Top of Building	Top of Equipment	Ground (sq. ft)	Total (sq. ft)	Est. Cubic Feet	Adopted Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Adopted Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED Building Permit Fee (\$1,000 + \$5.00 per sq. ft.)	Adopted Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED NEW MEP Plan Review Fee (\$0.75 per sq. ft. over 200,000)	Est. # of Inspections
Building 1	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 2	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 3	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 4	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 5	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 6	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 7	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 8	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 9	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 10	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 11	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 12	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 13	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 14	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 15	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 16	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 17	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
Building 18	56.5 feet	70 feet	189,550	379,100	26,537,000	\$ 380,100.00	\$ 25,970.15	\$ 1,896,500.00	\$ 25,970.15	\$ 134,325.00	379
<b>Totals</b>	<b>56.5 feet</b>	<b>70 feet</b>	<b>3,413,900</b>	<b>6,827,800</b>	<b>477,666,000</b>	<b>\$ 6,841,800.00</b>	<b>\$ 467,462.70</b>	<b>\$ 34,137,000.00</b>	<b>\$ 467,462.70</b>	<b>\$ 2,417,850.00</b>	<b>6,822</b>

Adopted Total Building Permit Revenue per Bldg \$ 406,070.15  
Adopted Overall Building Permit Revenue \$ 3,305,262.70  
Proposed Total Building Permit Revenue per Bldg \$ 2,056,795.15  
Proposed Overall Building Permit Revenue \$ 37,022,312.70

Proposed Hourly Salary for all inspectors + new Electrical Inspector and Mechanical Inspector \$ 587.61  
Proposed Overall Permit Fee per square foot \$ 5.00

PROJECT CARDINAL (PIONEER) - Data Center Information											
Building Name	Top of Building	Top of Equipment	Ground (sq. ft)	Total (sq. ft)	Est. Cubic Feet	Adopted Building Permit Fee (\$1,000 + \$1.00 per sq. ft.)	Adopted Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED Building Permit Fee (\$1,000 + \$5.00 per sq. ft.)	Adopted Plan Review Fee (\$950 + \$9.50 per 10,000 cu. ft. over 200,000)	PROPOSED NEW MEP Plan Review Fee (\$0.75 per sq. ft. over 200,000)	Est. # of Inspections
Building 1	55 feet	78 feet	680,600	1,361,200	106,173,600	\$ 1,362,200.00	\$ 101,624.92	\$ 6,807,000.00	\$ 101,624.92	\$ 870,900.00	1361
Building 2	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 3	55 feet	78 feet	390,000	780,000	60,840,000	\$ 781,000.00	\$ 58,558.00	\$ 3,901,000.00	\$ 58,558.00	\$ 495,000.00	780
Building 4	55 feet	78 feet	390,000	780,000	60,840,000	\$ 781,000.00	\$ 58,558.00	\$ 3,901,000.00	\$ 58,558.00	\$ 495,000.00	780
Building 5	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 6	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 7	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 8	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 9	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 10	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 11	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 12	55 feet	78 feet	390,000	780,000	60,840,000	\$ 781,000.00	\$ 58,558.00	\$ 3,901,000.00	\$ 58,558.00	\$ 495,000.00	780
Building 13	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
Building 14	55 feet	78 feet	680,591	1,361,182	106,172,196	\$ 1,362,182.00	\$ 101,623.59	\$ 6,806,910.00	\$ 101,623.59	\$ 870,886.50	1361
<b>Totals</b>	<b>55 feet</b>	<b>78 feet</b>	<b>8,656,559</b>	<b>17,313,020</b>	<b>1,350,415,560</b>	<b>\$ 17,327,020.00</b>	<b>\$ 1,293,534.78</b>	<b>\$ 86,579,100.00</b>	<b>\$ 1,293,534.78</b>	<b>\$ 10,884,765.00</b>	<b>17,311</b>

Adopted Total Building Permit Revenue per Bldg \$ 1,461,824.92  
Adopted Overall Building Permit Revenue \$ 18,620,554.78  
Proposed Total Building Permit Revenue per Bldg \$ 7,779,524.92  
Proposed Overall Building Permit Revenue \$ 98,757,399.78

Proposed Hourly Salary for all inspectors + new Electrical Inspector and Mechanical Inspector \$ 587.61  
Proposed Overall Permit Fee per square foot \$ 5.00

Adopted Total Est. Revenue \$ 28,704,266.38  
Proposed Total Est. Revenue \$ 149,490,511.38